

MEMORANDUM MF NO. 25-17

DATE: September 25, 2025
TO: Marine Advisory Board
FROM: Andrew Cuba, Manager of Marine Facilities
RE: November 6, 2025 MAB - Dock Waiver of Distance Limitations
-1476446 ONTARIO LIMITED/Gerhard Sowa Jr./ 736 NE 20th Avenue

Attached for your review is an application from 1476446 ONTARIO LIMITED/Gerhard Sowa Jr. / 736 NE 20th Avenue (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of five (5) sets of triple pile clusters. The distance these structures will extend from the property line into the Middle River is shown in the survey in **Exhibit 1** and summarized in **Table 1** below:

TABLE 1

| PROPOSED STRUCTURE | STRUCTURE DISTANCE FROM PROPERTY LINE | PERMITTED DISTANCE WITHOUT WAIVER | DISTANCE REQUIRING A WAIVER |
|---------------------------------------|--|--|------------------------------------|
| (A) Two Triple Pile Clusters | 60'+/- | 25' | 35'+/- |
| (B) Three Triple Pile Clusters | 120'+/- | 25' | 95'+/- |

ULDR Section 47-19.3 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 pile clusters are necessary for safely mooring vessels, especially during severe weather, and that the request is consistent with others in the area, with a waterway width of 595.9+/- from property line to property line.

PROPERTY LOCATION AND ZONING

The property is located within the ROA Limited Residential / Office / Medium High Density Zoning District. It is situated on the Middle River where the distance from wet face to wet face on the opposite side of the Middle River is 595.9+/- , according to the Summary Description provided in **Exhibit 1**.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been at least twenty (20) waivers of docking distance limitations approved by the City Commission since 1983 within close proximity. A comparison of these are shown in **Table 2**, including the maximum distances of all structures extending into the Middle River:

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 | 808/810 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-124.4’ |
| March 2014 | 704 N.E. 20 th Avenue | Pilings – 125’ |
| October 2014 | 720 N.E. 20 th Avenue | Pilings-125’ |
| November 2014 | 726 N.E. 20 th Avenue | Pilings-125’ |
| February 2015 | 824 N.E. 20 th Avenue | Pilings-106.3’ |
| January 2016 | 900/910 N.E. 20 th Avenue | Pilings – 80.3’ |
| November 2017 | 800 N.E. 20 th Avenue | Pilings – 100’ |
| March 2019 | 866 N.E. 20 th Avenue | Pilings – 71’ |
| July 2023 | 900/910 N.E. 20 th Avenue | Pier – 68.7’ |
| May 2025 | 738 N.E. 20 th Avenue | Pilings – 129’6” |

RECOMMENDATIONS

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

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

2. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide City Staff with copies of "As Built" drawings from a certified and licensed contractor.

AC
Attachment

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



PREPARED BY:

Alejandra Giraldo

954-504-8815

alejandra@lwpermitsfl.com

**CITY OF FORT LAUDERDALE
MARINE FACILITIES**

Application for Waterway

Waiver of Triple Mooring Piles Limitations

Subject Address:

736 NE 20 Avenue
Fort Lauderdale, FL 33304

Gerhard Sowa Jr
1476446 ONTARIO LIMITED

LW PERMITS LLC

Permitting & Consulting

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



LW Permits

alejandra@lwpermitsfl.com

736 NE 20 Avenue

Fort Lauderdale, Florida 33304

Applications for Waterway Waiver of Limitations

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LW PERMITS LLC

Permitting & Consulting

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

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

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

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

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: 1476446 ONTARIO LIMITED / Gerhard Sowa Jr.

TELEPHONE NO: 519-841-0242
(home/cellular)

EMAIL: gartuso@sowatool.com

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

500 MANITOU DR *KITCHENER ON CA N2C 1L3

3. **TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:** Waiver of Distance Limitations

4. **SITE ADDRESS:** 736 NE 20 AVENUE- FORT LAUDERDALE **ZONING:** RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER: 5042 02 13 0040

VICTORIA HIGHLANDS AMD PLAT 15-9 B PT OF BLK 1 F/P/A LOTS 4 S 18, LOT 5,6 N 15LESS LOT 4 N 7 OF S 18, BLK 1 VICTORIA HIGHLANDS

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

Michael De S.C.

JUL 29 2025

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 _____
Recommendation _____
Action _____

Commission Action

Formal Action taken on _____



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

SUMMARY DESCRIPTION

736 NE 20 Avenue
 Fort Lauderdale, Florida 33304

This project is located at 736 NE 20th Avenue, in the City of Fort Lauderdale, Florida.

Folio Number 5042 02 13 0040. Broward County, Florida.

The purpose of the project is to install 5 sets of triple pile clusters. The proposed Triple Pile Clusters will be approximately (A) +/-60'0 (B) +/-120'0. **See Table A.** These pilings/ triple Clusters require a Waiver of Limitations. The waterway width at this site, from the property line to property line, is approximately 595.9 feet.

| PROPOSED STRUCTURES | TABLE A STRUCTURE DISTANCE FROM PROPERTY LINE ADJACENT TO WETFACE | PERMITTED DISTANCE WITHOUT WAIVER | AMOUNT OF DISTANCE REQUIRING WAIVER |
|--------------------------------|---|-----------------------------------|-------------------------------------|
| (A) Two Triple Pile Clusters | +/- 60'0 | 25' | +/-35'0 |
| (B) Three Triple Pile Clusters | +/- 120 | 25' | +/- 95'0 |

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

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

The following extraordinary circumstances justify this waiver request:

1. The proposed Piles/Clusters are necessary for the safe mooring of vessels, especially during severe weather.
2. The waterway width at this location from the property line to the opposite property line is +/- 595.9 feet.
3. This request is consistent with other waivers that have been granted. **See Table B**
4. **Note:** If the waiver is approved the applicant will comply with all necessary construction conditions & requirements stated in all agency guidelines & codes.



| | TABLE B | |
|----------------|--------------------------------------|------------------------------|
| March 1983 | 834 N.E. 20 th Avenue | Pilings – 45' |
| April 1983 | 714 N.E. 20 th Avenue | Pilings – 45' Piers – 37' |
| July 1985 | 808 N.E. 20 th Avenue | Pilings – 48' Piers – 38' |
| January 1990 | 840 N.E. 20 th Avenue | Pilings – 48' Pier – 48' |
| September 1992 | 738 N.E. 20 th Avenue | Pilings – 75' Pier – 39' |
| November 2007 | 810 N.E. 20 th Avenue | Pilings – 68' Piers – 73' |
| January 2008 | 852 N.E. 20 th Avenue | Pilings – 86' Pier – 49' |
| October 2008 | 714 N.E. 20 th Avenue | Pier – 108' |
| November 2012 | 810 N.E. 20 th Avenue | Pilings- 124.4' |
| May 2013 | 720 N.E. 20 th Avenue | Pilings-80' Pier-42' |
| May 2013 | 816 N.E. 20 th Avenue | Pilings-112.4' |
| March 2014 | 704 N.E. 20 th Avenue | Pilings – 125' |
| October 2014 | 720 N.E. 20 th Avenue | Pilings-125' |
| November 2014 | 726 N.E. 20 th Avenue | Pilings-125' |
| February 2015 | 824 N.E. 20 th Avenue | Pilings-106.3' |
| January 2016 | 900/910 N.E. 20 th Avenue | Pilings – 80.3' |
| November 2017 | 800 N.E. 20 th Avenue | Pilings – 100' |
| June 2025 | 738 NE 20 Avenue | Pilings _104'6 |



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

| | | | |
|-------------------------------|---|----------------|-----------------|
| Site Address | 736 NE 20 AVENUE, FORT LAUDERDALE FL 33304-3414 | ID # | 5042 02 13 0040 |
| Property Owner | 1476446 ONTARIO LIMITED | Millage | 0312 |
| Mailing Address | 500 MANITOU DR *KITCHENER ON CA N2C 1L3 | Use | 01-01 |
| Abbr Legal Description | VICTORIA HIGHLANDS AMD PLAT 15-9 B PT OF BLK 1 F/P/A LOTS 4 S 18, LOT 5,6 N 15 LESS LOT 4 N 7 OF S 18, BLK 1 VICTORIA HIGHLANDS | | |

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.

| Property Assessment Values | | | | | |
|----------------------------|-----------|------------------------|---------------------|----------------------|-------------|
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2025* | \$854,370 | \$820,280 | \$1,674,650 | \$1,674,650 | |
| 2024 | \$854,370 | \$863,840 | \$1,718,210 | \$1,718,210 | \$32,515.98 |
| 2023 | \$522,120 | \$1,435,940 | \$1,958,060 | \$1,831,750 | \$35,926.12 |

| 2025* Exemptions and Taxable Values by Taxing Authority | | | | |
|---|-------------|--------------|-------------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$1,674,650 | \$1,674,650 | \$1,674,650 | \$1,674,650 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$1,674,650 | \$1,674,650 | \$1,674,650 | \$1,674,650 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$1,674,650 | \$1,674,650 | \$1,674,650 | \$1,674,650 |

| Sales History | | | |
|---------------|------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 7/11/2017 | WD-Q | \$1,695,500 | 114511254 |
| 10/11/2002 | QCD | \$347,000 | 33995 / 1430 |
| 10/5/2000 | WD | \$405,000 | 30947 / 1095 |
| 3/1/1986 | QCD | \$110 | 15205 / 589 |
| 3/1/1978 | WD | \$82,000 | |

| Land Calculations | | |
|--|--------|-------|
| Price | Factor | Type |
| \$90.00 | 9,493 | SF |
| Adj. Bldg. S.F. (Card, Sketch) | | 1363 |
| Units/Beds/Baths | | 1/2/2 |
| Eff./Act. Year Built: 1966/1949 | | |

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

This Document Prepared By and Return to:
Robert S. Forman, Esquire
Robert S. Forman, P.A.
2101 West Commercial Boulevard, Suite 2800
Fort Lauderdale, Florida 33309

Parcel ID Number: 5042-02-13-0040

Warranty Deed

This Indenture, Made this 12 day of July, 2017 A.D., **Between**
Alan G. Leigh, a single man

of the County of **Broward**, State of **Florida**, **grantor**, and
1476446 Ontario Limited

whose address is: **500 Manitou Drive, Kitchener, Ontario Canada N2C1L3**

of the **City of Kitchener**, **Country of Ontario Canada**, **grantee.**

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

The South 18 feet of Lot 4, all of Lot 5, and the North 15 feet of Lot 6, in Block 1, of Victoria Highlands, according to the Plat thereof, as recorded in Plat Book 9, at Page 47, of the Public Records of Broward County, Florida, Less the North 7 feet of the South 18 feet of said Lot 4.

(Continued on Attached)

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

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

Signed, sealed and delivered in our presence:

Jean Seibold
Printed Name: Jean Seibold
Witness

Alan G. Leigh (Seal)
Printed Name: Alan G. Leigh
P.O. Address: 738 NE 20th Avenue, Fort Lauderdale, FL 33304

Robin Harper
Printed Name: Robin Harper
Witness

STATE OF **Florida**
COUNTY OF **Broward**

The foregoing instrument was acknowledged before me this 11th day of **July**, 2017 by
Alan G. Leigh, a single man

who is personally known to me or who has produced his **Florida driver's license** as identification.



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

Warranty Deed - Page 2

Parcel ID Number: 5042-02-13-0040

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose the same, zoning ordinances, and real property taxes for 2017 and subsequent years.

1476446



Ministry of
Consumer and
Ontario Commercial Relations
CERTIFICATE
This is to certify that these
articles are effective on

Ministère de
la Consommation
et du Commerce
CERTIFICAT
Ceci certifie que les présents
statuts entrent en vigueur le

JUNE 18 JUIN, 2001

[Signature]
Director / Directrice



Business Corporations Act / Loi sur les sociétés par actions

**ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS**

Form 1
Business
Corporations
Act

Formule
numéro 1
Loi sur les
compagnies

1. The name of the corporation is: *Dénomination sociale de la compagnie:*

| | | | | | | | | | | | | | | |
|----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1476446 | O | N | T | A | R | I | O | L | I | M | I | T | E | D |
|----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

2. The address of the registered office is: *Adresse du siège social:*

334 Manitou Drive, Box 694

(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureaux, numéro du bureau)

Kitchener, Ontario

| | | | | | |
|---|---|---|---|---|---|
| N | 2 | G | 4 | B | 6 |
|---|---|---|---|---|---|

(Name of Municipality or Post Office)
(Nom de la municipalité ou du bureau de poste)

(Postal Code/Code postal)

3. Number (or minimum and maximum number) of directors is: *Nombre (ou nombres minimal et maximal) d'administrateurs:*

minimum of one and maximum of five

4. The first director(s) is/are:

Premier(s) administrateur(s):

| First name, initials and surname <i>Prénom, initiales et nom de famille</i> | Address for service, giving Street & No. or R.R. No., Municipality and Postal Code <i>Domicile élu, y compris la rue et le numéro, le numéro de la R.R., ou le nom de la municipalité et le code postal</i> | Resident Canadian State Yes or No <i>Résident Canadien Oui/Non</i> |
|--|--|--|
| Gerhard Michael Sowa | 235 Glenvalley Drive Cambridge, Ontario N1T 1R3 | Yes |



City of Fort Lauderdale GIS



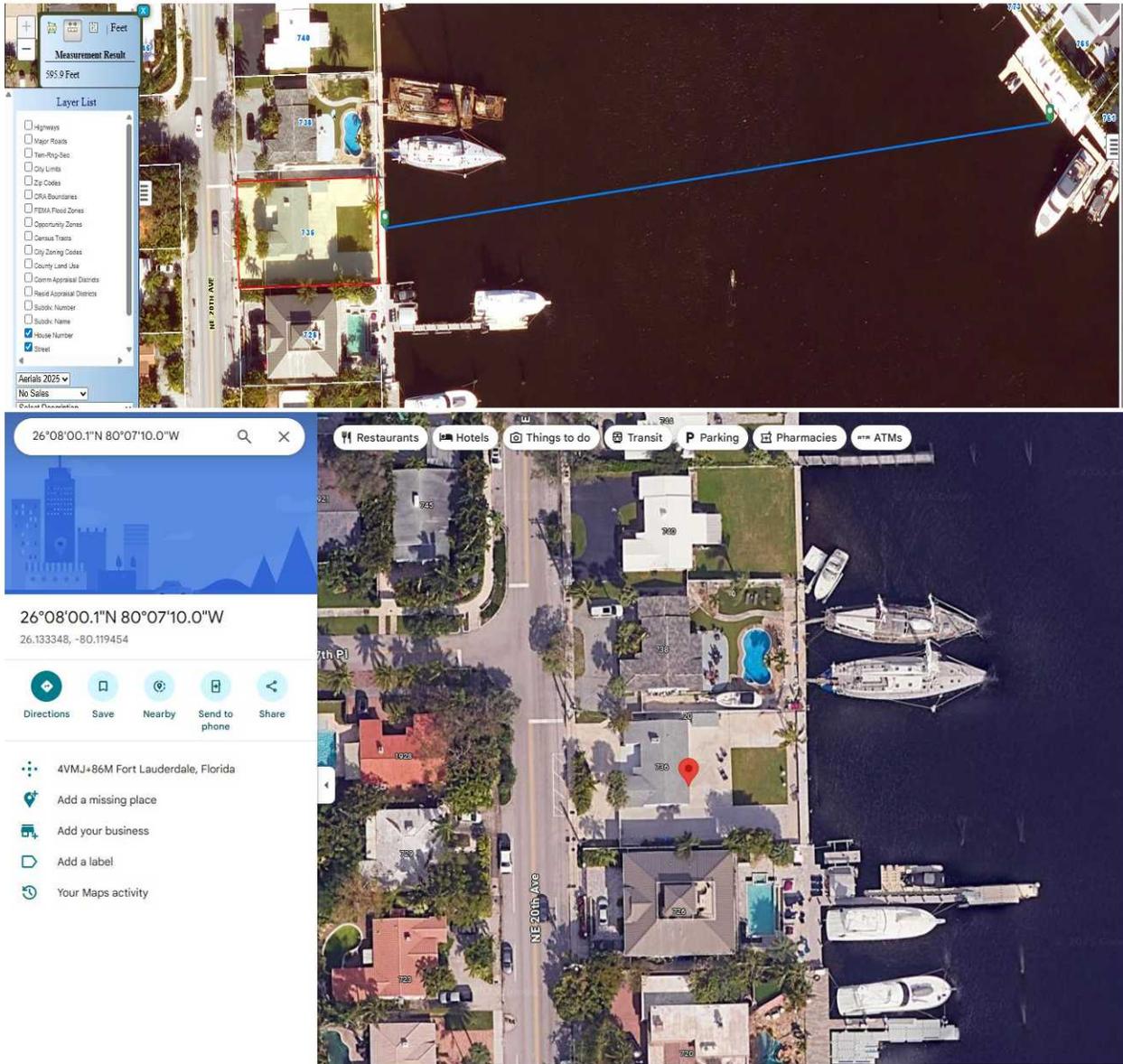
CITY OF FORT LAUDERDALE

736 NE 20th Avenue



GIS
Fort Lauderdale

The waterway width distance from the outside edge of the dock to the opposite side of seawall is + or -595.9 ft.



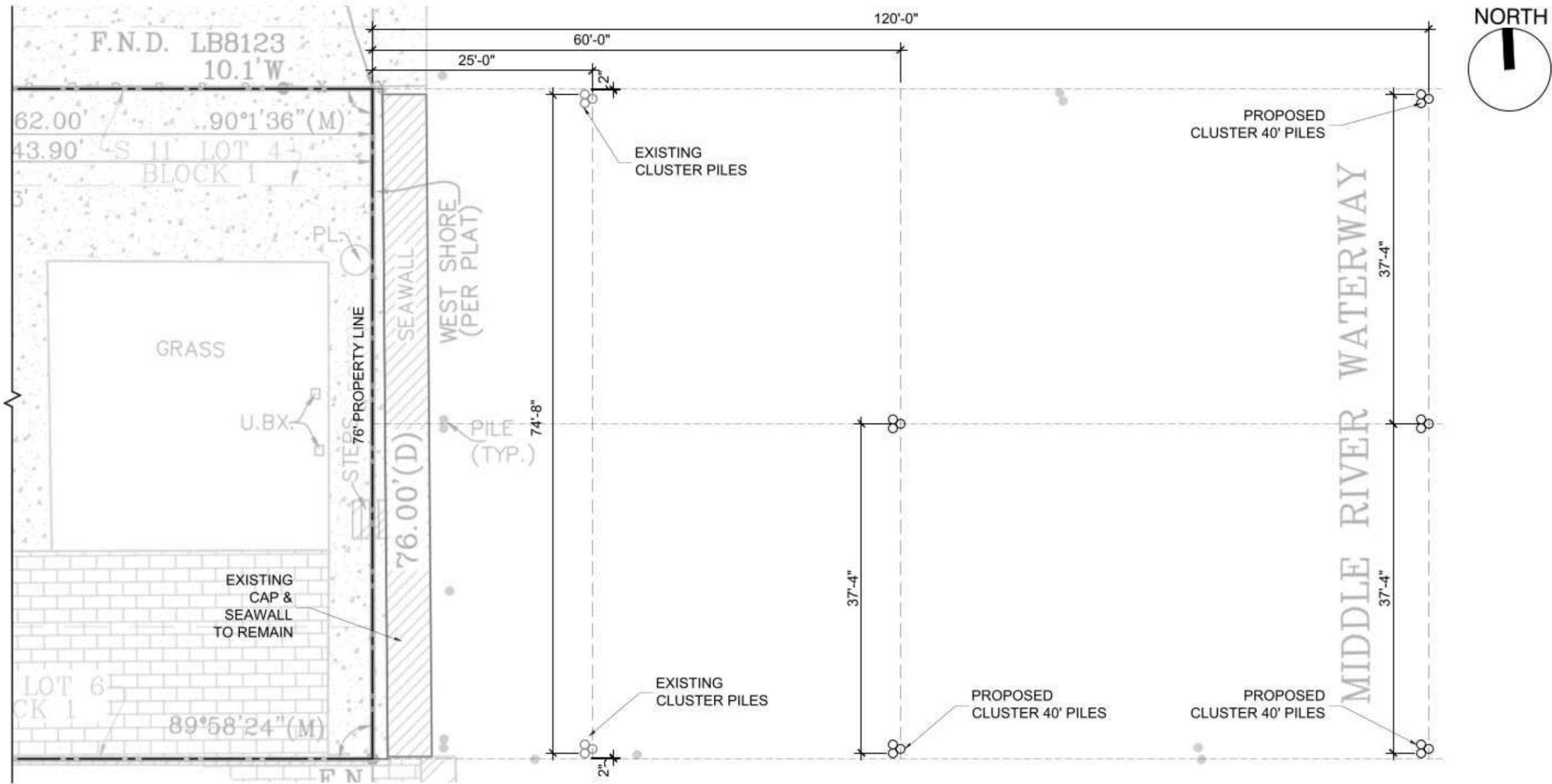
PHOTOS











DOLPHIN PILE CLUSTERS

1476446 ONTARIO LIMITED
736 NE 20 Ave
Fort Lauderdale, FL 33304

SHEET TITLE
**SITE PLAN PROPOSED
PHASE II**

| No. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |

| | |
|-------------|--------|
| CHECKED | FC |
| DRAWN | JV |
| DATE | 082025 |
| PROJECT No. | 25113 |

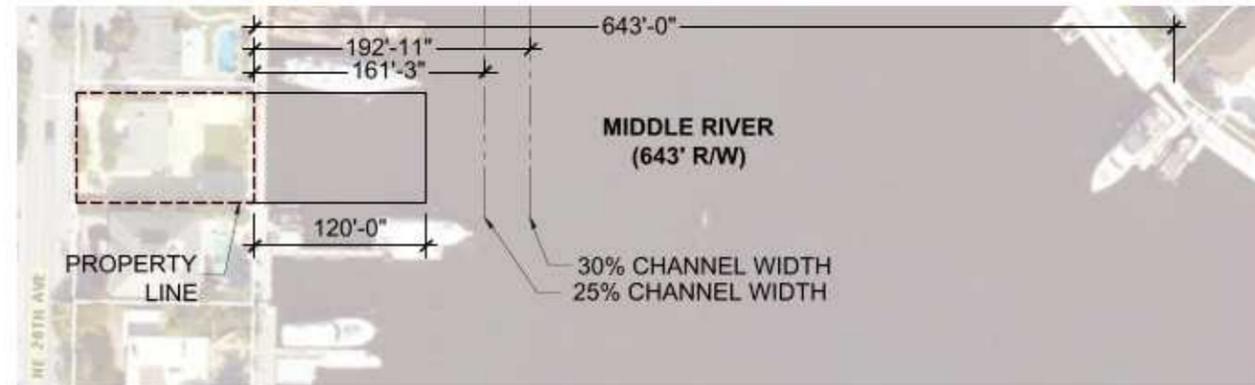
SHEET No. **A1-1 of 2**

MARK WEBER P.E.
LICENSE #53895 / CA30702
MW ENGINEERING, Inc.
902 NE 1st Street Suite 2
Pompano Beach, FL 33060
Ofc: 754-333-0877
www.MwEngineering.net

| SCOPE OF WORK | |
|---------------|----------------------------------|
| 1 | NEW (5) CLUSTERS OF 3 (II PHASE) |
| 2 | PILES TO HAVE CONE CAPS |
| 3 | PILES TO HAVE ROPE HANGERS |

| ZONING DESCRIPTION | |
|--|-------------|
| FLOOD ZONE: | "AE 7/8" |
| PANEL NO: | 12011C0388J |
| DATE: | 07/31/24 |
| THE SOUTH 18 FEET OF LOT 4, ALL OF LOT 5, AND THE NORTH 15 FEET OF LOT 6, IN BLOCK 1, OF VICTORIA HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 7 FEET OF THE SOUTH 18 FEET OF SAID LOT 4 | |
| SEE SURVEY FOR LEGAL DESCRIPTION, AND EXACT PROPERTY INFORMATION | |

1
A1-1 **SITE PLAN - PROPOSED**
Scale: 1" = 150'



2
A1-1 **SITE AERIAL**
Scale: N.T.S.

ALL DESK, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ENGINEER AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ENGINEER SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THERE TO. 07/31/24

September 17, 2025

Gerhard Sowa Jr.

1476446 Ontario Limited
500 Manitou Dr
Kitchener ON CA N2C 1L3

RE: 736 NE 20th Avenue
City of Fort Lauderdale Waiver Request

Dear Mr. Sowa,

I have reviewed the attached plans for the proposed project to install (5) triple cluster piles beyond 25 feet from the property line into the Middle River. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 726 NE 20th Avenue and support the project as proposed.

Sincerely,

X



KLAR, KEVIN
OWNER

726 NE 20th Avenue
Fort Lauderdale, FL 33304

September 17, 2025

Gerhard Sowa Jr.

1476446 Ontario Limited
500 Manitou Dr
Kitchener ON CA N2C 1L3

RE: 736 NE 20th Avenue

City of Fort Lauderdale Waiver Request

Dear Mr. Sowa,

I have reviewed the attached plans for the proposed project to install (5) triple cluster piles beyond 25 feet from the property line into the Middle River. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale along with permitting through the regulatory agencies. I reside at 738 NE 20th Avenue and support the project as proposed.

Sincerely,



Hal Griffith
Owner / HG Middle River Investments LLC

738 NE 20th Avenue
Fort Lauderdale, FL 33304