

ITEM IX

MEMORANDUM MF NO. 17-10

DATE: April 19, 2017

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: May 4, 2017 MAB - Dock Waiver of Distance Limitations
–Leonardo Guillermo Coll Mazzei – Adagio Fort Lauderdale
/ 435 Bayshore Drive

Attached for your review is an application from Leonardo Guillermo Coll Mazzei-Adagio Fort Lauderdale / 435 Bayshore Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of four (4) finger piers and fourteen (14) mooring piles from the property line into the Intracoastal Waterway (ICWW). The distances these proposed structure would extend from the property line into the ICWW 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 WAIVER
Mooring Pile #1	+/-61.0'	25'	+/-36.0'
Mooring Pile #2	+/-61.0'	25'	+/-36.0'
Mooring Pile #3	+/-61.0'	25'	+/-36.0'
Mooring Pile #4	+/-61.0'	25'	+/-36.0'
Mooring Pile #5	+/-61.0'	25'	+/-36.0'
Mooring Pile #6	+/-61.0'	25'	+/-36.0'
Mooring Pile #7	+/-61.0'	25'	+/-36.0'
Mooring Pile #8	+/-61.0'	25'	+/-36.0'
Mooring Pile #9	+/-33.6'	25'	+/-8.6'
Mooring Pile #10	+/-33.6'	25'	+/-8.6'
Mooring Pile #11	+/-33.6'	25'	+/-8.6'
Mooring Pile #12	+/-33.6'	25'	+/-8.6'
Mooring Pile #13	+/-33.6'	25'	+/-8.6'
Mooring Pile #14	+/-33.6'	25'	+/-8.6'
Finger Pier #15	+/-38.0'	25'	+/-13.0'
Finger Pier #16	+/-28.0'	25'	+/-3.0'
Finger Pier #17	+/-28.0'	25'	+/-3.0'
Finger Pier #18	+/-38.0'	25'	+/-13.0'

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 47-19.3 D limits the maximum distance of mooring piles to 25 feet or 30%, 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 indicated that the finger piers and mooring piles are necessary for safely mooring resident's vessels, especially during high wind events, severe weather and boat traffic (property not in 'No Wake' zone).

PROPERTY LOCATION AND ZONING

The property is located within the IOA/Intracoastal Overlook Area Zoning District. It is situated on the ICW where the width of the waterway to the closest structure is approximately +/-600', according to the narrative provided in **Exhibit 1**. At its closest proximity, the distance from the outermost edge of the outermost mooring pile to the western edge of the navigable channel of the ICWW is approximately +/-63.1'.

DOCK PLAN AND BOATING SAFETY

Records reflect that there have been four (4) waivers of dockage distance limitations approved by the City Commission within close proximity since 2009. A comparison of these as shown in Table 2 including the maximum distances of mooring structures extending into the ICWW:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
2009	209 Grand Birch, Slip 4	45'6"
2011	215 N. Birch Road	47.5'
2013	209 Grand Birch, Slip 3	39.3'
2014	321 N. Birch Road	75'

RECOMMENDATIONS

Should the Marine Advisory consider approval of the application, the Resolution under consideration for approval 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 the appropriate 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: Leonardo Guillermo Coll Mazzei, Manager of Costa Bahia LLC

TELEPHONE NO: (home) (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 four (4) finger piers and sixteen (16) mooring piles, beyond 25 feet from the property line.

SITE ADDRESS: 435 Bayshore Drive, Fort Lauderdale Florida 33304

- 4. ZONING: IOA

LEGAL DESCRIPTION: PARCEL A OF ROYAL ATLANTIC ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174 AT PAGES 32 & 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

- 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 (Handwritten signature)

Date: 04/17/2017

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
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TABLE OF CONTENTS

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**EXHIBIT III
WARRANTY DEED**

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Conrad J. Boyle, Esquire
Mombach, Boyle, Hardin & Simmons, P.A.
100 N.E. Third Avenue, Suite 1000
Fort Lauderdale, FL 33301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 11th day of August, 2015, by **ATLANTIC RESIDENTS DEVELOPMENT, LLC**, a Florida limited liability company, whose address is 26 South Pennsylvania Avenue, #201, Atlantic City, New Jersey 08401 (hereinafter referred to as the "Grantor"), to **COSTA BAHIA LLC**, a Florida limited liability company, whose address is 700 E. Las Olas Boulevard, #307, Fort Lauderdale, Florida 33301 (hereinafter referred to as the "Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Broward County, Florida more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

(hereinafter referred to as the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2015 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following two (2) witnesses:

ATLANTIC RESIDENTS DEVELOPMENT, LLC, a Florida limited liability company

Signature of Witness #1: Kristina A. Miller
Printed Name of Witness #1: KRISTINA A. MILLER

By: [Signature]
John Atkinson, Manager

Signature of Witness #2: [Signature]
Printed Name of Witness #2: Anthony McLann

By: [Signature]
Georgs Miller, Manager

Signature of Witness #1: Kristina A. Miller
Printed Name of Witness #1: KRISTINA A. MILLER

Signature of Witness #2: [Signature]
Printed Name of Witness #2: Debra Miller

STATE OF FL
COUNTY OF ATLANTIC

The foregoing instrument was acknowledged before me this 11 day of August, 2015 by John Atkinson, as Manager of ATLANTIC RESIDENTS DEVELOPMENT, LLC, a Florida limited liability company, on behalf of the company. He is X personally known to me or _____ has produced _____ as identification.

(NOTARY SEAL)

Sworn to and subscribed before me this 11 day of AUG, 2015

[Signature]
Notary Public Signature

ROSEMARY SICILIANO
Notary Public, State of NEW JERSEY
My Commission Expires 10/22/2015
Commission No.: _____
My Commission Expires: _____

STATE OF NY
COUNTY OF ATLANTIC

The foregoing instrument was acknowledged before me this 11 day of August, 2015 by George Miller, as Manager of ATLANTIC RESIDENTS DEVELOPMENT, LLC, a Florida limited liability company, on behalf of the company. He is X personally known to me or _____ has produced _____ as identification.

(NOTARY SEAL)

*Seen to and subscribed
before me this
11 day of Aug, 2015*

Rosemary Siciliano
Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of **ROSEMARY SICILIANO**
Commission No.: **NOTARY PUBLIC OF NEW JERSEY**
My Commission Expires: **My Commission Expires 10/22/2015**

EXHIBIT "A" TO SPECIAL WARRANTY DEED

PARCEL "A" OF "ROYAL ATLANTIC" ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 174 AT PAGES 32 & 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.



Detail by Entity Name

Florida Limited Liability Company

COSTA BAHIA LLC

Filing Information

Document Number L15000135006
FEI/EIN Number NONE
Date Filed 08/10/2015
State FL
Status ACTIVE

Principal Address

700 EAST LAS OLAS BLVD, SUITE 307
FT. LAUDERDALE, FL 33301

Mailing Address

700 EAST LAS OLAS BLVD, SUITE 307
FT. LAUDERDALE, FL 33301

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

LEONARDO GUILLERMO COLL MAZZEI
700 EAST LAS OLAS BLVD, SUITE 307
FT. LAUDERDALE, FL 33301

Title MBR

COSTA SIX S.A.
700 EAST LAS OLAS BLVD, SUITE 307
FT. LAUDERDALE, FL 33301

Annual Reports

No Annual Reports Filed

Document Images

[08/10/2015 -- Florida Limited Liability](#)

View image in PDF format

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State of Florida, Department of State

**EXHIBIT IV
PROJECT PLANS**

NORTH



SCALE
1" = 20'

INTRACOASTAL WATERWAY (NEW RIVER SOUND)

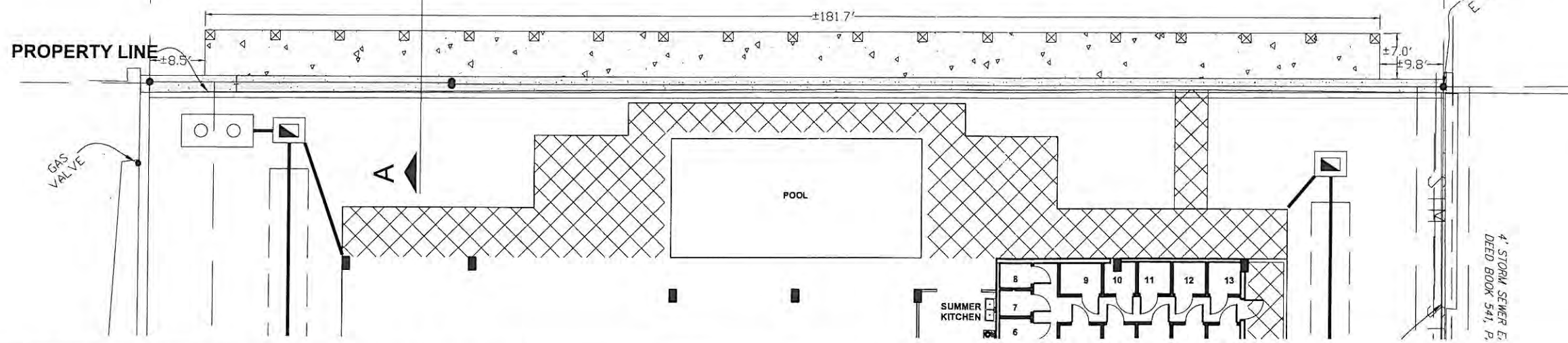
200.00'
S47°18'07"E 200.00' (PER STATE PLAN COORDINATES)

N42°39'00"E 124.12' (PER STATE PLAN COORDINATES)

124.12'

S42°39'00"W 124.12' (PER STATE PLAN COORDINATES)
124.12'

PROPERTY LINE



N 65°32'01.38"
E 792°386.7566

N 65°32'22.6781"
E 792°470.8483

4" STORM SEWER E.
DEED BOOK 541, P.

PROJECT ENGINEER:
DYNAMIC ENGINEERING SOLUTIONS, INC.
 351 S. Cypress Road, Suite 303
 Pompano Beach, FL 33060
 Tel: (954) 545-1740
 Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

 John Omslaer
 PE 52733, EB 26829

LEGEND

- EXISTING SEAWALL CAP ±2.5' (±200 ln. ft.)
- EXISTING CONCRETE DOCK TO REMAIN (±1,272 SQ.FT.)

M.H.W. = 0..3' NAVD M.L.W. = (-) 2.1' NAVD

NOTE: BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY PULICE LAND SURVEYORS, INC.

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

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

AZURE BAY., FORT LAUD.

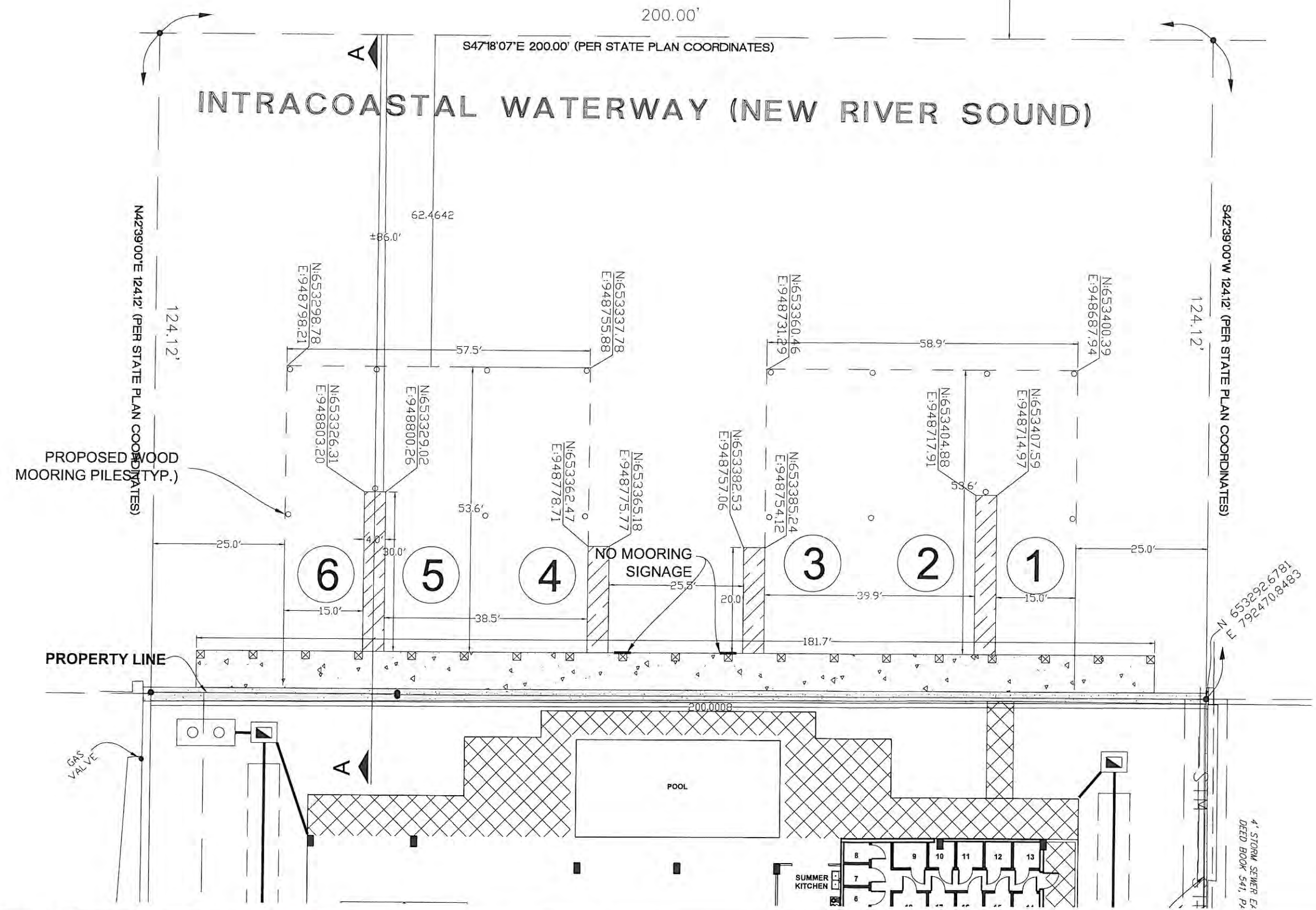
PREPARED FOR:
GRUPO ALCO INTERNATIONAL, LLC.

EXISTING CONDITIONS		
Date: 5/31/16	Sheet : 1	of : 5
Proj No.: 15-0063	CAM 17-0891 Exhibit 1	



SCALE
1" = 20'

INTRACOASTAL WATERWAY (NEW RIVER SOUND)



PROPOSED SLIP TABLE

SLIP	LENGTH	WIDTH
1	50'	15'
2	50'	15'
3	50'	15'
4	50'	15'
5	50'	15'
6	50'	15'

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SEAL / SIGNATURE / DATE

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LEGEND

- EXISTING CONCRETE DOCK (±1,271.9 SQ.FT.)
- PROPOSED FINGER PIERS (±400 SQ.FT.)
- PROPOSED SUBMERGED LAND LEASE (±7,900 SQ.FT.)

M.H.W. = 0.3' NAVD M.L.W. = (-) 2.1' NAVD

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AZURE BAY., FORT LAUD.

PREPARED FOR:
GRUPO ALCO INTERNATIONAL, LLC.

PROPOSED CONDITIONS		
Date: 5/31/16	Sheet: 2	of: 5
Proj No.: 15-0063	CAM 17-0891 Exhibit 1	

R

WIDTH OF EXISTING MARGINAL DOCK

DISTANCE TO WEST EDGE OF ICWW CHANNEL

±2.6'

±7.0'

±116.0'

EXISTING 2.6' CAP
ELEVATION ±3.7' NAVD

EXISTING CONCRETE
DOCK TO REMAIN

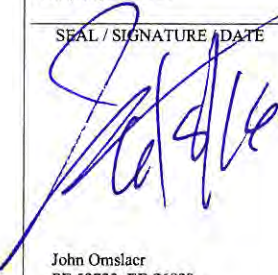
EXISTING CONCRETE
PILE TO REMAIN

EXISTING
WETFACE

0.3' M.H.W.
NAVD
-2.1' M.L.W.

PROJECT ENGINEER:
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EXISTING BATTER PILE

EXISTING "T" PILE

EXISTING SEAWALL PANEL

3.7'

6.5'

11.7'

EXISTING SECTION "A-A" (TYP.)

Scale: 3/8" = 1'

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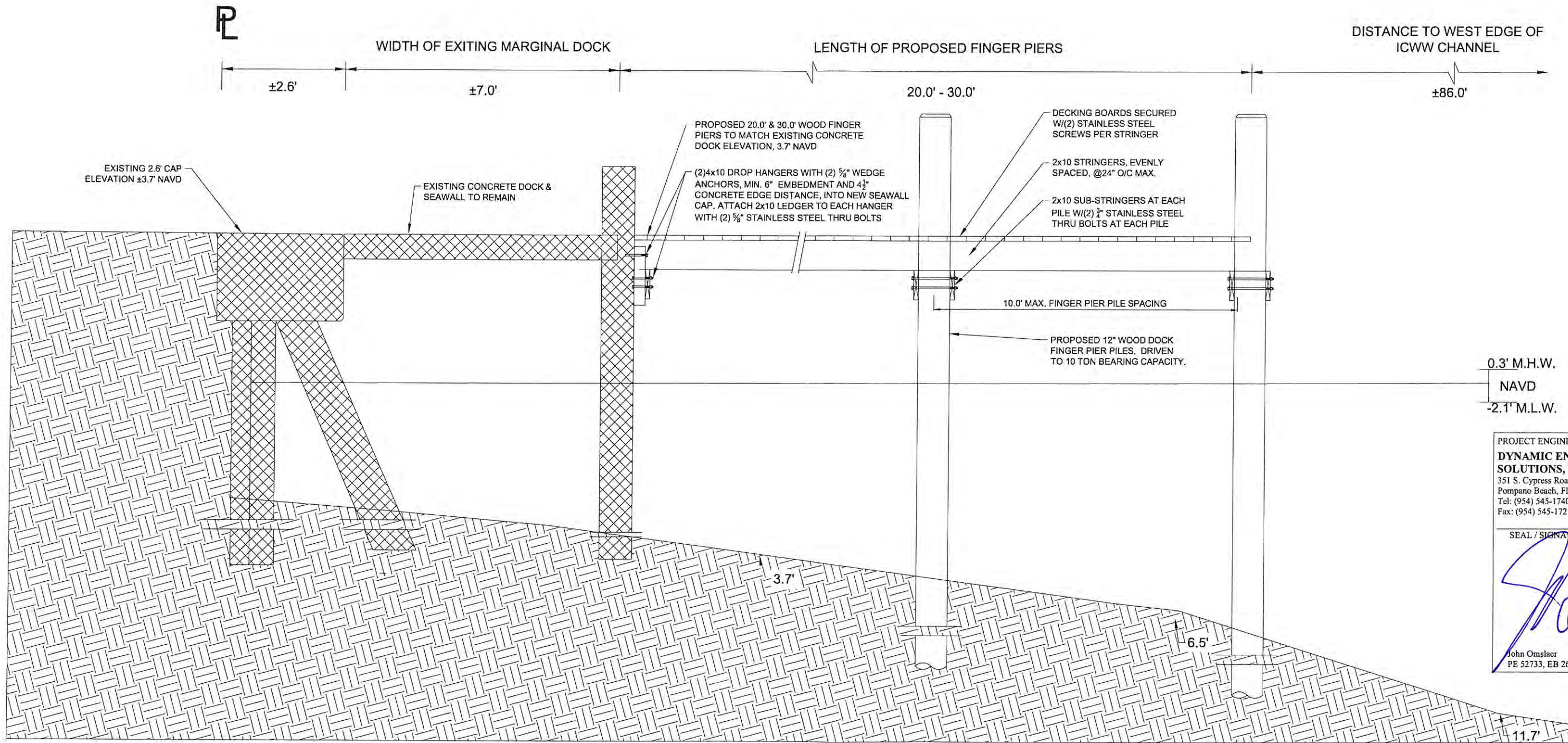
EXISTING SECTION

Date:
5/31/16
Proj No.:
15-0063

Sheet :
3

of :
5

CAM 17-0891
Exhibit 1



PROPOSED SECTION "A-A" (TYP.)
Scale: 3/8" = 1'

0.3' M.H.W.
NAVD
-2.1' M.L.W.

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[Signature]

John Omslaer
PE 52733, EB 26829

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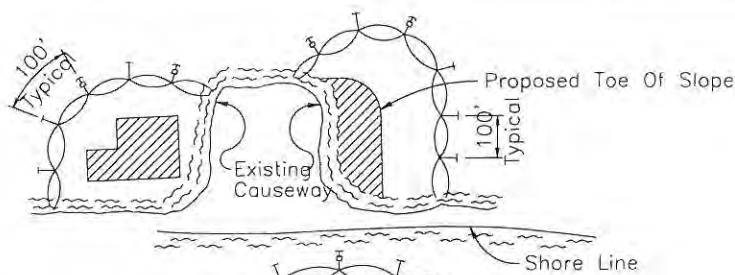
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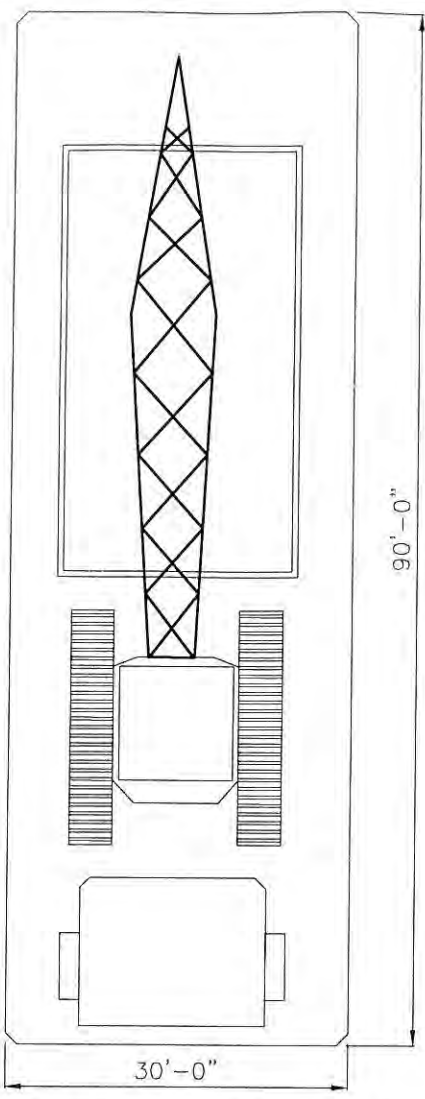
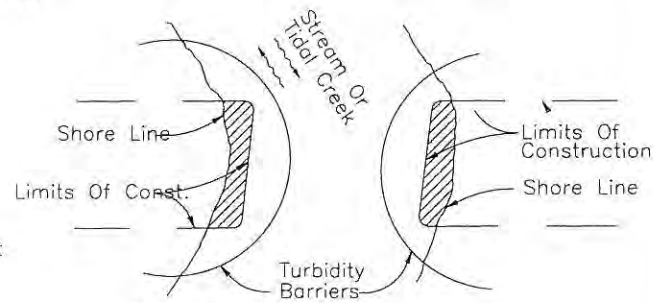
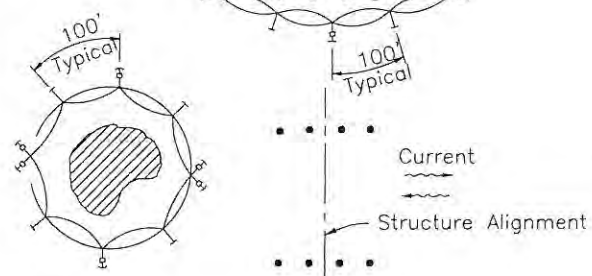
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PROPOSED SECTION		
Date: 5/31/16	Sheet : 4	of : 5
Proj No.: 15-0063	CAM 17-0891 Exhibit 1	



LEGEND

- Pile Locations
- ▨ Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action



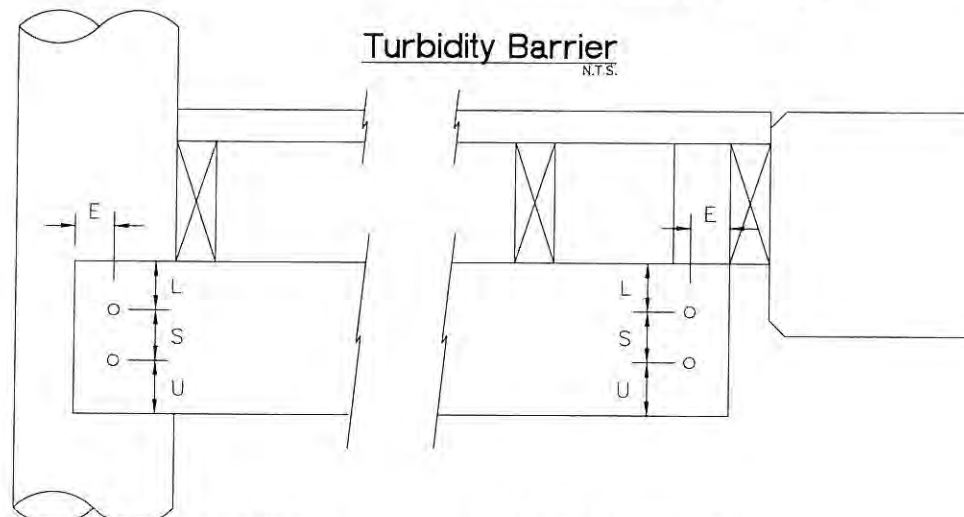
Construction Barge (typ)
N.T.S.

NOTES:

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependant on current velocities.
3. Deployment of barrier around pile location may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

NOTE:

Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types, or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractor's option unless otherwise specified in the plans. However, payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and /or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.



PILE CONNECTION

HANGER CONNECTION

Bolt Diameter	1/2"	5/8"	3/4"	1"
E = End Dist = 4D	2	2 1/2"	3	4
L = Edge Dist, Loaded = 4D	2	2 1/2"	3	4
S = Spacing = 4D	2	2 1/2"	3	4
U = End Dist, Unloaded = 1.5D	3/4	15/16	1 1/8	1 1/2

NDS Bolt Spacing Requirements
NOT TO SCALE

PILE DRIVING NOTES

1. Pile driving operations shall be observed by a special inspector, including test piles sufficient to determine the approximate length required to meet design capacity.
2. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of the hammer energy.
3. Piles shall be driven to required capacity a minimum of 6 feet into rock or a minimum of 10 feet into yielding material.
4. Piles shall be driven with a drop hammer or gravity hammer provided the weight of the hammer is no less than 3000 pounds, and the fall of the hammer shall not exceed 6 feet.
5. Piles shall be driven with a variation of not more than 1/4" per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than 3 inches.
6. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES

1. Concrete shall conform to ACI 318 (latest edition) and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight, normal aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners and changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. For repair of defective, cracked, or loose concrete, the areas must be cut out and the rebar must be cleaned by sandblasting, coated with zinc, and repaired with at least three inches of epoxy/concrete mix of gunnite concrete with sulfate-resistant cement cover.
8. A 1" deep control joint shall be sawcut in seawall cap at every other pile location, or maximum 20' O/C spacing.
9. Per section 2003.8.4.4 of the 2010 Florida Building Code, all aluminum in contact with concrete shall be protected with alkali-resistant coatings, such as heavy bodied bituminous paint or water-white methacrylate lacquer.

STRUCTURAL TIMBER NOTES

1. All structural timber framing shall be #2 Grade, pressure treated Southern Pine unless otherwise noted.
2. All decking shall be #1 Grade, pressure treated Southern Pine unless otherwise noted.

GENERAL NOTES:

1. Construction to follow 2014 Florida Building code, 5th Edition and amendments as applicable and all local, state, and federal laws.
2. Contractor shall verify the existing conditions prior to commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawings shall be brought to the attention of the Engineer prior to the commencement of the work. Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Contractor or customer to pay for all permit fees, inspections, and testing required.
5. Contractor to verify location of existing utilities prior to commencing work.
6. Contractor is responsible for all means, methods, and procedures of work.
7. Contractor to obtain all permits as necessary from all local, state, and federal agencies.
8. Contractor to properly fence and secure area with barricades.
9. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
10. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
11. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
12. Licensed contractor shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
13. The licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
14. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each pertaining circumstance.
15. Licensed contractor to verify location of existing utilities prior to commencing work.
16. All elevations shown refer to national geodetic vertical datum (NGVD) of 1929.
17. Turbidity Barriers are to surround all in water construction areas during all construction activities.

PROJECT ENGINEER:
DYNAMIC ENGINEERING SOLUTIONS, INC.
351 S. Cypress Road, Suite 303
Pompano Beach, FL 33060
Tel: (954) 545-1740
Fax: (954) 545-1721

SEAL / SIGNATURE / DATE

John Omslaer
PE 52733, EB 26829

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



AZURE BAY., FORT LAUD.
PREPARED FOR:
GRUPO ALCO INTERNATIONAL, LLC.

DETAILS		
Date: 5/31/16	Sheet: 5	of: 5
Proj No.: 15-0063	CAM 17-0891 Exhibit 1	

**EXHIBIT V
ZONING AERIAL**



LEGEND

-  300' Buffer
-  Property Location



0 50 100 200 Feet
1 inch = 188 feet



CITY OF FORT LAUDERDALE

435 BAYSHORE DRIVE

GIS
Fort Lauderdale

Date: 4/19/2017
CAM 17-0891

Exhibit 1
Page 22 of 29

**EXHIBIT VI
SUMMARY DESCRIPTION**

Summary Description
Adagio Fort Lauderdale
TCG Project No. 15-0063

The project site is located along the Intracoastal Waterway at 435 Bayshore Drive, in Section 01, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Intracoastal Waterway (ICWW), which is a tidal water. The nearest direct connection to the Atlantic Ocean is 2.4 miles to the south at the Port Everglades Inlet. As the project site is located along the ICWW, the incoming tidal waters (flood) at the site move to the northwest and the outgoing waters (ebb) move to the southeast.

The project site consists of an existing 2.5' seawall cap and $\pm 1,272$ ft² concrete marginal dock. The proposed project includes the installation of two (2) 4'x30' finger piers, two (2) 4'x20' finger piers, and fourteen (14) mooring piles into the ICWW. As measured from the property line, the proposed structures encroach more than 25' from the property line into the ICWW. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed mooring piles will require a variance waiver.

The proposed structures have been approved by the Broward County Environmental Protection & Growth Management Department, the Florida Department of Environmental Protection, and the 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.
2. Due to the extraordinary width of the waterway at this location to the closest structure ($\pm 600'$), the proposed project will not impede navigation within the ICWW.
3. The finger piers and mooring piles are necessary for safely mooring resident's vessels, especially during high wind events, severe weather and boat traffic (not in no wake zone).
4. The proposed structures are consistent with the adjacent neighbors and do not exceed the neighbor's finger pier at 75.0'.

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
Mooring Pile #1	±61.0'	25'	±36.0'
Mooring Pile #2	±61.0'	25'	±36.0'
Mooring Pile #3	±61.0'	25'	±36.0'
Mooring Pile #4	±61.0'	25'	±36.0'
Mooring Pile #5	±61.0'	25'	±36.0'
Mooring Pile #6	±61.0'	25'	±36.0'
Mooring Pile #7	±61.0'	25'	±36.0'
Mooring Pile #8	±61.0'	25'	±36.0'
Mooring Pile #9	±33.6'	25'	±8.6'
Mooring Pile #10	±33.6'	25'	±8.6'
Mooring Pile #11	±33.6'	25'	±8.6'
Mooring Pile #12	±33.6'	25'	±8.6'
Mooring Pile #13	±33.6'	25'	±8.6'
Mooring Pile #14	±33.6	25'	±8.6'
Finger Pier #15	±38.0'	25'	±13.0'
Finger Pier #16	±28.0'	25'	±3.0'
Finger Pier #17	±28.0'	25'	±3.0'
Finger Pier #18	±38.0'	25'	±13.0'

**EXHIBIT VII
SITE PHOTOGRAPHS**

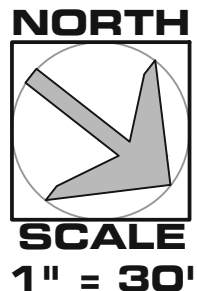


1. Southeast corner of the subject site, facing northwest.

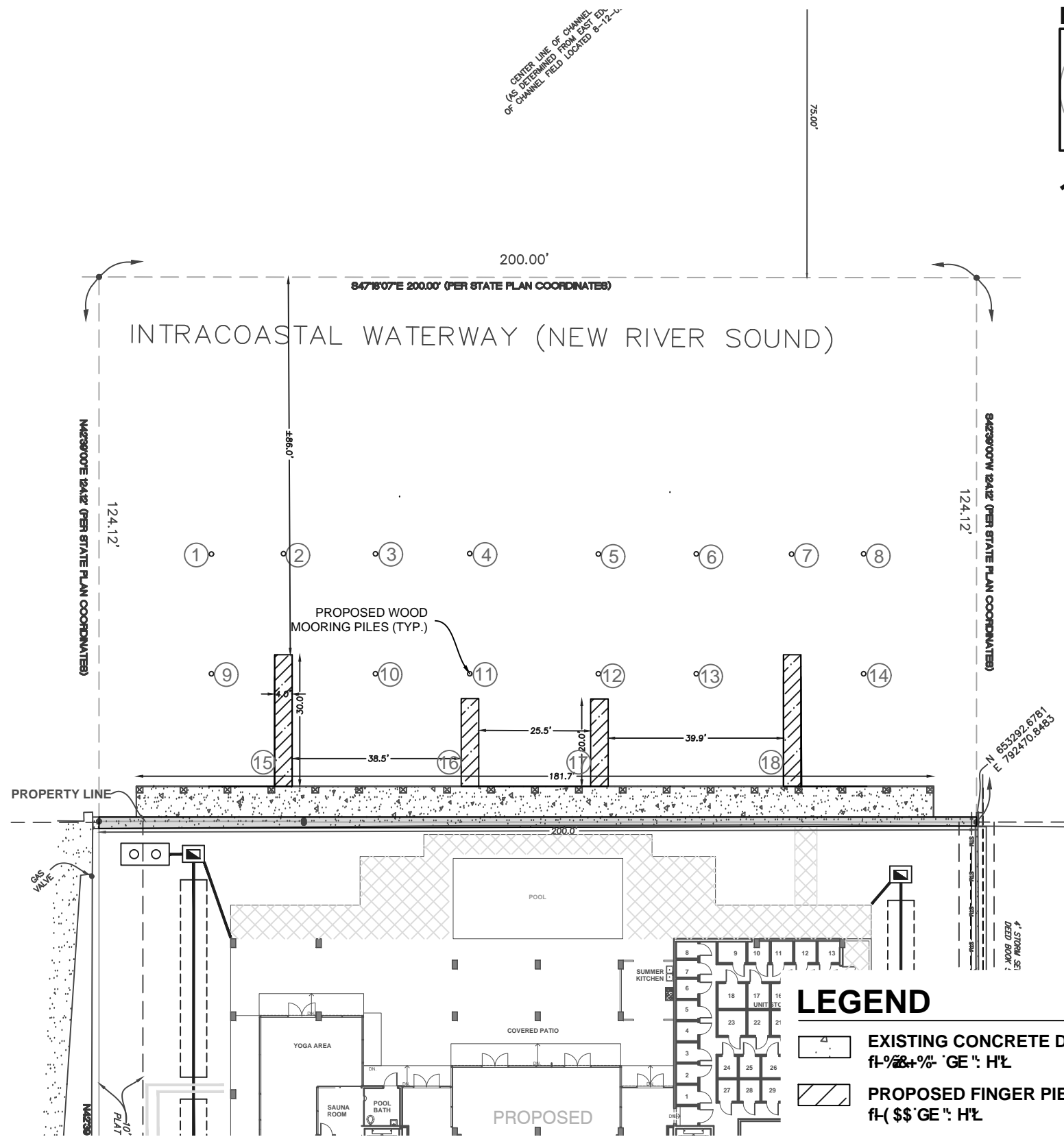


2. Northwest corner of the subject site, facing southeast.

**EXHIBIT VIII
DISTANCE EXHIBIT**



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Mooring Pile #1	±61.0'	25'	±36.0'
Mooring Pile #2	±61.0'	25'	±36.0'
Mooring Pile #3	±61.0'	25'	±36.0'
Mooring Pile #4	±61.0'	25'	±36.0'
Mooring Pile #5	±61.0'	25'	±36.0'
Mooring Pile #6	±61.0'	25'	±36.0'
Mooring Pile #7	±61.0'	25'	±36.0'
Mooring Pile #8	±61.0'	25'	±36.0'
Mooring Pile #9	±33.6'	25'	±8.6'
Mooring Pile #10	±33.6'	25'	±8.6'
Mooring Pile #11	±33.6'	25'	±8.6'
Mooring Pile #12	±33.6'	25'	±8.6'
Mooring Pile #13	±33.6'	25'	±8.6'
Mooring Pile #14	±33.6'	25'	±8.6'
Finger Pier #15	±38.0'	25'	±13.0'
Finger Pier #16	±28.0'	25'	±3.0'
Finger Pier #17	±28.0'	25'	±3.0'
Finger Pier #18	±38.0'	25'	±13.0'



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ADAGIO FORT LAUDERDALE

PREPARED FOR:
 GRUPO ALCO INTERNATIONAL, LLC

DISTANCE EXHIBIT

Date: 4/20/2017	Sheet : 1	of : 1
Proj No.: 15-0063		