

# MARINA LANDINGS

A REPLAT OF A PORTION OF "AN AMENDED PLAT OF LAUDERDALE GROVES",  
 PLAT BOOK 18, PAGE 16, BROWARD COUNTY, FLORIDA,  
 IN SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
 NOVEMBER, 2021

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 1 OF 2 SHEETS



**LOCATION MAP**  
 NOT TO SCALE

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ A.D.

BY: \_\_\_\_\_  
 CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_  
 EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION**

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
 MAYOR - COUNTY COMMISSION

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES, AND IS APPROVED AND ACCEPTED FOR RECORD.

BY: ROBERT P. LEGG, JR. DATE \_\_\_\_\_ BY: RICHARD TORNESE DATE \_\_\_\_\_  
 PROFESSIONAL SURVEYOR AND MAPPER DIRECTOR  
 FLORIDA REGISTRATION NO. LS 4030 FLORIDA REGISTRATION NO. 40263

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT**

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
 DIRECTOR/DESIGNEE

**DEDICATION**

STATE OF  
 COUNTY OF

KNOW ALL MEN BY THESE PRESENTS THAT BUD ROBINSON MEMORIAL CHURCH OF THE NAZARENE, OWNER OF THE LANDS AS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREIN, SAID PLAT TO BE KNOWN AS "MARINA LANDINGS", A REPLAT.

IN WITNESS WHEREOF, SAID BUD ROBINSON MEMORIAL CHURCH OF THE NAZARENE, A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND IN ITS NAME BY \_\_\_\_\_, ITS \_\_\_\_\_, IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

WITNESS AS TO BOTH \_\_\_\_\_ WITNESS PRINT NAME \_\_\_\_\_

WITNESS AS TO BOTH \_\_\_\_\_ WITNESS PRINT NAME \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF  
 COUNTY OF

I HEREBY CERTIFY: THAT ON THIS DAY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION BY \_\_\_\_\_ AS \_\_\_\_\_ OF BUD ROBINSON MEMORIAL CHURCH OF THE NAZARENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS OFFICER(S) OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SEAL/MY COMMISSION EXPIRES:

\_\_\_\_\_  
 NOTARY PUBLIC - STATE OF \_\_\_\_\_

**CITY COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF FORT LAUDERDALE, FLORIDA BY RESOLUTION NO. \_\_\_\_\_ ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

BY: \_\_\_\_\_, JEFFREY A. MODARELLI, CITY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

**CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD**

THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_, NAME PRINTED: \_\_\_\_\_, CHAIRPERSON,  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**CITY ENGINEER'S SIGNATURE**

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD BY THE CITY ENGINEER OF FORT LAUDERDALE, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
 DENNIS R. GIRISGEN, CITY ENGINEER, FLORIDA P.E. REGISTRATION NO. 50207

**DESCRIPTION:**

A PORTION OF THE "AMENDED PLAT OF LAUDERDALE GROVES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS BEING THE NORTH HALF OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST;

TOGETHER WITH: THE NORTH 8.5 FEET OF THE SOUTH HALF OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST LYING WITHIN THAT CERTAIN PARCEL DEFINED UNDER COURT ORDER, DEFAULT AND FINAL JUDGMENT RECORDED IN INSTRUMENT NUMBER 118048526, BROWARD COUNTY RECORDS;

ALL LANDS LESS THEREFROM THE WEST 30 FEET FOR ROAD AS DESCRIBED IN DEED BOOK 452, PAGE 457, BROWARD COUNTY RECORDS.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 214,593 SQUARE FEET (4.926 ACRES).

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PLAT AND SURVEY DATA SHOWN CONFORMS TO ALL THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 RAYMOND YOUNG  
 PROFESSIONAL LAND SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION NUMBER 5799  
 CRAVEN THOMPSON & ASSOCIATES, INC.  
 CERTIFICATE OF AUTHORIZATION NUMBER LICENSE BUSINESS 271

COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR		CITY COMMISSION	CITY ENGINEER	PLATTING SURVEYOR
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**CRAVEN THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417  
 TEL.: (561) 688-5010 FAX: (561) 688-1037  
 3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309  
 TEL.: (954) 739-6400 FAX: (954) 739-6409  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. CD00114

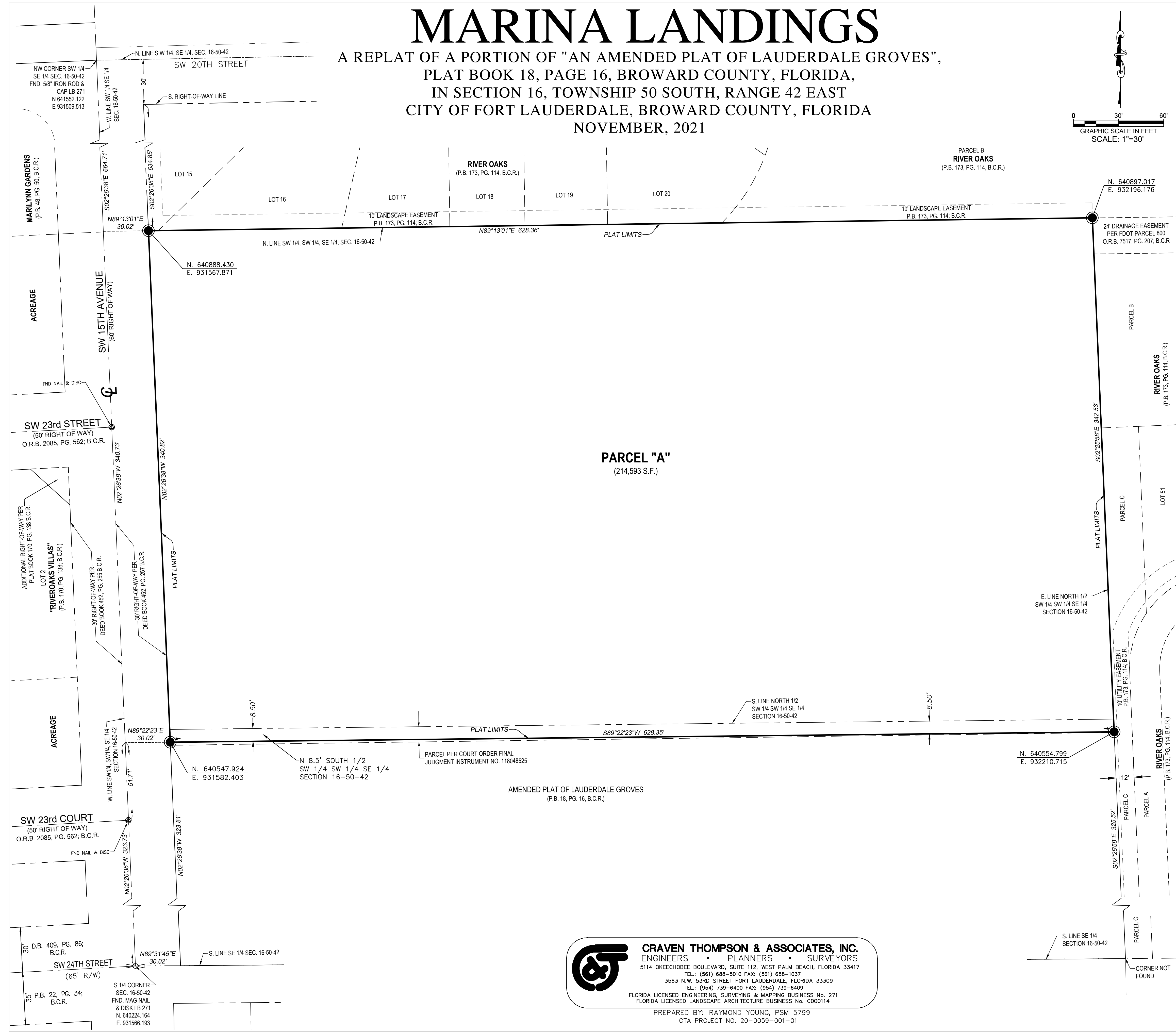
CTA PROJECT NO. 20-0059-001-01 **024-MP-21**



# MARINA LANDINGS

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PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 2 OF 2 SHEETS



- PLAT NOTES:**
- THIS PLAT IS RESTRICTED TO 34 SINGLE FAMILY DWELLING UNITS  
 THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
  - ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
  - THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM THE CENTRAL BROWARD WATER CONTROL DISTRICT. IT IS THE INTENT OF THIS PROVISION THAT ALL UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) PROPOSED TO BE CONSTRUCTED WITHIN UTILITY EASEMENTS THAT CROSS OR COINCIDE WITH EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT MUST BE REVIEWED AND PERMITTED BY CENTRAL BROWARD WATER CONTROL DISTRICT.

- SURVEYOR'S NOTES:**
- BEARINGS AND STATE PLANE COORDINATE VALUES SHOWN HEREON ARE RELATIVE TO STATE PLANE, FLORIDA EAST ZONE, NAD83 (90), UNITS U.S. SURVEY FEET, AND BASED ON REAL TIME KINEMATIC (RTK) GPS UTILIZING THE TRIMBLE STATE-WIDE WRS NETWORK, AND ADJUSTED TO A STATIC GPS CONTROL NETWORK CTA PERFORMED FOR THE CITY OF FORT LAUDERDALE IN 2016. BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST WHICH BEARS NORTH 02°26'38" WEST.

**LEGEND**

	INDICATES 4" X 4" CONCRETE MONUMENT, MINIMUM LENGTH 24", STAMPED WITH "PRM-#LB271" DISC
B.C.R.	INDICATES BROWARD COUNTY RECORDS
	INDICATES CENTERLINE
FDOT	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
LB	INDICATES LICENSED BUSINESS
O.R.B.	INDICATES OFFICIAL RECORDS BOOK
P.B.	INDICATES PLAT BOOK
PG.	INDICATES PAGE
PRM	INDICATES PERMANENT REFERENCE MONUMENT
S.F.	INDICATES SQUARE FEET
N. 5000.0000 E. 5000.0000	INDICATES STATE PLANE COORDINATE VALUE

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 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114  
 PREPARED BY: RAYMOND YOUNG, PSM 5799  
 CTA PROJECT NO. 20-0059-001-01

024-MP-21

## Page 1: PZB Plat - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.


**NOTE:** To be filled out by Department

Case Number	UDP-P21004
Date of complete submittal	

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	REV. DAVID RAMBARRAN
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2300 SE 15 <sup>TH</sup> AVENUE, FORT LAUDERDALE, FL 33315
E-mail Address	DAVID2BAGSOFHOPE.COM
Phone Number	(954) 461-0280
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	ROBERT LOCHRIE
Applicant / Agent's Signature	
Address, City, State, Zip	1401 EAST BROWARD BLVD., FORT LAUDERDALE, FL 33301
E-mail Address	RLOCHRIE@LOCHRIELAW.COM
Phone Number	(954) 779-1119
Letter of Consent Submitted	YES

Development / Project Name	MARINA LANDINGS
Development / Project Address	Existing: 2300 SW 15 AVENUE                      New: 2300 SW 15 AVENUE
Legal Description	SEE ATTACHED
Tax ID Folio Numbers (For all parcels in development)	504216050030
Request / Description of Project	ZERO-LOT LINE RESIDENTIAL DEVELOPMENT FOR 34 SINGLE-FAMILY DWELLING LOTS
Applicable ULDR Sections	SEC. 47-24.5 SUBDIVISION REGULATIONS
Total Estimated Cost of Project	\$19 MILLION                      (Including land costs)

Future Land Use Designation	MEDIUM 15
Proposed Land Use Designation	MEDIUM 15
Current Zoning Designation	RD-15
Proposed Zoning Designation	RD-15
Current Use of Property	SINGLE-FAMILY HOME
Residential SF (and Type)	ZERO-LOT LINE (SF VARIES BY LOT)
Number of Residential Units	34
Non-Residential SF (and Type)	0
Total Bldg. SF (include structured parking)	1,750 SF/LOT (BUILDING COVERAGE PER LOT)
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	4,000 SF	4,050 SF
Lot Density	15 DU/AC	6.926 DU/AC
Lot Width	40 FEET	45 FEET