

**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: GRUPO ALCO INTERNATIONAL LLC c/o Mr. Leonardo Coll, Manager

TELEPHONE NO: (home) (business) FAX NO.

- 2. APPLICANT'S ADDRESS (if different than the site address): 111 North Pine Island Road, Suite 205, Plantation, FL 33324

- 3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Due to a compromise with the adjacent neighbor, the previously approved dock layout has been modified. As such, the Applicant requests the Marine Advisory Board approval for the modified project that includes the construction of a fixed wood dock within private submerged lands. Per coordination on previous applications with the City Attorney and Marine Facilities, the proposed project will require formal approval as the proposed dock and mooring piles extend greater than 25' from the existing seawall even though the applicant owns the submerged property in which the proposed structures are being proposed on.

- 4. SITE ADDRESS: 1100 & 1120 SEMINOLE DRIVE, FT. LAUDERDALE, FL 33304 ZONING: RM-15

LEGAL DESCRIPTION: CORAL RIDGE SOUTH ADD 24-41 B LOT 1 BLK 4, TOG WITH A POR OF CORAL BAY DESC AS, BEG SE COR OF LOT 1, NW 92.60, E 155.50, SE 92.60 W 155.50 TO POB (POR OF PAR A) IN OR 21267/83

- 5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications). Warranty Deed, Project Plans, Site Photographs, Survey, Zoning Aerial, Aerial Exhibit, Summary Description

Applicant's Signature Date

The sum of \$ was paid by the above-named applicant on the of 2013 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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**EXHIBIT III  
WARRANTY DEED**

This Instrument Prepared by

Greenberg Traurig, P.A.  
James Lovegren, Esq.  
401 East Las Olas Blvd, Suite 2000  
Fort Lauderdale, Florida 33301

and return to:

Enterprise Title, Inc.  
2500 Weston Road, Suite 213  
Weston, Florida 33331

Property Appraiser's Identification No. 4942-36-05-0590  
4942-36-05-0591

THIS IS NOT AN  
SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the <sup>29</sup> day of August, 2012 by CFB, LLC, a Florida limited liability company (hereinafter called the "Grantor"), to GRUPO ALCO INTERNATIONAL LLC, a Florida limited liability company, with an address of 111 North Pine Island Road, Suite 205, Plantation, Florida 33324 (hereinafter called the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Broward County, Florida, to-wit:

**Lots 1 & 2, Block 4, CORAL RIDGE SOUTH ADDITION, according to the plat thereof, as recorded in Plat Book 24, Page 41 of the Public Records of Broward County, Florida; together with**

**A parcel of land being a portion of Coral Bay, as shown on the Plat of CORAL RIDGE SOUTH ADDITION, according to the Plat thereof, as recorded in Plat Book 24, Page 41 of the Public Records of Broward County, Florida, being more particularly described as follows:**

**Begin at the South East corner of Lot 1, Block 4 of said CORAL RIDGE SOUTH ADDITION; thence on an assumed bearing of North 30° 49' 42" West along the Easterly line of Lots 1 and 2 of said Block 4, a distance of 171.84 feet; thence north along the Easterly line of said Lot 2, a distance of 11.52 feet to the Northeast corner of said Lot 2; thence North 89° 24' 33" East along the Easterly projection of the North line of said Lot 2, a distance of 148.67 feet to a point on the line parallel with the East line of Lot 1; thence South 30° 49' 42" East along said parallel line, a distance of 185.18 feet to a point of intersection with the Easterly projection of the South line of said Lot 1, with said parallel lines; thence South 89° 24' 33" West, along said projection, a distance of 155.50 feet to the point of beginning.**

**Said lands lying, being and situate in Broward County, Florida.**

**SUBJECT TO** real estate taxes for the current and subsequent years; zoning and use restrictions

imposed by governmental authority; comprehensive land use plans; covenants, conditions, easements, and restrictions of record; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights and interests of record without right of entry; all of which shall not be reimposed hereby.

TOGETHER with all the tenements, hereditaments and all appurtenance rights, titles and interests thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said land, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to warrant the title to said land as described herein and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this deed effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Michael G. Vizzi  
(Witness Signature)

Michael G. Vizzi  
(Witness Print Name)

Nancy J. Walton  
(Witness Signature)

NANCY J. WALTON  
(Witness Print Name)

CFB, LLC, a Florida limited liability company

By: Community Foundation of Broward, Inc., a Florida non profit corporation, its sole member

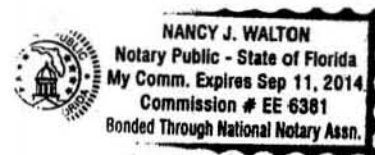
By: Linda B. Carter  
Linda B. Carter, President

STATE OF FLORIDA :  
: SS:  
COUNTY OF BROWARD :

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of August, 2012 by Linda B. Carter, as President of Community Foundation of Broward, Inc., a Florida non profit corporation, the sole member of CFB, LLC, a Florida limited liability company on behalf of said entity. She is personally known to me or has produced N/A as identification.

Nancy J. Walton  
Notary Public, State of Florida

Printed or stamped name  
My Commission Expires:



# State of Florida



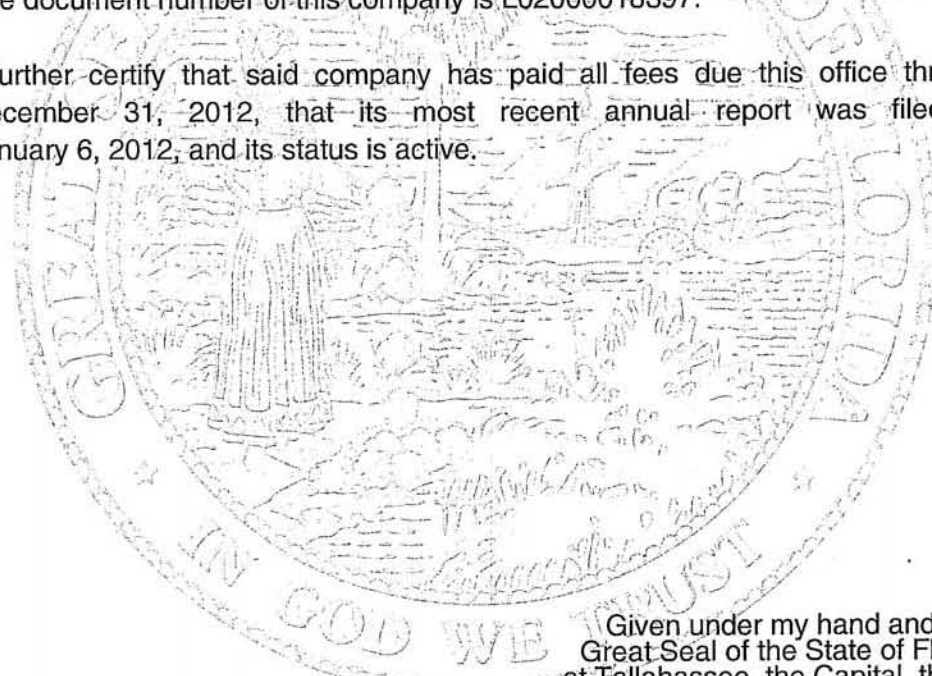
Department of State

THIS IS NOT AN OFFICIAL COPY

I certify from the records of this office that CFB, LLC, is a limited liability company organized under the laws of the State of Florida, filed on July 19, 2002.

The document number of this company is L02000018397.

I further certify that said company has paid all fees due this office through December 31, 2012, that its most recent annual report was filed on January 6, 2012, and its status is active.



Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-seventh day of August, 2012



CR2EO22 (1-11)

*Ken Detzner*

Ken Detzner  
Secretary of State



FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS		www.sunbiz.org		GREAT SEAL OF THE STATE OF FLORIDA	
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**No Events**    **No Name History**

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### Detail by Entity Name

#### Florida Limited Liability Company

GRUPO ALCO INTERNATIONAL LLC

**This detail screen does not contain information about the 2013 Annual Report.**

**Click the 'Search Now' button to determine if the 2013 Annual Report has been filed.**

#### Filing Information

**Document Number** L11000126638  
**FEI/EIN Number** 990374151  
**Date Filed** 11/07/2011  
**State** FL  
**Status** ACTIVE  
**Effective Date** 11/07/2011

#### Principal Address

111 NORTH PINE ISLAND ROAD SUITE 205  
PLANTATION FL 33324 US

#### Mailing Address

111 NORTH PINE ISLAND ROAD SUITE 205  
PLANTATION FL 33324 US

#### Registered Agent Name & Address

TSYGANOV, YURI  
111 NORTH PINE ISLAND ROAD SUITE 205  
PLANTATION FL 33324 US

#### Manager/Member Detail

**Name & Address**

Title MGR

ALCO GROUP  
CCP PASEO LAS DELICIAS  
MARACAY VE OFIC -TA VE

Title MGRM

COLL, LEONARDO  
101 SOUTH FORT LAUDERDALE BEACH BLVD  
FORT LAUDERDALE FL 33316 US

#### Annual Reports

**Report Year Filed Date**

2012      03/08/2012

**Document Images**

[03/08/2012 -- ANNUAL REPORT](#)

[11/07/2011 -- Florida Limited Liability](#)

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State of Florida, Department of State

**EXHIBIT IV  
PROJECT PLANS**

1 T E

21' (W/P)

178.86' (MEAS.)

UNAGE EASEMENT 24' PAGE 41 B.C.R.



FOUND DRILL HOLE 0.25N & 0.5E  
FOUND NAIL & WASHER 0.25' NORTH

N. 89°24'33"E. 148.67'  
EASTERLY PROJECTION NORTH LINE, LOT 1

10' CITY SETBACK

PROPERTY LINE

LOT 2  
BLOCK 4

APPROXIMATE WEIFACE

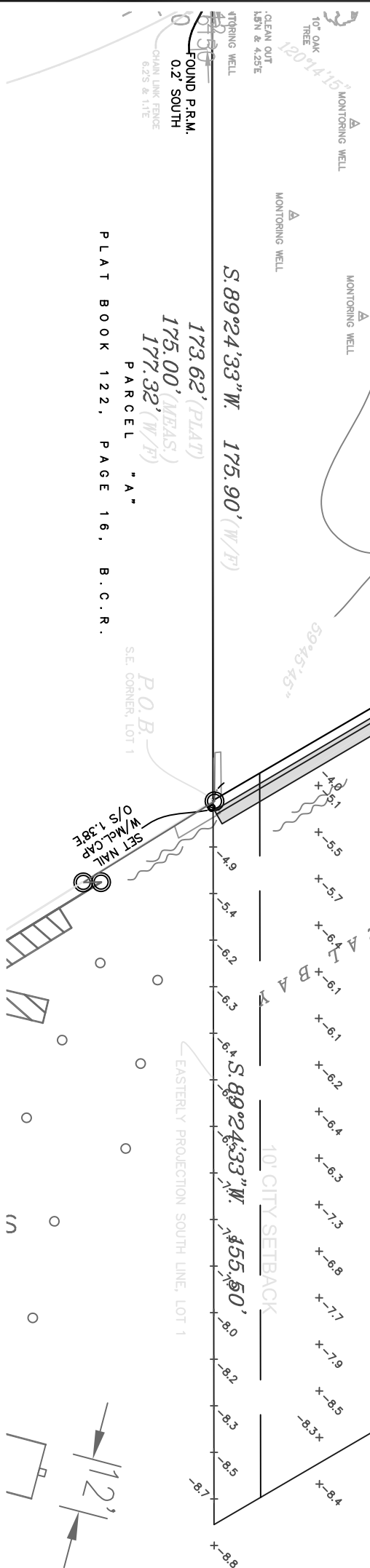
VACANT  
27,809 SQUARE FEET ±  
0.63394 ACRES ±

LOT 1  
BLOCK 4

S. 89°24'33"W. 175.90' (W/P)

173.62' (PLAT)  
175.00' (MEAS.)  
177.32' (W/P)

PLAT BOOK 122, PAGE 16, B.C.R.

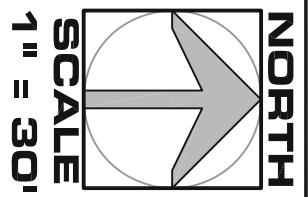


EASTERLY PROJECTION SOUTH LINE, LOT 1

10' CITY SETBACK

LEGEND

EXISTING SEAWALL W/ 3.2' CAP  
(±182 LN.FT.)



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**THE Chappell GROUP**

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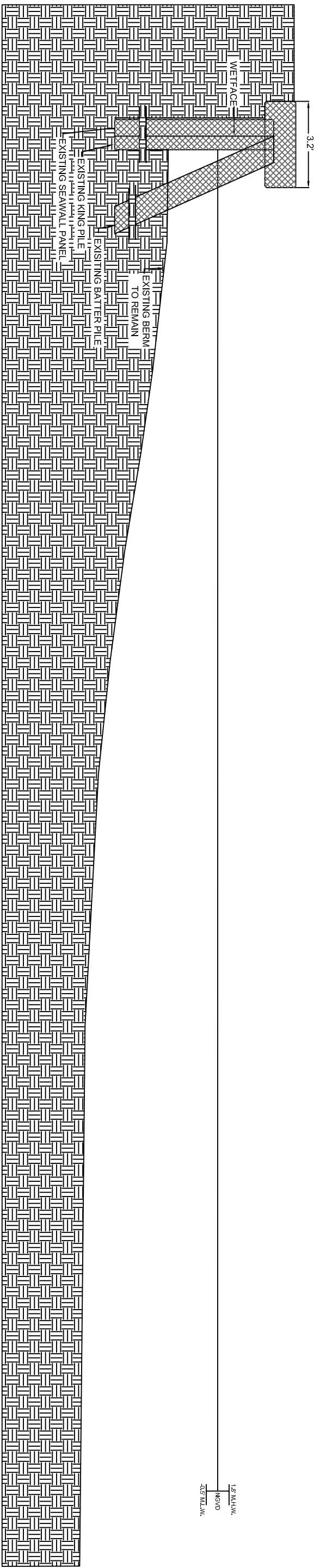
- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- TSE Species Surveys
- Phase I ESAs

**1100 SEMINOLE DRIVE**

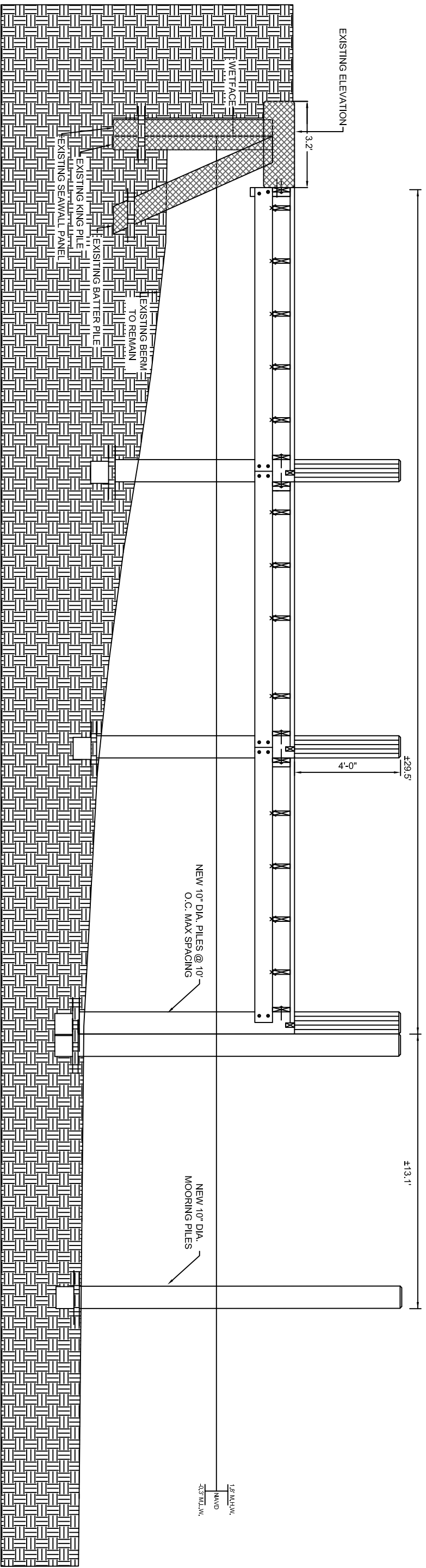
PREPARED FOR:  
GRUPO ALCO INTERNATIONAL LLC

EXISTING CONDITIONS	
Date: 1/10/14	Sheet: 1 of: 3
Proj No.: 07-0011.001	





**EXISTING CONDITIONS SECTION (TYP)**



**PROPOSED CONDITIONS SECTION (TYP)**

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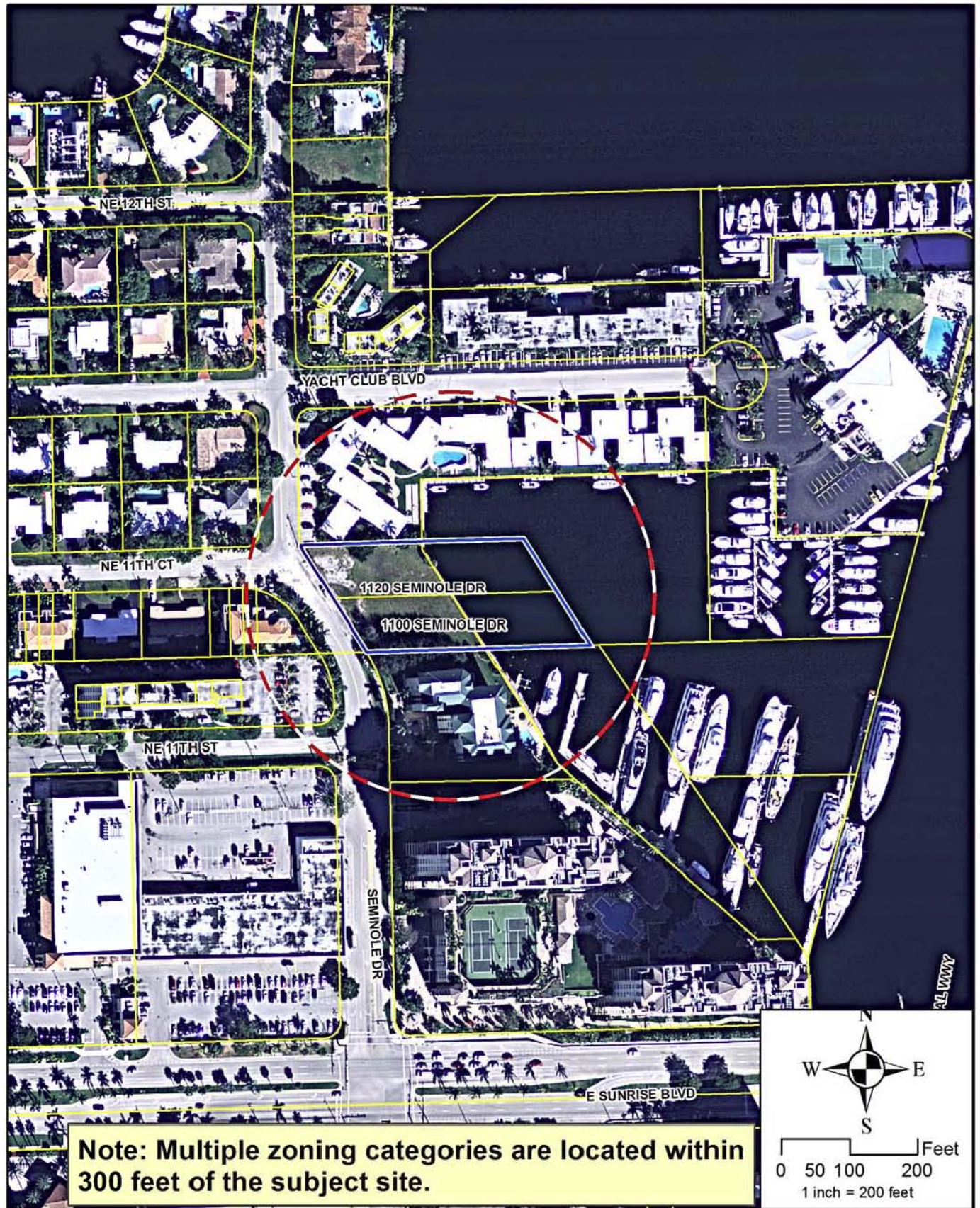
**1100 SEMINOLE DRIVE**

PREPARED FOR:  
GRUPO ALCO INTERNATIONAL LLC

SECTIONS	
Date: 1/10/14	Sheet: 3 of: 3
Proj No.: 07-0011.001	

**EXHIBIT V  
ZONING AERIAL**





**Note: Multiple zoning categories are located within 300 feet of the subject site.**



1120 SEMINOLE DR  
AND  
1100 SEMINOLE DR



Date: 8/21/2013

Path: P:\13 CED Dockmaster\arcgis\1100-1120 SEMINOLE DR.mxd

Exhibit 2

Page 16 of 30



**EXHIBIT VI  
SUMMARY DESCRIPTION**

**Summary Description**  
**1100 Seminole Drive**  
**TCG Project No. 07-0011.001**

The project site is located along Sunrise Harbor at 1100 & 1120 Seminole Drive, in Section 36, Township 49, Range 42, in the City of Ft. Lauderdale, Broward County, Florida

The property is located along Sunrise Harbor, which are tidal waters. The nearest direct connection to the Atlantic Ocean is 3.1 miles to the south at Port Everglades. As the project site is located along Sunrise Harbor, the incoming tidal waters (flood) at the site move to the northwest and the outgoing waters (ebb) move to the southeast.

The proposed upland plan consists of the construction of a new 5-story residential building, which includes 12 units with covered parking, lobby, and pool. The proposed marina project consists of the installation of a fixed dock into Coral Bay/Sunrise Harbor over privately owned submerged land. Due to a compromise with the adjacent neighbor, the previously approved dock layout has been modified and reduced from a 12 slip facility to an 8 slip facility. As measured from the existing wetface, the revised facility encroaches into Coral Bay/Sunrise Harbor a maximum of 54.7'. As this distance is over the 25' distance into the waterway from the wetface, the structures over the allowable 25' will require a variance waiver.

A larger marina facility (12 slip) at the project site has been previously permitted. The modified dock layout will be modified through the Broward County Environmental Protection & Growth Management Department (#DF13-1058), Florida Department of Environmental Protection (#06-0313368-002), and US Army Corps of Engineers (#SAJ-2012-02403).

The following three (3) matters provide justification for this waiver request:

1. The applicant owns the submerged bottom with which the proposed structure will be constructed.
2. Due to the extraordinary width of the waterway at this location to the closest structure or vessel ( $\pm 300'$ ), the proposed project will not impede navigation within Sunrise Harbor.
3. The waiver is being requested per the current policy directive of the City Attorney due to the interpretation of Section 47-19.3.D whereas the seawall is the starting point for determining waterway width instead of the property line when the property line is waterward of the seawall. The proposed project site is within submerged property owned by the applicant, with the property extending a maximum of 155.5' from the upland property line. A strict

interpretation of 47-19.3.D.3. would reflect that none of the proposed structures would require a waiver if measuring from the existing property line.

If this waiver is approved, the applicant will comply with all necessary construction requirements stated in Section 47-19.3 (C)(D)(E).

<b>PROPOSED STRUCTURES</b>	<b>STRUCTURE DISTANCE FROM UPLAND PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>DISTANCE REQUIRING A WAIVER</b>
<b>Finger Pier #1</b>	<b>±41.6'</b>	<b>25.0'</b>	<b>±16.6'</b>
<b>Mooring Pile #2</b>	<b>±54.7'</b>	<b>25.0'</b>	<b>±29.7'</b>
<b>Finger Pier #3</b>	<b>±32.0'</b>	<b>25.0'</b>	<b>±7.0'</b>
<b>Mooring Pile #4</b>	<b>±45.0'</b>	<b>25.0'</b>	<b>±20.0'</b>
<b>Finger Pier #5</b>	<b>±32.0'</b>	<b>25.0'</b>	<b>±7.0'</b>
<b>Mooring Pile #6</b>	<b>±45.0</b>	<b>25.0'</b>	<b>±20.0'</b>
<b>Finger Pier #7</b>	<b>±32.0</b>	<b>25.0'</b>	<b>±7.0'</b>
<b>Mooring Pile #8</b>	<b>±45.0</b>	<b>25.0'</b>	<b>±20.0'</b>
<b>Finger Pier #9</b>	<b>±32.0</b>	<b>25.0'</b>	<b>±7.0'</b>
<b>Mooring Pile #10</b>	<b>±45.0</b>	<b>25.0'</b>	<b>±20.0'</b>
<b>Finger Pier #11</b>	<b>±32.0</b>	<b>25.0'</b>	<b>±7.0'</b>
<b>Mooring Pile #12</b>	<b>±45.0</b>	<b>25.0'</b>	<b>±20.0'</b>
<b>Finger Pier #13</b>	<b>±32.0</b>	<b>25.0'</b>	<b>±7.0'</b>
<b>Mooring Pile #14</b>	<b>±45.0</b>	<b>25.0'</b>	<b>±20.0'</b>

**EXHIBIT VII  
SITE PHOTOGRAPHS**



**1. Southeast of project site, facing northwest toward project site.**



**2. Southeast of project site, facing north.**



**3. Northeast of project site, facing southwest toward project site.**



**4. Northeast of project site, facing south.**





**5. Northern property boundary, facing north.**



**6. Northern property boundary, facing east.**



**7. Northern property boundary, facing southeast.**



**8. Southern property boundary, facing east.**





9. Southern property boundary, facing northeast.



10. Southern property boundary, facing northwest.

**EXHIBIT VIII  
ORIGINAL SURVEY**



**EXHIBIT IX  
AERIAL EXHIBIT**



