

## ITEM IX

### MEMORANDUM MF NO. 25-09

DATE: April 16, 2025

TO: Marine Advisory Board

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: May 1, 2025 MAB - Dock Waiver of Distance Limitations  
-HG Middle River Investments LLC / 738 NE 20<sup>th</sup> Avenue

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Attached for your review is an application from HG Middle River Investments LLC / 738 NE 20<sup>th</sup> Avenue.

### APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of six (6) mooring piles and three (3) mooring pile clusters. The distances these structures extend from the property line into the Middle River is shown in the survey and summarized in **Table 1** below:

**TABLE 1**

<b>PROPOSED STRUCTURES</b>	<b>STRUCTURE DISTANCE FROM PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>DISTANCE REQUIRING A WAIVER</b>
<b>3 Mooring Piles (A)</b>	<b>44'6 ½" +/-</b>	<b>25'</b>	<b>19'6 ½" +/-</b>
<b>3 Mooring Piles (B)</b>	<b>84'6 ½" +/-</b>	<b>25'</b>	<b>59'6 ½" +/-</b>
<b>3 Triple Pile Clusters (C)</b>	<b>129'6 ½" +/-</b>	<b>25'</b>	<b>104'6 ½" +/-</b>

ULDR Section 47.19 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 proposed dolphin piles and triple pile clusters is necessary for safely mooring vessels, especially during severe weather, a waterway width of +/- 582.7', and is consistent with other waivers that have been granted.

### PROPERTY LOCATION AND ZONING

The property is located within the RS-8 Residential Single Family / Low Medium Density Zoning District. It is situated on the Middle River where the distance from property line to property line on the opposite side of the Middle River is 582.7'feet +/-, according to the provided Distance Exhibit.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been seventeen (17) waivers of docking distance limitations approved by the City Commission since 1983 in the immediate area. A comparison of these as shown in **Table 2** including the maximum distances of all structures extending into the Middle River follows:

**TABLE 2**

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

## 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](mailto:alejandra@lwpermitsfl.com)

**CITY OF FORT LAUDERDALE  
MARINE FACILITIES**

Application for Waterway

Waiver of Triple Mooring Piles Limitations

**Subject Address:**

738 NE 20 Avenue

Fort Lauderdale, FL 33304

Hal Griffith

HG Middle River Investments LLC

**LW PERMITS LLC**

Permitting & Consulting

\*Pompano Beach FL 33060\* 954-504-8815\* [www.lwpermitsfl.com](http://www.lwpermitsfl.com)



**LW Permits**

[alejandra@lwpermitsfl.com](mailto:alejandra@lwpermitsfl.com)

738 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](http://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: HG Middle River Investments LLC – Griffith, Hal E

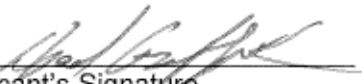
TELEPHONE NO: 954-648-6281  
(home/cellular)

EMAIL: miked@hargrave.org  
(business)

2. APPLICANT'S ADDRESS (if different than the site address):
3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Waiver of Distance Limitations
4. SITE ADDRESS: 738 NE 20 AVE, FORT LAUDERDALE FL 33304 ZONING: RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER: VICTORIA HIGHLANDS AMD PLAT 15-9 B PT OF BLK 1 F/P/A LOTS 3 S 36, 4 N 32 BLK 1 VICTORIA HIGHLANDS 5042 02 13 0030

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

  
Applicant's Signature

4/14/25  
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 \_\_\_\_\_



LW PERMITS LLC  
Pompano Beach, FL 33060  
[alejandra@lwpermitsfl.com](mailto:alejandra@lwpermitsfl.com)

#### **SUMMARY DESCRIPTION**

738 NE 20 Avenue  
Fort Lauderdale, Florida 33304

This project is located at 738 NE 20th Avenue, Section 02, Township 50 South, Range 42 East, in the City of Fort Lauderdale, Florida. Folio Number 504202130030. Broward County, Florida.

The purpose of the project is to (1) install 6 new Dolphin Piles and (2) install 3 sets of triple pile clusters. The proposed piles will be approximately (A) +/-44' 6' 1/2' (B) +/-84' 6' 1/2'. and the Triple Pile Clusters will be approximately (C) +/-129' 6' 1/2'. **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 582'7 feet.

PROPOSED STRUCTURES	<b>TABLE A</b> STRUCTURE DISTANCE FROM PROPERTY LINE ADJACENT TO WETFACE	PERMITTED DISTANCE WITHOUT WAIVER	AMOUNT OF DISTANCE REQUIRING WAIVER
(A) Dolphin Piles	+/- 44' 6' 1/2'	25'	+/- 19' 6' 1/2'
(B) Dolphin Piles	+/- 84' 6' 1/2'	25'	+/-59' 6' 1/2'
(C) Triple Pile Clusters	+/- 129' 6' 1/2'	25'	+/- 104' 6' 1/2'

**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 +/- 582'7 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.



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





**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	738 NE 20 AVENUE, FORT LAUDERDALE FL 33304-3414	<b>ID #</b>	5042 02 13 0030
<b>Property Owner</b>	HG MIDDLE RIVER INVESTMENTS LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	1887 WEST STATE ROAD 84 FORT LAUDERDALE FL 33315	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	VICTORIA HIGHLANDS AMD PLAT 15-9 B PT OF BLK 1 F/P/A LOTS 3 S 36, 4 N 32 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*	\$764,550	\$902,190	\$1,666,740	\$1,666,740				
2024	\$764,550	\$902,270	\$1,666,820	\$1,554,130	\$30,201.99			
2023	\$467,230	\$1,019,200	\$1,486,430	\$1,412,850	\$27,694.75			
2025* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,666,740	\$1,666,740	\$1,666,740	\$1,666,740				
Portability	0	0	0	0				
Assessed/SOH	\$1,666,740	\$1,666,740	\$1,666,740	\$1,666,740				
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	\$1,666,740	\$1,666,740	\$1,666,740	\$1,666,740				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
12/2/2019	WD*-E	\$1,900,000	116211778	\$90.00	8,495	SF		
10/28/2002	QCD	\$100	34177 / 1498					
2/1/1999	WD	\$375,000	29368 / 1038					
10/1/1991	WD	\$236,000	18833 / 828					
6/1/1984	WD	\$125,000		Adj. Bldg. S.F. (Card, Sketch)		1587		
				Units/Beds/Baths		1/3/2		
				Eff./Act. Year Built: 1951/1949				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

\* Denotes Multi-Parcel Sale (See Deed)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

### Detail by Entity Name

Florida Limited Liability Company  
HG MIDDLE RIVER INVESTMENTS, LLC

## Filing Information

<b>Document Number</b>	L13000167606
<b>FEI/EIN Number</b>	46-4357588
<b>Date Filed</b>	12/03/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	01/06/2014
<b>Event Effective Date</b>	NONE

## Principal Address

1887 WEST STATE ROAD 84  
FORT LAUDERDALE, FL 33315

Changed: 01/06/2014

Mailing Address

1887 WEST STATE ROAD 84  
FORT LAUDERDALE, FL 33315

Changed: 01/06/2014

**Registered Agent Name & Address**

ABRIL, JAMES B, ESQ  
4332 East Tradewinds Avenue  
Lauderdale by the Sea, FL 33308

Address Changed: 01/19/2023

### Authorized Person(s) Detail

### Name & Address

Title MGR

GRIFFITH, HAL E  
 1301 ALASKAN WAY  
 SEATTLE, WA 98101

Annual Reports

Report Year	Filed Date
2022	04/18/2022
2023	01/19/2023
2024	04/16/2024

Document Images

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<a href="#">04/25/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2014 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">12/03/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

This Document Prepared By  
**Robert S. Forman, Esquire**  
**Robert S. Forman, P.A.**  
8201 Peters Road  
Suite 1000  
Fort Lauderdale, Florida 33324

Return To:  
Mombach, Boyle, Hardin & Simmons, P. A.  
100 Northeast 3<sup>rd</sup> Avenue, Suite 1000  
Fort Lauderdale, FL 33301

Parcel ID Number: 50-42-02-13-0030 and 50-42-02-13-0041

## Warranty Deed

**This Indenture**, Made this 3<sup>rd</sup> day of December, 2019 A.D., **Between Alan G. Leigh, a/k/a Alan George Leigh, a single man** of the County of **Broward**, State of **Florida**, **grantor**, and **HG Middle River Investments, LLC, a Florida limited liability company** whose address is: **1887 West State Road 84, Fort Lauderdale, FL 33315** of the County of **Broward**, State of **Florida**, **grantee**.

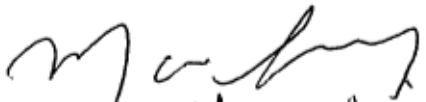
**Witnesseth** that the GRANTOR, for and in consideration of the sum of **TEN DOLLARS (\$10) DOLLARS**, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, transferred, conveyed, and sold to the said GRANTEE 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:

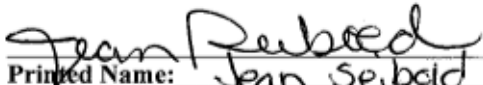
**See Legal Description attached hereto as Exhibit "A".**


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:

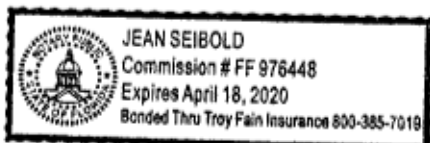
  
Printed Name: Margarita Lopez  
Witness

  
Printed Name: Jean Seibold  
Witness

  
\_\_\_\_\_  
(Seal)  
Alan G. Leigh, a/k/a Alan George Leigh  
P.O. Address: C/O Robert S. Forman, P. A.  
8201 Peters Road, Suite 1000  
Fort Lauderdale, FL 33324

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

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of December, 2019 by **Alan G. Leigh, a/k/a Alan George Leigh, a single man** who is personally known to me or who has produced his **Florida driver's license** as identification.



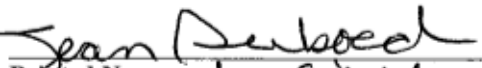
  
Printed Name: Jean Seibold  
Notary Public  
My Commission Expires: / /

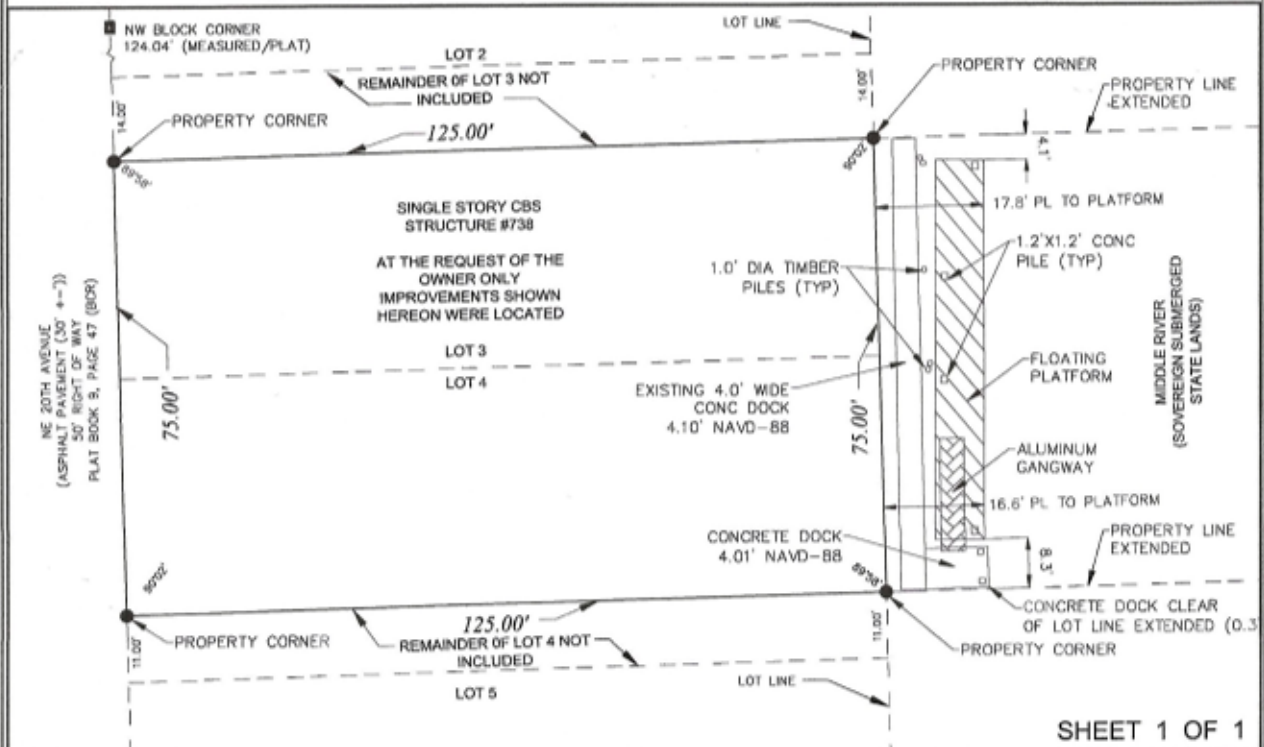
EXHIBIT "A" LEGAL DESCRIPTION

The South 36 feet of Lot 3 and the North 32 feet of Lot 4, Block 1, of VICTORIA  
HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 9, Page 47, of the Public  
Records of Broward County, Florida.

and

The North Seven feet (7') of the South Eighteen feet (18') of Lot 4, Block 1, of VICTORIA  
HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 9, Page 47 of the Public  
Records of Broward County, Florida.

ABBREVIATIONS/LEGEND			
BCR	BROWARD CO RECORDS	CLF	CHAIN LINK FENCE
CONC	CONCRETE	X	SPOT ELEVATION
PL	PROPERTY LINE	EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR	FH	FIRE HYDRANT
ELEV	ELEVATION (FT)	AC	AIR CONDITIONER
TYP	TYPICAL	FND	FOUND
CBS	CONC STRUCTURE	CO	CLEAN OUT
LB	LICENSED BUSINESS	WM	WATER METER
NG	NATURAL GROUND	TPP	TIMBER POWER POLE
PSM	PROFESSIONAL SURVEYOR	PSM	PROFESSIONAL SURVEYOR
CRN	CROWN OF ROAD	CALC	CALCULATED
WP	WOOD POWER POLE	CB	CATCH BASIN
WV	WATER VALVE	BFP	BACK FLOW PREVENTER
IR	IRON ROD	OS	OFFSET
N/D	NAIL AND DISK	NTS	NOT TO SCALE



SHEET 1 OF 1

**SURVEY NOTES:**

- 1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHT OF WAYS, EASEMENTS OR ANY OTHER INSTRUMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE REFERENCED PLAT.
- 2) ANY ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88), AND BASED ON GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE SYSTEM.
- 3) ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING LICENSED SURVEYOR ARE PROHIBITED WITHOUT WRITTEN CONSENT.
- 4) UNLESS OTHERWISE NOTED, ANGLES, BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED AND CONSISTENT WITH THE INSTRUMENT OF RECORD.
- 5) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 6) UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- 7) THIS SURVEY OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR SECURE ELECTRONIC SIGNATURE OF UNDERSIGNED.

**LEGAL DESCRIPTION:**

THE SOUTH 36 FEET OF LOT 3 AND THE NORTH 32 FEET OF LOT 4, BLOCK 1, OF VICTORIA HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE NORTH SEVEN FEET (7') OF THE SOUTH EIGHTEEN FEET (18') OF LOT 4, BLOCK 1, OF VICTORIA HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFIED TO:**

LOVELL MARINE CONSTRUCTION

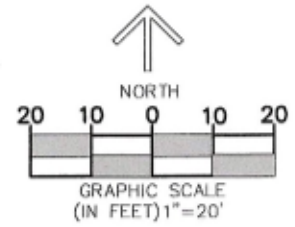
**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS AS-BUILT SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 26TH, 2025. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.



Digitally signed by Stanley Copeland  
 DN: c=US,  
 serialNumber=AATL2024032934303  
 6, cn=Stanley Copeland,  
 email=stan@tdsurvey.com  
 Date: 2025.03.28 11:49:25 -04'00'

STAN D. COPELAND, PSM  
 FLORIDA REGISTRATION NUMBER 6797  
 MARCH 28TH 2025



**PREPARED BY:**

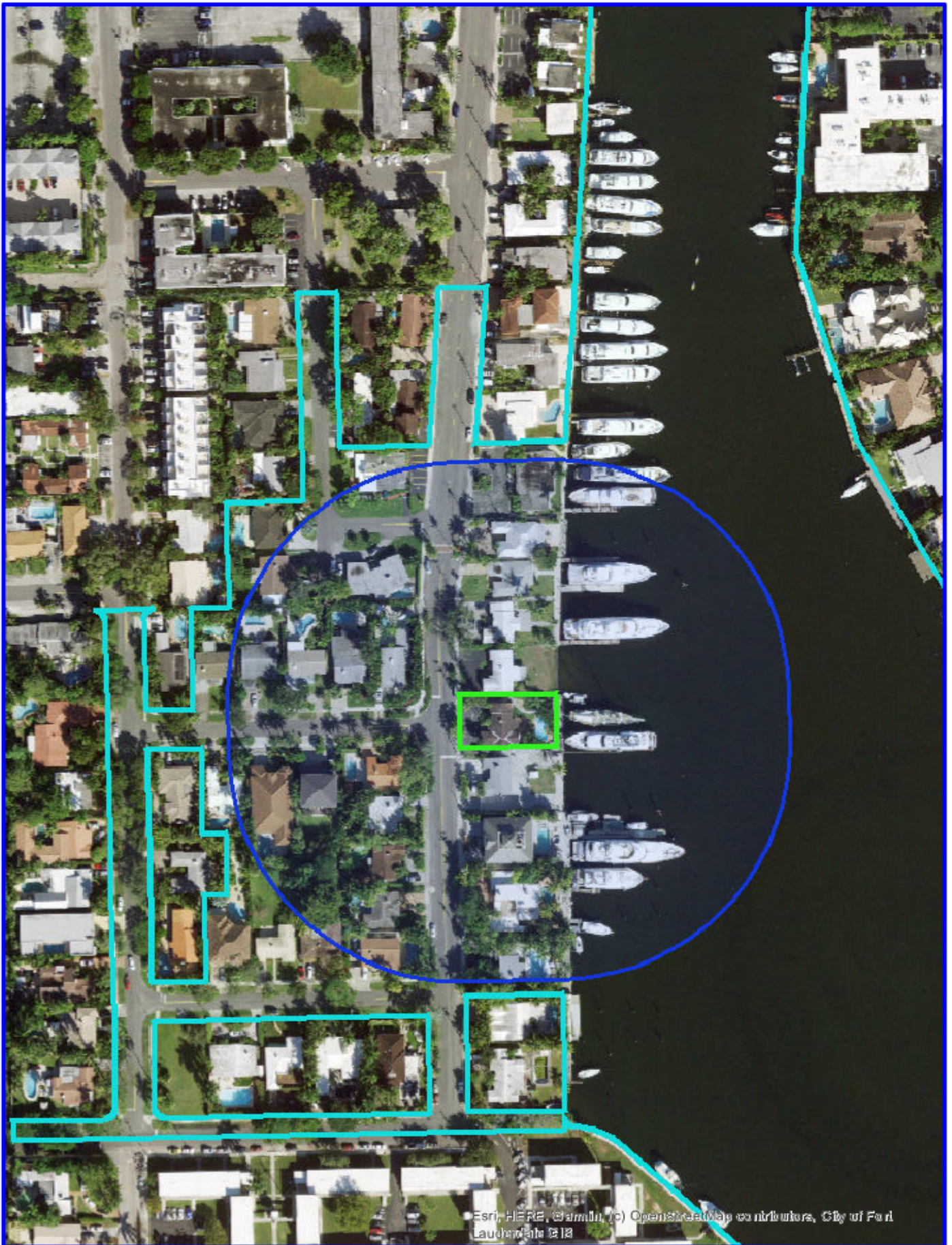
**TECHNICAL DISCIPLINES, INC. (LB 8123)**  
 1533 SE 8TH TERRACE  
 DEERFIELD BEACH, FLORIDA 33441  
 954-850-2008

**FLOATING DOCK AS-BUILT SURVEY**

A PORTION OF LOT 3 AND 4, BLOCK 1  
 PLAT BOOK 9, PAGE 47  
 BROWARD COUNTY RECORDS  
 PROPERTY ADDRESS:  
 738 NE 20TH AVENUE

DATE	3/28/25
DRAWN BY	SC/JC
F.B./ PG.	ELEC
SCALE	AS SHOWN
JOB NO.	TDI-1955





Esri, HERE, Garmin, (c) OpenStreetMap contributors, City of Fort Lauderdale © 2025



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

738 NE 20 AVENUE



0 90 180 Feet

**GIS**  
Fort Lauderdale

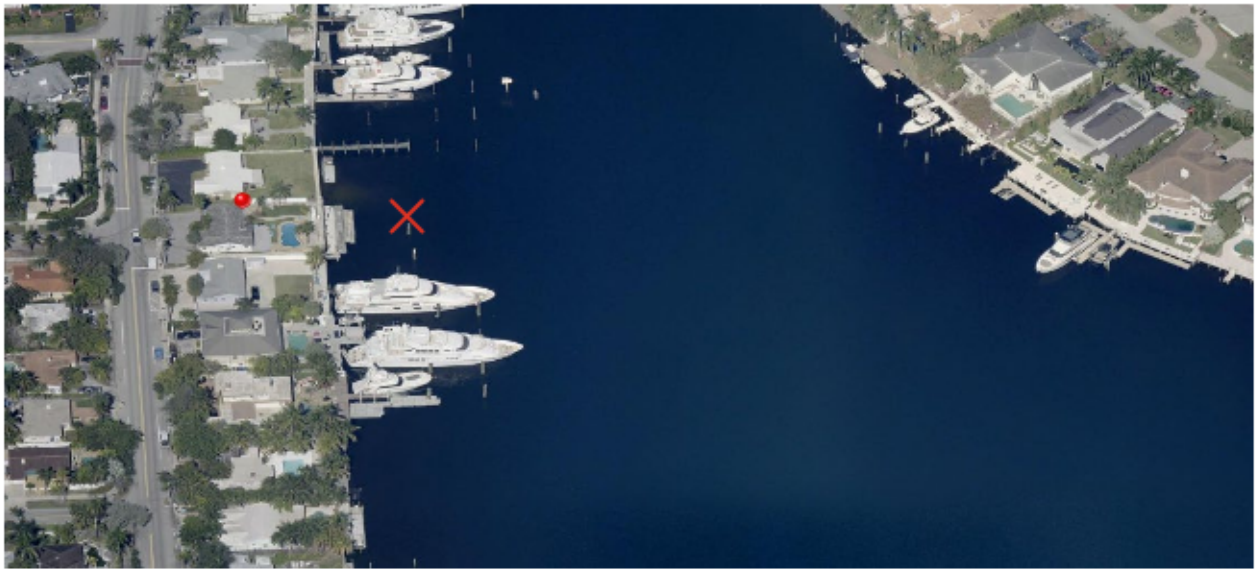
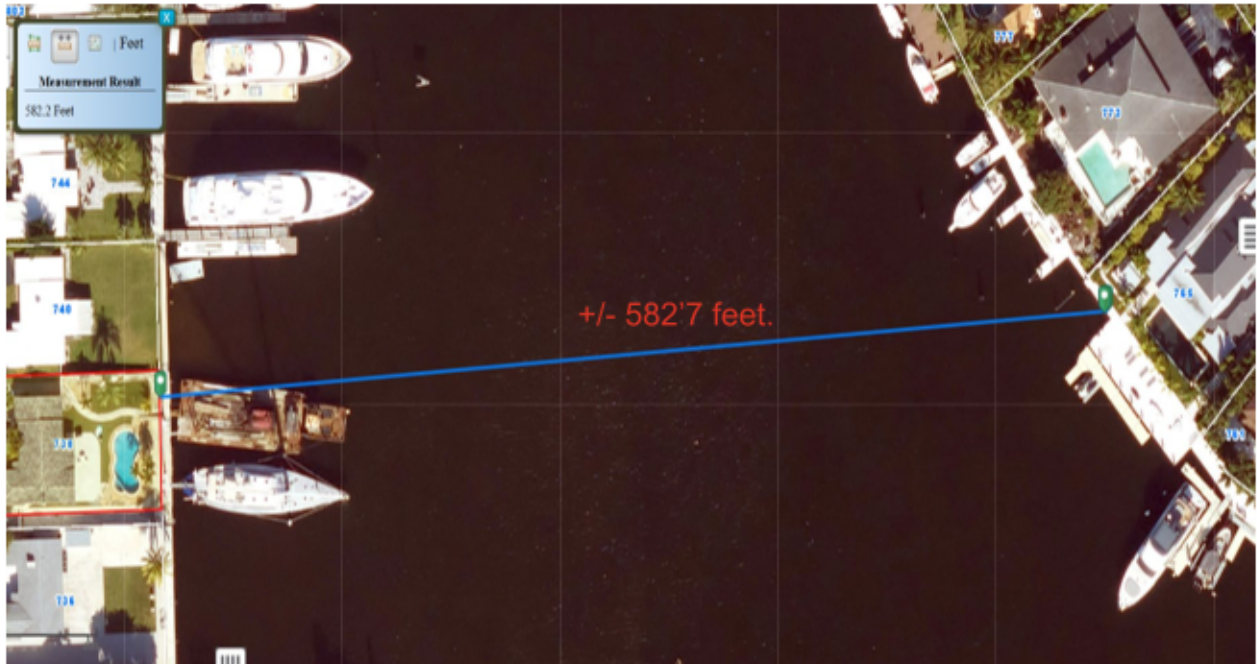
CAM #25-0515

Printed on: 4/15/2025

Exhibit 1  
Page 15 of 24



## DISTANCE EXHIBIT



**LW PERMITS LLC**

Permitting & Consulting

\*Pompano Beach FL 33060\* 954-504-8815\* [www.lwpermitsfl.com](http://www.lwpermitsfl.com)

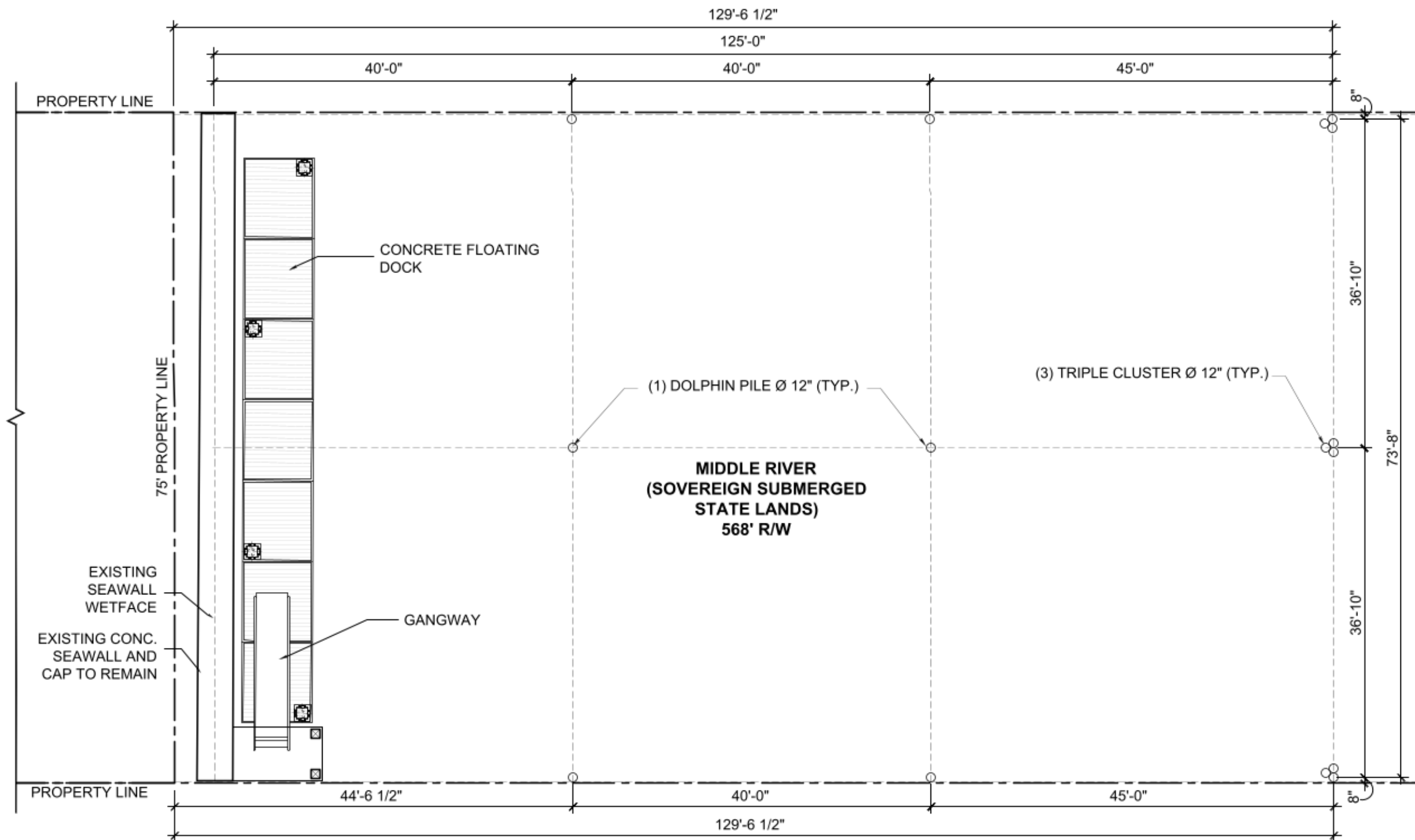


## PHOTOS

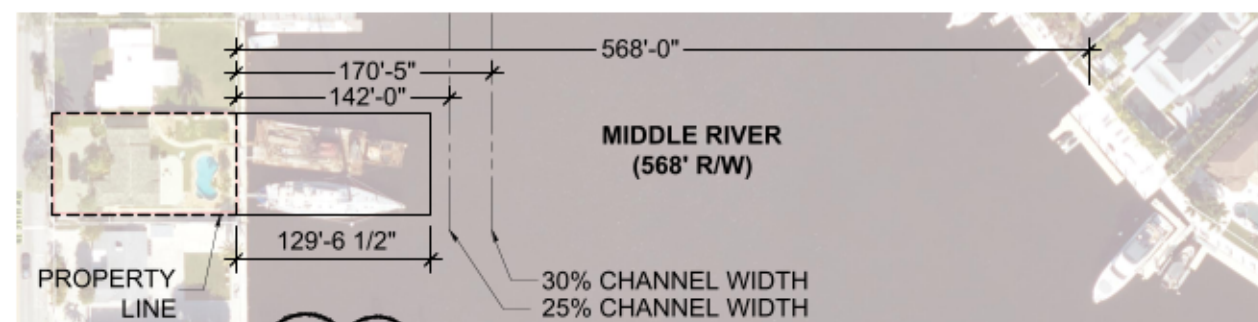








1 **DOLPHIN PILES - PLAN**  
Scale: 1" = 150'



2 **SITE AERIAL**  
Scale: N.T.S.

**CORONEL**  
www.coronellassociates.com  
fcoronel@coronellassociates.com  
954.254.4911

**LOVELL MARINE CONSTRUCTION**  
3601 NW 10th Ave  
OAKLAND PARK, FL 33309  
954-467-5055 / 954-563-9700  
F. 954-563-9209  
www.lovellmarine.com  
info@lovellmarine.com

**NEW CONCRETE FLOATING DOCK**  
Mr. Michael DiCodina  
738 NE 20th Avenue  
Fort Lauderdale, FL 33304

**SHEET TITLE**  
**DOLPHIN PILES**

No.	DATE	REVISION
1	031025	Office revision

CHECKED FC  
DRAWN JV  
DATE 042924  
PROJECT No. 23101


**SHEET No. A1-5 of 6**

**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


ALL DESIGN, 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. WRITTEN DIMENSIONS

GAM #25-0515  
Exhibit 1  
Page 19 of 24

PILE NOTES	
1	WOOD PILES TO BE 2.5 lb CCA TREATED IN ACCORDANCE WITH AWWA STANDARD C18
2	WOOD PILES SHALL BE A MINIMUM DIAMETER OF 9 INCH, MIAMI DADE COUNTY REQUIRES A MINIMUM DIAMETER OF 12 INCH
3	CONCRETE PILES SHALL ATTAIN 6000 psi COMPRESSIVE IN 28 DAYS
4	CONCRETE PILES SHALL BE REINFORCED WITH 4 -7/16" DIAMETER LO-LAX STRANDS, 270 kips, AND 5 ga. SPIRAL TIES
5	CONCRETE PILES SHALL BE 12"x12" SQUARE, MINIMUM LENGTH OF 20'
6	CONCRETE PILES SHALL BE CUT TO LEAVE STRANDS EXPOSED A MIN. OF 18" AND TIED TO DOCK OR CAP STEEL OR DRILL AND EPOXY (2) # 5 12"x12" HOOK BARS 6" INTO PILE
7	THE CONTRACTOR OF RECORD SHALL VERIFY PILE TYPE, INSTALLATION, AND DRIVING IN COMPLIANCE WITH THE FLORIDA BUILDING CODE CURRENT EDITION
8	ANY EXISTING PILINGS DESCRIBED HEREIN ARE CONSIDERED TO BE PART OF THE HOST STRUCTURE. THESE EXISTING PILINGS AND EXISTING HOST STRUCTURE, IF ANY, MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE PERMIT HOLDER AND CONTRACTOR OF RECORD. NO WARRANTY, EITHER EXPRESS OR IMPLIED, IS CONTAINED HEREIN.
PILE DRIVING	
1	PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF HAMMER ENERGY
2	PILES SHALL BE DRIVEN TO REQUIRED CAPACITY OF 10 tons FOR WOOD, 25 tons FOR CONCRETE, AND 5 tons FOR PIN PILES, A MINIMUM OF 8 FEET INTO BERM OR REFUSAL
3	PILES SHALL BE DRIVEN WITH A DROP HAMMER OR GRAVITY HAMMER PROVIDED THE HAMMER SHALL WEIGHT NO LESS THAN 3,000 POUNDS AND THE FALL OF THE HAMMER SHALL NOT EXCEED 6 FEET
4	PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN 1/4 INCH 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
5	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



[www.coronellassociates.com](http://www.coronellassociates.com)  
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**NEW CONCRETE  
FLOATING DOCK**  
Mr. Michael DiCodina  
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Fort Lauderdale, FL 33304

**SHEET TITLE**  
**NOTES**

No.	DATE	REVISION

CHECKEDFC

DRAWNJV

DATE042924

PROJECT No.23101

SHEET No. **A1-6 of 6**

**MARK WEBER P.E.**  
LICENSE #53895 | CA30702  
MW ENGINEERING, Inc.  
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GAM #25-0615  
Exhibit 1  
Page 20 of 24

March 26, 2025

Hal Griffith

HG Middle River Investments, LLC  
1887 West State Road 84  
Fort Lauderdale, FL 33315

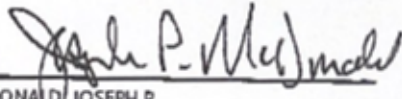
RE: 738 NE 20th Avenue

City of Fort Lauderdale Waiver Request

Dear Mr. Griffith,

I have reviewed the attached plans for the proposed project to install (6) Dolphin Piles and (3) 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 740 NE 20th Avenue and support the project as proposed.

Sincerely,

X   
MCDONALD JOSEPH P  
OWNER

740 NE 20th Avenue  
Fort Lauderdale, FL 33304

March 26, 2025

Hal Griffith


HG Middle River Investments, LLC  
1887 West State Road 84  
Fort Lauderdale, FL 33315

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Sincerely,

X 

1476446 ONTARIO LIMITED

736 NE 20<sup>th</sup> Avenue  
Fort Lauderdale, FL 33304

March 26, 2025

Hal Griffith

HG Middle River Investments, LLC  
1887 West State Road 84  
Fort Lauderdale, FL 33315

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Sincerely,

X

  
ROSE ANN LOVELL  
OWNER

840 NE 20<sup>th</sup> Avenue  
Fort Lauderdale, FL 33304



March 26, 2025

Hal Griffith

HG Middle River Investments, LLC  
1887 West State Road 84  
Fort Lauderdale, FL 33315

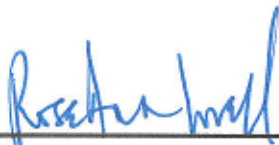
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Sincerely,

X



---

ROSE ANN LOVELL  
OWNER

834 NE 20<sup>th</sup> Avenue  
Fort Lauderdale, FL 33304