

ITEM V

MEMORANDUM MF NO. 24-18

DATE: November 19, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: January 2, 2025 MAB Meeting - Dock Waiver of Distance Limitations – Andrew J. Schein, Esq. as agent for 500 Hendricks LLC / 500/501 Hendricks Isle.

Attached for your review is an application from Andrew J. Schein, Esq. as agent for 500/501 Hendricks Isle.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of a 100'+/- long x 5'+/- wide wood marginal dock extending a maximum of +/-5' into the adjacent Karen Canal.

The City's Unified Land and Development Regulations (UDLR) Secs. 47-19.3.(c.) specifies that mooring structures may not be constructed by any owner of any lot unless a principal building exists on such a lot and such lot abuts the waterway. Section 47-19.3. E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances. The applicant's Narrative indicates that the proposed dock on this undevelopable tract of land is "tied" to the owner's property and property improvements directly across the street and were included in the site plan approval for this project.

PROPERTY LOCATION AND ZONING

The property is located in the Victoria Isles neighborhood where the Zoning is RMM-25, Residential Mid Rise Multi Family / Medium High Density District. It is situated on the western shore of the Karen Canal where the width of the waterway to the adjacent shoreline is 106' +/-, according to the Narrative.

RECOMMENDATIONS

Should the Marine Advisory approve 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:

Marine Advisory Board

March 6, 2025

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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.

AC

Attachment

cc:

Enrique Sanchez, Deputy Director of Parks and Recreation

MARINE ADVISORY BOARD APPLICATION

500/501 Hendricks Isle

Owner: 500 Hendricks LLC

Application for Waiver from ULDR Section 47-19.3(c)

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APPLICATION

NARRATIVE

OWNER: 500 Hendricks LLC
APPLICANT: Andrew J. Schein, Esq.
ADDRESS: 501 Hendricks Isle

Narrative to Accompany Marine Advisory Board Application
Waiver from ULDR Section 47-19.3(c)

This application is to allow a dock on a lot where no principal structure exists, where Section 47-19.3(c) of the ULDR states that no docks may be constructed by any owner of a lot unless a principal building exists on such lot and such lot abuts a waterway.

The Property is generally located at 501 Hendricks Isle, Property Appraiser Folio ID No. 504202190960 (the "Property"). The Property is located on the west side of Hendricks Isle, across from a new condominium project located at 500 Hendricks Isle ("Project Site"), approved by the City pursuant to DRC Case No. UDP-S21050 (the "Project"). The aerial below shows the properties.



At the Planning and Zoning Board meeting for the Project, the Applicant discussed improvements to the Property, including the construction of two (2) parallel parking spaces, landscaping improvements, and a new dock. These improvements are shown on the approved landscape plan included in this submission.

When the Owner went to permit the dock on the Property, the City informed the Owner that the dock would require a waiver from Section 47-19.3(c) since the principal structure is located

at the Project Site, not the Property. Section 47-19.3(e) of the ULDR allows the City Commission to waive this requirement under extraordinary circumstances.

This is an extraordinary situation. It's very uncommon that an undevelopable tract of land is connected to a noncontiguous, developable tract of land where both tracts are included in the project approval. There may be others, but Applicant could only find one (1) other example (a single-family house on Solar Isle). Additionally, the Property is not a standalone property – the Property is part of the overall Project, and the dock and other improvements on the Property will be maintained by the condominium association of the Project Site.

Applicant understands the purpose for the City restricting docks on properties without an upland principal structure, however since this Property is “tied” to a project directly across the street and the Property improvements were included in the site plan approval for the Project, this situation is unique.

As shown in the plans submitted with this application, the proposed dock is 100' in length (1' – 8" from the extended property lines) and is 5' from the wetface of the new seawall, permitted under permit no. BLD-BDSP-23090017. The overall waterway width is +/- 106' at this location.

TAX RECORD/PROOF OF OWNERSHIP



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	HENDRICKS ISLE, FORT LAUDERDALE FL 33301	ID #	5042 02 19 0960
Property Owner	500 HENDRICKS LLC	Millage	0312
Mailing Address	2400 SUNRISE KEY BLVD FORT LAUDERDALE FL 33304	Use	95
Abbr Legal Description	VICTORIA ISLES 15-67 B THAT PT OF A PAR OF LAND LYING N OF BLK 3,W OF BLK 4 & E OF KAREN CANAL MARKED RESERVED LYING BET THE EXTENSION W OF THE N & S LOT LINE OF LOT 22 BLK 4		

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	\$1,130		\$1,130	\$1,130	
2024	\$1,130		\$1,130	\$1,130	\$20.95
2023	\$1,130		\$1,130	\$1,130	\$21.27

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,130	\$1,130	\$1,130	\$1,130
Portability	0	0	0	0
Assessed/SOH	\$1,130	\$1,130	\$1,130	\$1,130
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	\$1,130	\$1,130	\$1,130	\$1,130

Sales History			
Date	Type	Price	Book/Page or CIN
8/5/2020	SW*-E	\$2,400,000	116661130
4/25/2013	QC*-T	\$100	111501867
2/1/1964	WD	\$1,500	2758 / 696

Land Calculations		
Price	Factor	Type
\$0.50	2,262	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

WARRANTY DEED

Prepared by and return to:
Adam L Bessen

Summit Title & Settlement Services, Inc.
20283 State Road 7 Suite 400
Boca Raton, FL 33498
561-482-9493
File Number: 500 Hendricks

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 14th day of August, 2020 between The 500 Hendricks Condominiums & Marina, LLC, a Florida limited liability company whose post office address is 210 W EL CAMINO WAY, Palm Springs, CA 92264, grantor, and 500 Hendricks LLC, a Florida Limited Liability Company whose post office address is 2400 Sunrise Key Blvd, Fort Lauderdale, FL 33304, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Parcel 1:

LOT TWENTY-TWO (22), BLOCK FOUR (4), VICTORIA ISLES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 2:

THAT PART OF THAT CERTAIN PARCEL MARKED "RESERVED" AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF N. E. 18TH AVENUE AND BEING OPPOSITE LOTS 22 AND 23 IN BLOCK 4 OF VICTORIA ISLES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 23; ON THE SOUTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 22; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF N. E. 18TH AVENUE AS THE SAME IS NOW PLATTED, AND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF KAREN CANAL AS PLATTED.

Parcel Identification Number: 5042 02 19 0960
Parcel Identification Number: 5042 02 NN 0010
Parcel Identification Number: 5042 02 NN 0050
Parcel Identification Number: 5042 02 NN 0030
Parcel Identification Number: 5042 02 NN 0040
Parcel Identification Number: 5042 02 NN 0020

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

The conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2020 and thereafter, and those easements and restrictions of record, if any, referenced in Exhibit "A" attached hereto, the reference to which shall not operate to reimpose the same.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Natanael Jacques
[Signature]
Witness Name: SALIM ALI KHAN

The 500 Hendricks Condominiums & Marina LLC
By: *[Signature]*
Hardy Bassington, Manager
DAVID HENRICKS ASSOCIATES

State of California
County of Riverside

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of August, 2020 by Hardy Bassington, Manager of The 500 HENDRICKS CONDOMINIUMS & MARINA LLC, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Natanael Jacques
My Commission Expires: _____



The notary commission extended pursuant to Executive order N-63-20

EXHIBIT "A"

Permitted Exceptions

1. All matters contained on the Plat of VICTORIA ISLES, as recorded in Plat Book 15, Page 67, Public Records of Broward County, Florida.
2. Riparian and littoral rights are not insured.
3. Possible right of the public to use that part of the land between the water's edge and the apparent boundary of the upland parcel that is now, or was formerly, regularly used by the public for recreational purposes.
4. Any portion of the Land lying waterward of the mean high water line of Rio Grande, and lands accreted thereto.

CURRENT SURVEY

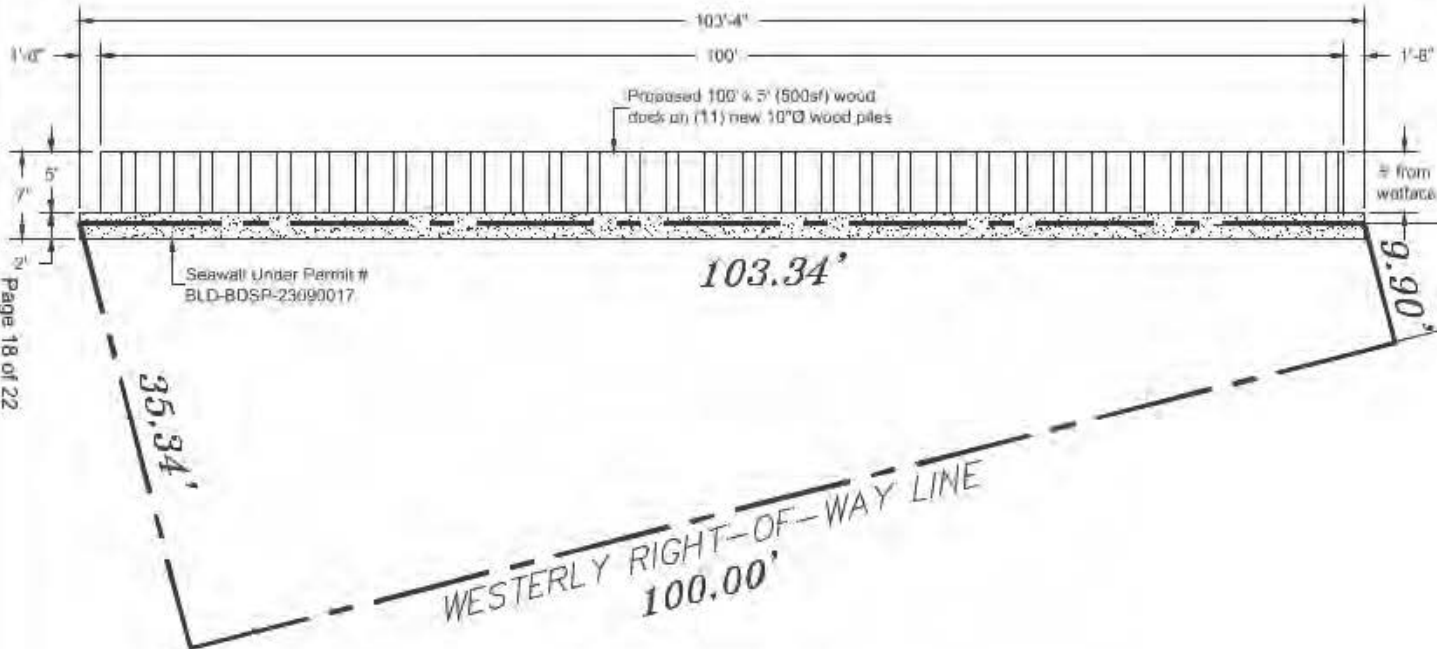


699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
EMAIL: ASCHEIN@LOCHRIELAW.COM
DIRECT LINE: 954.617.8919
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

APPROVED LANDSCAPE PLAN

PROPOSED PLANS

KAREN CANAL
(106'+/- R/W)



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- Scope of Work:**
- Existing wood dock and wood piles to be removed
 - Construct 100' x 5' (500sf) wood dock on (11) wood piles

Proposed Site Plan

Scale: 1" = 10'

Consultant
UNLIMITED PERMIT SERVICES, INC
Marine Design & Consulting
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
Office@unlimitedps.net

Project Engineer
MW ENGINEERING, INC
902 NE 1st Street Suite #2
Pompano Beach, FL 33060
Ofc: 954-532-0129
WWW.MwEngineering.net

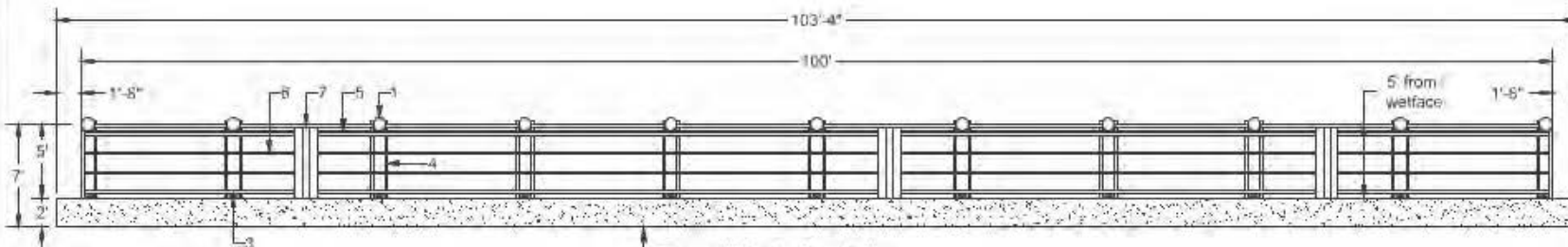
Contractor
B&M MARINE CONSTRUCTION INC
1211 S Military Trail #200
Deerfield Beach, FL 33442
(954) 421-1700

Project Information
New Dock
500 Hendricks Isle LLC
501 Hendricks Isle
Fort Lauderdale, FL 33301

DATE
2/16/24

MARINE DESIGN & CONSULTING, INC
902 NE 1st Street #2
Pompano Beach, FL 33060
(954) 532-0129
WWW.MWENGINEERING.NET

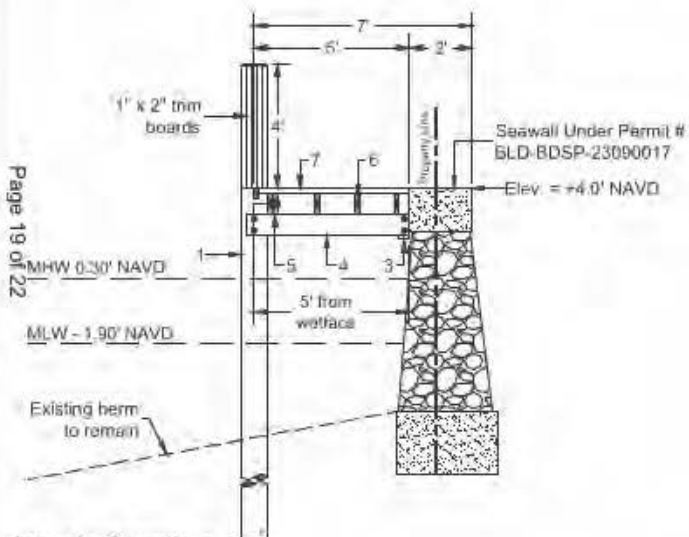
Sheet 2 of 4



Overall Plan View
Scale: 1/8" = 1'-0"

Seawall Under Permit #
BLD-BDSP-23090017

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Dock Section
Scale 1/4" = 1'-0"

DOCK NOTE IDENTIFICATION:

1. New 10"Ø wood piles
2. Not used
3. 4" x 10" hanger to cap with (1) 5/8" wedge anchor, min. 4" embedment
4. 2" x 8" substringer with (2) 5/8" thru bolt or lag bolt @ piles and hangers
5. (2) 2" x 8" stringers @ piles with (1) 5/8" thru bolt or lag bolt to piles
6. 2" x 8" stringers w/ (2) 16d nails to each substringer @ 16" o.c. for azel deckboards or 24" o.c. for pressure treated wood deckboards
7. 5/4" x 6" Tarr decking with (2) #8 x 3" deck screws per stringer
8. 2" x 8" fascia board
9. 2" x 4" wood trim

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2.16.22

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WWW.MwEngineering.net

Sheet 3 of 4

GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed 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. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. 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.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

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 a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' 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'.
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 three 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.

PILE NOTES:

1. Wood piles to be 2.5 lb. CCA treated in accordance with AWPA standard C16
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12"

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.

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 (954) 421-1700

Project Information
New Dock
 500 Hendricks Isle LLC
 501 Hendricks Isle
 Fort Lauderdale, FL 33301

DATE
 2-10-24

MARK E. WESSEL, P.E.
 LICENSE #RS20011 CA STATE
 MW ENGINEERING, INC.
 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
 Ofc: 954-532-0129
 WWW.MwEngineering.net

Sheet 4 of 4

DISTANCE EXHIBIT



HENDRICKS ISLE
NE 18TH AVE

N VICTORIA TER

VICTORIA TER

NE 6TH ST

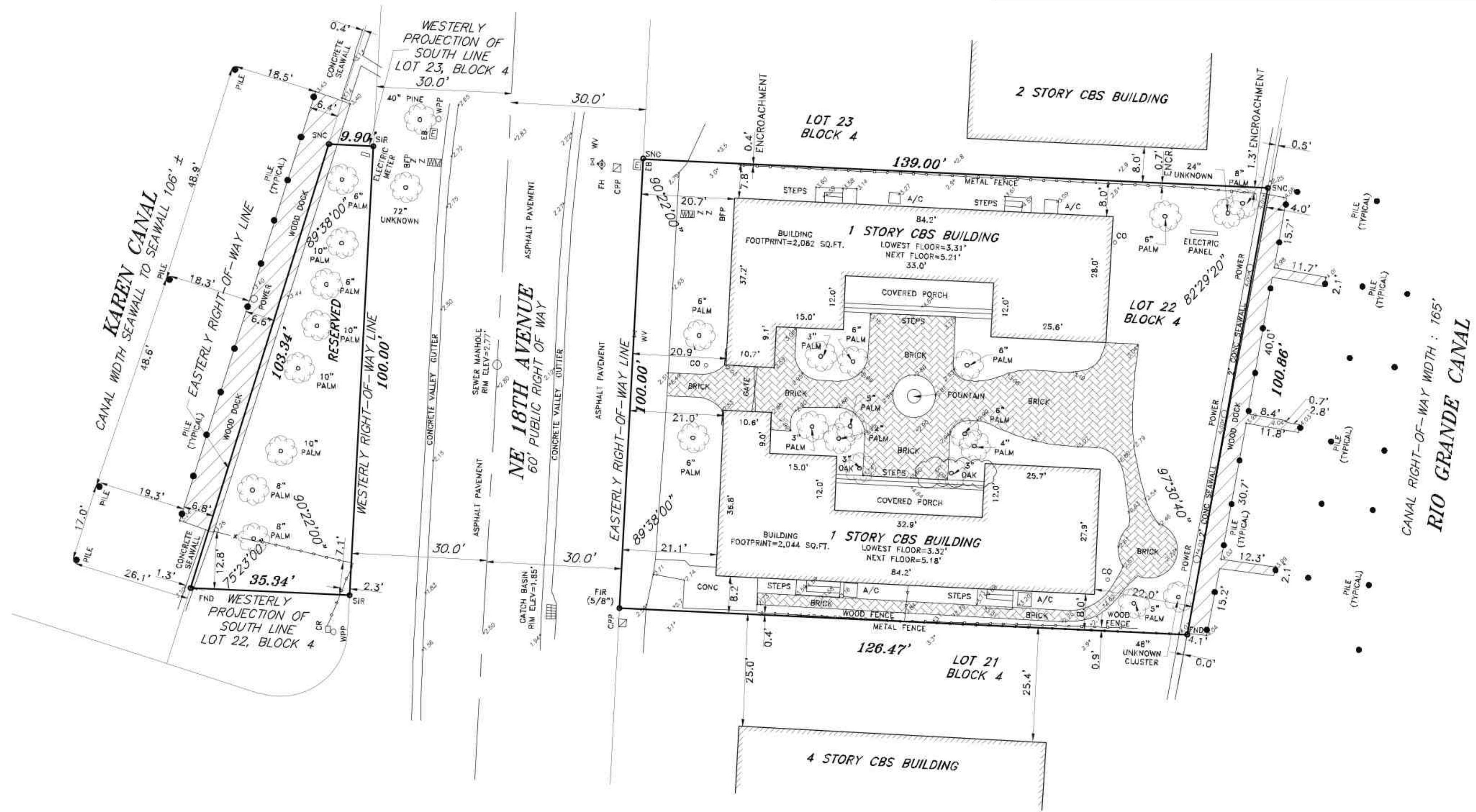
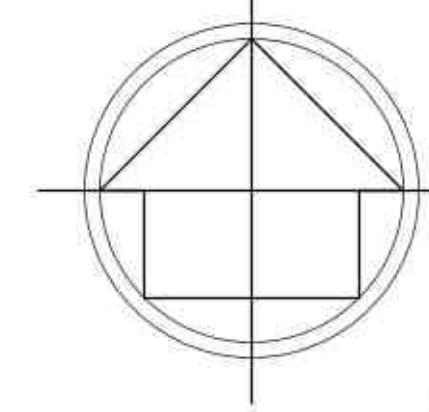
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Feet
Measurement Result
 106.4 Feet

ALTA/NSPS LAND TITLE SURVEY

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0388 H
ZONE	AE
BFE (CURRENT)	5
BFE (PRELIMINARY)	7
EFFECTIVE DATE	08/18/14

NOTE:
 BASE FLOOD ELEVATION (BFE) PER
 CURRENT FEMA FLOOD MAP IS 5
 BASE FLOOD ELEVATION (BFE) PER
 PRELIMINARY MAP FROM 12/31/2019 IS 7



SITE AREA=15,534 SQ.FT.
 0.3566 ACRES

LOCATION MAP (NTS)



LAND DESCRIPTION:

LOT TWENTY TWO (22), BLOCK FOUR (4), "VICTORIA ISLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

THAT PART OF THAT CERTAIN PARCEL MARKED "RESERVED" AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF N.E. 18TH AVENUE AND BEING OPPOSITE LOTS 22 AND 23 IN BLOCK 4 OF "VICTORIA ISLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 23; ON THE SOUTH BY THE PROJECTION WESTERLY OF THE SOUTH LOT LINE OF SAID LOT 22; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF N.E. 18TH AVENUE AS THE SAME IS NOW PLATTED, AND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF KAREN CANAL AS PLATTED.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # FB307L-103 ELEVATION= 2.60' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN ATTORNEY'S OPINION OF TITLE, PREPARED BY STOK KON+BRAVERMAN ATTORNEY'S AT LAW, DATED FEBRUARY 2, 2022, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID ATTORNEY'S OPINION OF TITLE OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

ALL MATTERS CONTAINED ON THE PLAT OF VICTORIA ISLES, AS RECORDED IN PLAT BOOK 15, PAGE 671 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO NE 18TH AVENUE, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 15, PAGE 67, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.
- RIO GRANDE CANAL RIGHT-OF-WAY WIDTH WAS SHOWN ON PLANS PREPARED BY MW ENGINEERING, INC. FOR NEW DOCK DESIGN.

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JULY 31, 2023.

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
FPL	FLORIDA POWER & LIGHT
-E-	OVERHEAD UTILITY LINES
CLF	CHAIN LINK FENCE
6.56	ELEVATION
POB	POINT OF BEGINNING
R	RADIUS
A	ARC DISTANCE
Δ	CENTRAL ANGLE
ELEV	ELEVATION
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
E-BOX	ELECTRIC BOX
MLP	METAL LIGHT POLE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799

CLIENT :

BERNICE AND
 ALBERT CHAUVET

500 HENDRICKS ISLE
 FORT LAUDERDALE, FLORIDA 33301

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	02/18/21	DATA/COLL	AM	REC
ADDED DIMENSIONS TO FINGER DOCKS AND ADDITIONAL ELEVATIONS TO SEAWALL	04/08/21	DATA/COLL	JD	REC
UPDATE SURVEY	12/10/21	SKETCH	AM	REC
UPDATE TO ALTA/NSPS STANDARDS	01/14/22	----	AM	REC
UPDATE PER ATTORNEY'S OPINION OF TITLE	02/03/22	----	AM	REC
ADDED FENCE ENCROACHMENT NOTE	02/08/23	----	REC	REC

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	07/31/23	----	REC	REC
REVISED CANAL WIDTH	08/22/23	----	REC	REC
ADDITIONAL ELEVATIONS ADDED TO REQUESTED AREAS	12/22/23	SKETCH	JD	REC
CLARIFICATION OF BASE FLOOD ELEVATION	02/22/24	----	JD	REC
ADDED PILES IN THE CANAL	02/17/25	----	JD	REC

PROJECT NUMBER: 9465-21

SCALE : 1" = 16'

SHEET
 1 OF
 1
 SHEET