

## ITEM VII

### MEMORANDUM MF NO. 21-18

DATE: July 8, 2021

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: September 2, 2021 MAB - Dock Waiver of Distance Limitations  
Stephen Farrell / 435 Bayshore Drive #402 / Slip #6

Attached for your review is an application from Stephen Farrell / 435 Bayshore Drive #402 / Slip #6 (see **Exhibit 1**).

### APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the installation of one (1) 24,000 pound four (4) post boatlift extending a maximum distance of +/- 40.0 ' 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**

<b>PROPOSED STRUCTURE</b>	<b>STRUCTURE DISTANCE FROM PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>DISTANCE REQUIRING WAIVER</b>
<b>Boat Lift</b>	<b>+/-40.0'</b>	<b>25'</b>	<b>+/-15'</b>

Section 47-19.3 C limits the maximum distance of mooring structures, including boat lifts, to 25 feet or 25% 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 indicated that the boat lift is necessary for safely mooring resident's vessels, especially during high wind events, severe weather and within boat traffic (property is not located 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 Summary Description provided in **Exhibit 1**.

## DOCK PLAN AND BOATING SAFETY

Records reflect that there have been six (6) 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**

<b>DATE</b>	<b>ADDRESS</b>	<b>MAXIMUM DISTANCE</b>
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'
2017	435 Bayshore Drive	61'
2019	435 Bayshore Drive	48.5'

## 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 boat lift's pilings/guide poles as required 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: Stephen Farrell

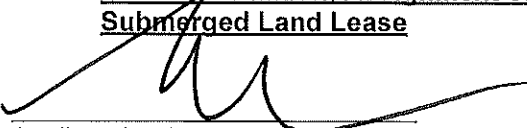
TELEPHONE NO: (781) 710-3203  
(Home)

2. APPLICANT'S ADDRESS (if different than the site address): N/A

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: The applicant requests a wavier for the proposed construction of a four (4) post boat lift that extends beyond 25ft from the property line in slip #6.

4. SITE ADDRESS: 435 Bayshore Dr. #402 Fort Lauderdale, FL, 33304  
ZONING: IOA  
LEGAL DESCRIPTION: ADAGIO FORT LAUDERDALE BEACH CONDO UNIT 402  
PER CDO CIN# 116023734

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).  
Warranty Deed, Project Plans, Site Aerial, Summary Description, HOA Letter of Recommendation, Assignment of Use Rights to Boat Slip, Site Photographs, Sovereignty Submerged Land Lease

  
Applicant's Signature

8/16/21  
Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

=====

The sum of \$ 1,500.00 was paid by the above-named applicant on the \_\_\_\_\_ of \_\_\_\_\_, 2021 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 TABLE OF CONTENTS**

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**EXHIBIT III  
WARRANTY DEED**

This Instrument Prepared By and Return to:  
EQUITY LAND TITLE, LLC  
CityPlace Tower  
525 Okeechobee Blvd., Suite 900  
West Palm Beach, Florida 33401

## ***SPECIAL WARRANTY DEED***

THIS INDENTURE, made this 03rd day of October, 2020, between **Costa Bahia LLC, a Florida limited liability company**, 1650 SE 17th Street, Ft. Lauderdale, FL. 33316, in the State of Florida, PARTY OF THE FIRST PART, and **Stephen C. Farrell** whose post office address is:  
435 Bayshore Dr Ft Lauderdale, FL 33304, PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL., to wit:

Units 402, of ADAGIO FORT LAUDERDALE BEACH, a Condominium, according to the Declaration of Condominium thereof recorded in Instrument # 116023734, of the Public Records of Broward County, Florida.

Property Address: 435 Bayshore Drive, Fort Lauderdale, FL, 33304

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision: Declaration of Condominium for Adagio Fort Lauderdale Beach a Condominium filed on August 29, 2019 in Instrument #116023734, in Official Records of Broward County, Florida, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2019 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.





Property Search Search Results **Parcel Result**



Copy Link New Search

< Prev Parcel

Tax Year **2021**

Next Parcel >

### Property Summary

**Property Id:** 504201CF0060

**Property Owner/s:** FARRELL, STEPHEN C

**Mailing Address:** 435 BAYSHORE DR FORT LAUDERDALE, FL 33304  
[click here to update mailing address](#)

**Physical Address:** 435 BAYSHORE DRIVE # 402 FORT LAUDERDALE, 33304

**Neighborhood:**

**Property Use:** 04 - Condominium

**Millage Code:** 0312

**Adj. Bldg. S.F.:** 2759 Card

**Bldg Under Air S.F.:**

**Effective Year:** 2020

**Year Built:** 2019

**Units/Beds/Baths:** 1 / 3 / 3.5

**Abbr. Legal Des.:** ADAGIO FORT LAUDERDALE BEACH CONDO UNIT 402 PER CDO CIN# 116023734

**Owner Alert:** This property is currently registered for BCPA's Owner Alert Notification. The owner(s) will be notified if a document is received by BCPA changing the ownership of this property.



Previous Next

**Deputy Appraiser:** Condo Department

**Appraisers Number:** 954-357-6832

**Email:** [condoinfo@bcpa.net](mailto:condoinfo@bcpa.net)

*If you see a factual error on this page, please [click here](#) to notify us.*



# CITY OF FORT LAUDERDALE

DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

## ADDRESS VERIFICATION

CONTACT: Devon Anderson  
Phone: 954-828-5233  
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 435 BAYSHORE DR #402, 33304

PREVIOUS ADDRESS: 435 BAYSHORE DR #402, 33304

NOTES: SITE PLAN LEVEL II

ZONING: IOA

FOLIO #: 504201CF0060

LEGAL DESCRIPTION: ADAGIO FORT LAUDERDALE BEACH CONDO UNIT 402 PER  
CDO CIN# 116023734

DRC #: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

DATE: 06/17/2021

## **EXHIBIT IV PROJECT PLANS**

# PROJECT NAME: FARREL - SLIP#6 - ADAGIO

## GENERAL SITE INFORMATION:

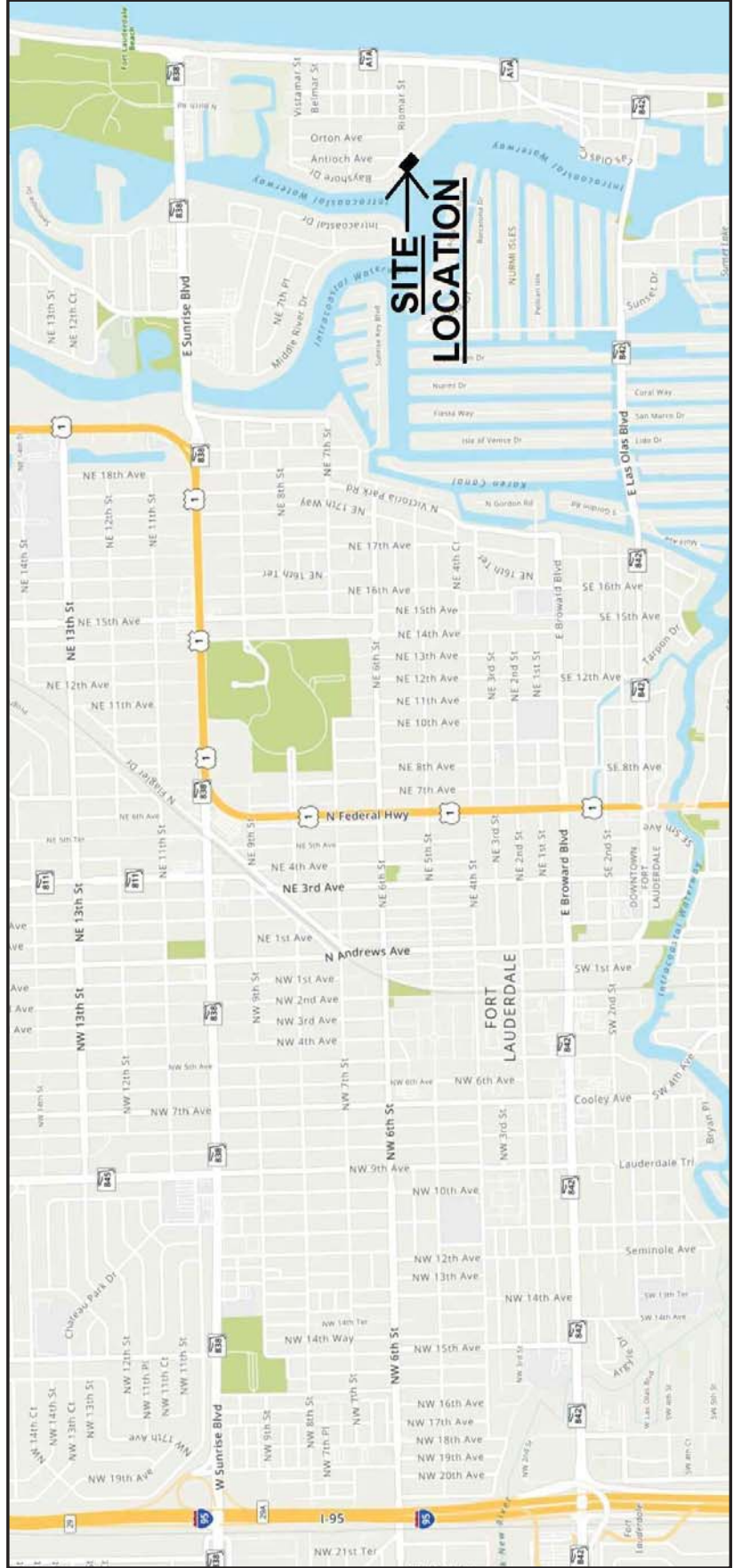
ADDRESS: 435 BAYSHORE DR #402  
FT. LAUDERDALE FL, 33304

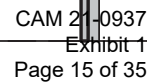
SECTION: 01  
TOWNSHIP: 50S  
RANGE: 42E

SLIP #: 6

STATE TAX PARCEL ID: 504201CFO060

LATITUDE: N° 26.12836  
LONGITUDE: W° -80.10803





# LEGEND



EXISTING MARGINAL DOCK (18.17 X 7')



EXISTING FINGER PIER (4' X 20')



EXISTING SEAWALL CAP ±2.5'



PROPOSED 24,000 LBS (4) POST BOAT LIFT ON (4) NEW 12" WOODEN PILES (±12' X ±15')



EXISTING MOORING PILE



EXISTING SUBMERGED LAND LEASE (SSL)

## GENERAL NOTES

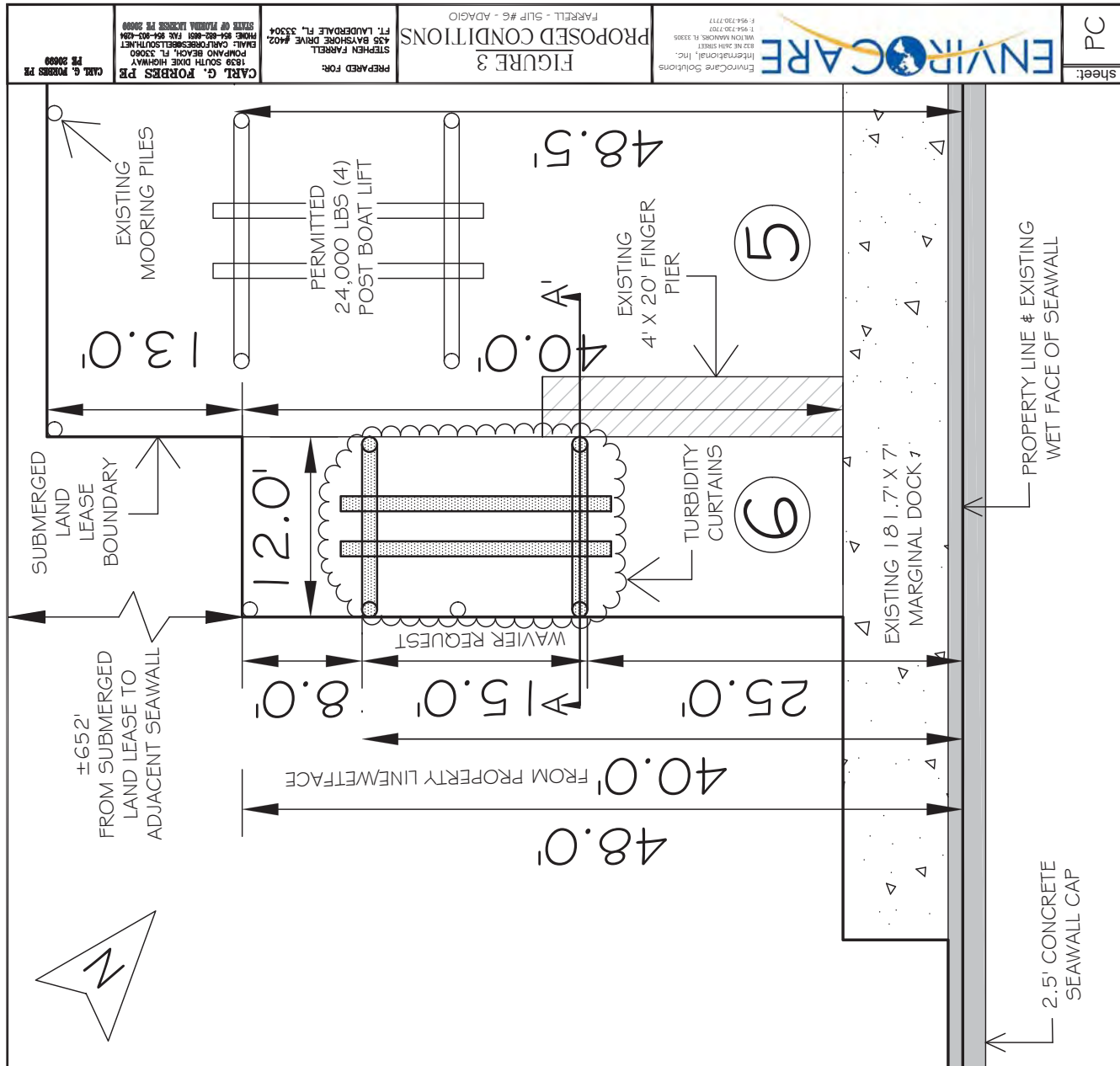
M.H.W. = 0.3' NAVD

M.L.W. (-) 2.1' NAVD

1. THE WIDTH OF THE INTRACOASTAL WATERWAY (ICW) FROM THE SSL BOUNDARY IN SLIP #6 TO THE ADJACENT SEAWALL IS ±652 FEET.
2. THE WIDTH OF THE ICW FROM THE MOST WATERWARD STRUCTURE OF THE BOAT LIFT IS ±660 FEET
3. SLIP #6 DIMENSIONS: 40' x 12'. FROM OUTSIDE OF PILE TO OUTSIDE OF PILE THE BOAT LIFT IS 12' W X 15' L
4. NO VESSEL OR STRUCTURE IS TO ENCROACH BEYOND THE SSL BOUNDARY

PROPERTY WIDTH IS: 200 LF

CAM-21-0937  
Exhibit 1  
Page 16 of 35



PC  
Sheet:

ENVIRONMENTAL CARE  
International, Inc.  
833 NE 34th Street  
P.O. Box 770  
Fort Lauderdale, FL 33305  
Phone: 954-561-7777  
Fax: 954-561-7777

FIGURE 3  
PROPOSED CONDITIONS  
FARRELL - SLIP #6 - ADAGIO

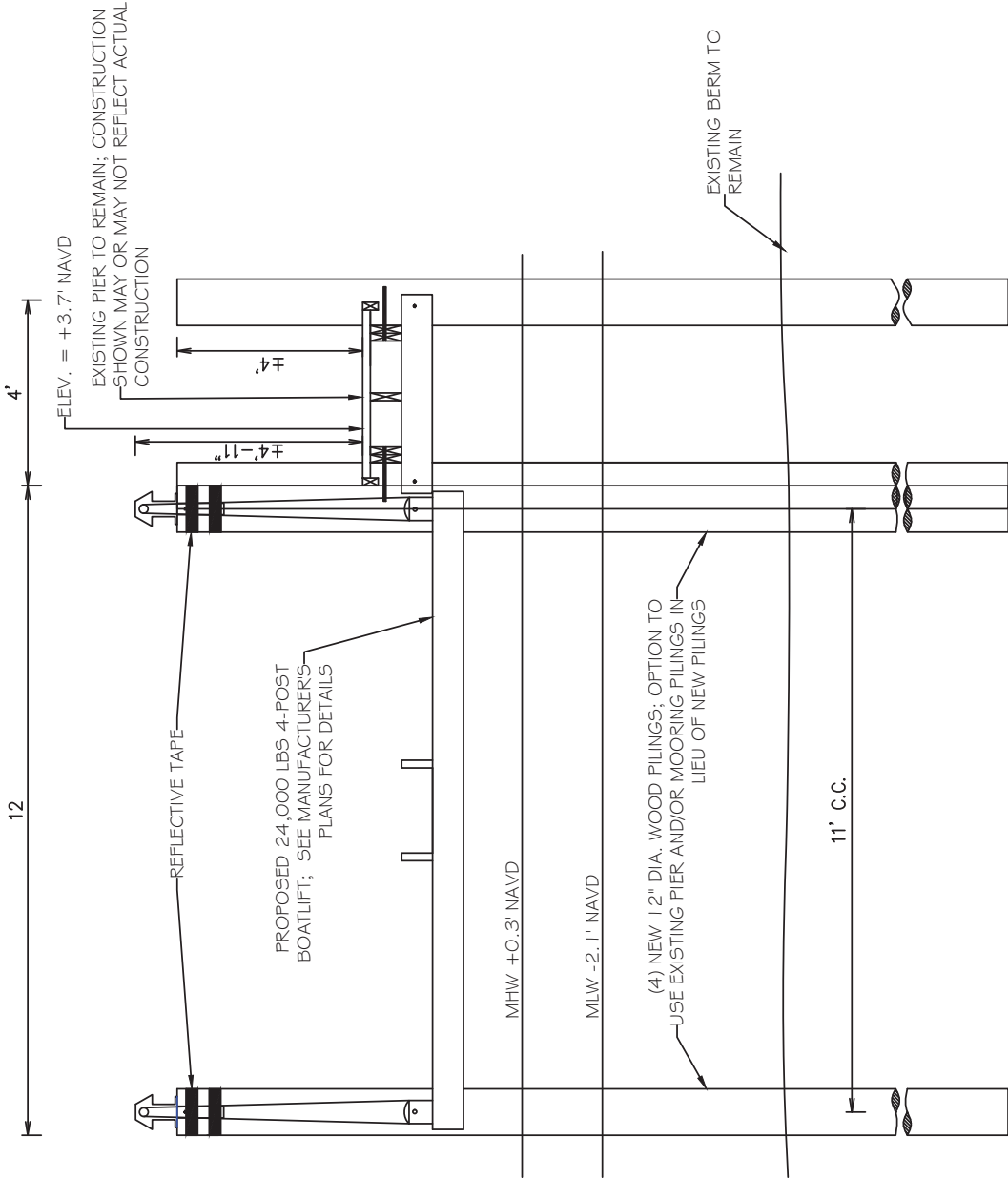
PREPARED FOR:  
STEPHEN FARRELL  
435 BAYSHORE DRIVE #402  
FT. LAUDERDALE, FL 33304  
Email: CARL@ENVIRONMENTALCARE.COM  
Phone: 954-561-7777  
Fax: 954-561-7777

CARL G. FORBES, P.E.  
1839 SOUTH DIXIE HIGHWAY  
POMPAHO BEACH, FL 33060  
Email: CARL@ENVIRONMENTALCARE.COM  
Phone: 954-561-7777  
Fax: 954-561-7777

CARL G. FORBES, P.E.  
P.E. 20080

**General Notes:**

1. All framing materials to be pressure treated, Southern Yellow Pine, Grade 2 or better, min. fb = 975 PSI or better.
2. All hardware to be galvanized or stainless steel.
3. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
4. Elevations shown are based on the North American Vertical Datum of 1988.
5. Design in accordance with 2020 7th Edition of the Florida Building Code.
6. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. All existing conditions are assumed and must be confirmed by the gc after permitting.
10. Engineer's Limitations of Responsibility. The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.



**BOATLIFT DETAIL A-A'**

**EXHIBIT V  
SITE AERIAL**



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

435 Bayshore Drive



0 90 180 Feet

**GIS**  
Fort Lauderdale

CAM 21-0937  
Printed on: 6/17/2021  
Exhibit 1

**EXHIBIT VI**  
**SUMMARY DESCRIPTION**

**Summary**  
**Description**  
**435 Bayshore Drive**  
**#402 - Slip #6**

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

The property is located along the ICW, which is a tidal waterbody. The nearest direct connection to the Atlantic Ocean is about 2.4 miles to the south at the Port Everglades Inlet. As the project site is located along the ICW, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing 2.5 feet seawall cap,  $\pm$  1,272 sq. ft. concrete marginal dock, four (4)  $\pm$ 80 sq. ft. finger piers, and fourteen (14) mooring piles. The proposed project includes the installation of a 24,000 lb four (4) post boat lift in slip #6 at the Adagio Fort Lauderdale Beach on the ICW. As measured from the property line, all four (4) boat lift wooden piles and boat lift structure encroach more than 25' from the property line. The maximum distance the structure will be installed from the property line is 40 feet or 15 feet beyond the 25-foot limitation. The boat lift is setback 8 feet from the western Sovereignty Submerged Land Lease boundary to provide enough area for a vessel to moor within the lease area.

The boat lift structure is over the allowable 25 foot distance into the waterway from the property line and therefore requiring a variance waiver for the proposed boat lift. The boat lift's (4) wooden piles will serve as guide poles and reflective tape will be placed on these piles to ensure safety and compliance with city code: 8-91(d).

On the "Form of Assignment of Use Rights to Boat Slip" provided by the Adagio HOA, Mr. Farrell's boat slip number is incorrect. According to the SSSL, his assigned slip number is #6 instead of #1 as provided in the HOA document. His slip is the furthest southern slip available on the property. The HOA is working diligently to resolve this conflict and to provide Mr. Farrell a revised document.

The City of Fort Lauderdale Code Section 47-19.3(b)(1) states: Only one (1) mooring device per one hundred (100) feet of lot width or portion thereof, and one mooring device for each additional one hundred (100) feet of lot width are permitted.

At this site there is +/- 200 linear feet of shoreline and two (2) existing boatlifts that have been approved by the MAB for encroaching beyond 25 feet (23.5' and 18.1').

The applicant is requesting to add a boat lift to his boat slip. This request will bring a total of three (3) boat lifts to the property. The site only allows two (2) boat lifts under the code without obtaining a DRC Site Plan Level II approval. A DRC Site Plan Level II application has been submitted, comments have been addressed and upon receipt of MAB board minutes the DRC reviewer can proceed with the application process.

The following five (5) 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 ICW.
3. The boatlifts 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 structure is consistent with the previously approved lifts at this location which requested a larger variance request.
5. The proposed structure is within the sovereignty submerged land lease area issued by the State of Florida Department of Environmental Protection and is consistent with the adjacent neighbors' variance approvals in the area.

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

Environmental permits have been received from Broward County Environmental Protection & Growth Management Department and Florida Department of Environmental Protection to install the boat lift. An application has been submitted to the US Army Corps of Engineers.

PROPOSED STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
24,000lb 4-post boat lift: beyond 25' require wavier	$\pm 40.0'$	25.0'	$\pm 15.0'$

**EXHIBIT VII  
HOA LETTER OF  
RECOMMENDATION**

ADAGIO FORT LAUDERDALE BEACH CONDO ASSOC.  
ARCHITECTURAL MODIFICATION APPLICATION FORM

Please return this form to:

ATTN: ILIANA CORDERO-LEVINE, LCAM  
FIRST SERVICE RESIDENTIAL  
ILIANA.CORDERO-LEVINE@FSRESIDENTIAL.COM

DATE: April 30, 2021 Unit #: 402

UNIT OWNER (APPLICANT): STEPHEN FARRELL

TELEPHONE #: (HOME) (701) 710-3203 (cell) (WORK) (954) 903-5146

TYPE OF MODIFICATION BEING REQUESTED (Please describe in detail. Include material, color, size/dimensions or areas involved.): *Please refer to Declaration of Condominium/Covenants Section*

INSTALLATION OF BOAT LIFT. (Please attached)

**ARCHITECT'S PLANS & DRAWINGS AND/OR MATERIAL SPECIFICATIONS MUST BE ATTACHED BEFORE APPLICATION WILL BE CONSIDERED. COPIES OF CONTRACTORS' CURRENT CERTIFICATE OF INSURANCE AND LICENSE. UPON ASSOCIATION APPROVAL BUILDING PERMITS FROM \_\_\_\_\_, CONSTRUCTION IMPROVEMENT PAYMENT (IF REQUIRED) MUST BE PROVIDED PRIOR TO COMMENCING WORK**

I / We hereby make application to ADAGIO FORT LAUDERDALE BEACH CONDO ASSOCIATION for the above described item to be approved in writing.

I / We understand and acknowledge that approval of this request must be granted before work on the modification may commence and that if modification / installation is done without the approval of the Association, the Association may force the removal of the modification/ installation and subsequent restoration to original form at my expense.

***All contractors are responsible for removal of debris as a result of improvements. Upon approval, remember to schedule with the Management office in advance for the installation date(s).***

Applicant: [Signature] Date: April 30, 2021

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

This Section For Office Use Only

APPLICATION APPROVED



APPLICATION DENIED



DocuSigned by:

X Wayne Hewett

68328256A0FA45A...

Wayne Hewett,  
Director

Date: 5/6/2021

Reference: SOP Community Association Administrative Record Keeping

OPS/Architectural Modification Application Form  
Rev. 6/27/2013

**EXHIBIT VIII  
ASSIGNMENT OF  
USE RIGHTS TO  
BOAT SLIP**

## FORM OF ASSIGNMENT OF USE RIGHTS TO BOAT SLIP

The undersigned ("Owner") has acquired Unit 402 in Adagio Fort Lauderdale Beach, a Condominium (the "Unit") and has been assigned the use of the boat slip (the "Boat Slip") described below in accordance with the Declaration of Condominium of Adagio Fort Lauderdale Beach, a Condominium, recorded in Instrument # 116023734, of the Public Records of Broward County, Florida, as amended (the "Declaration").

NOW, THEREFORE, it is agreed as follows:

1. There is hereby assigned to the Owner the use of Boat Slip number 41 effective herewith.
2. This Assignment of Use Rights to Boat Slip is for the exclusive use of the Unit. The Boat Slip shall be maintained, occupied and assigned solely in accordance with the provisions of the Declaration.
3. This Assignment of Use Rights to Boat Slip shall be noted in a "Boat Slip Assignment Book" to be maintained by Adagio Fort Lauderdale Beach Condominium Association, Inc., for such purpose.
4. The use of the Boat Slip is subject to rules and regulations promulgated by Adagio Fort Lauderdale Beach Condominium Association, Inc. (the "Association"), all terms and provisions set forth in the Declaration and all other applicable laws, rules and regulations.
5. Owner is prohibited from assigning its interest in the Boat Slip. Assignments of use rights to the Boat Slip are subject to and governed by the Declaration and such assignments shall be by Developer (as defined in the Declaration) or the Association only. Any assignment of a Boat Slip by any other person or entity other than Developer or the Association shall be considered null and void and the Association will not honor such assignment.
6. Developer and the Association do not maintain insurance covering any vessel, its contents and personal property of Owner. It is the responsibility of Owner to adequately insure his or her property. Owner covenants and agrees to name the Association as an additional insured on all policies of liability insurance insuring the vessel of Owner and to provide the Association a copy the current policy and all renewals thereof.

Seller:

Costa Bahia LLC, a Florida limited liability company

BY: Leonardo G. Coll, Manager

Purchaser:

Stephen C. Farrell

THIS INSTRUMENT MAY NOT BE RECORDED IN THE PUBLIC RECORDS

**EXHIBIT XI  
SITE PHOTOGRAPHS**

1. Standing East of Slip #6  
looking Southwest



2. Standing North of slip  
#6 looking South.



3. Overview of Slip #6  
(Yellow Box) from West  
looking Southeast



**EXHIBIT X  
SOVEREIGNTY  
SUBMERGED  
LAND LEASE**

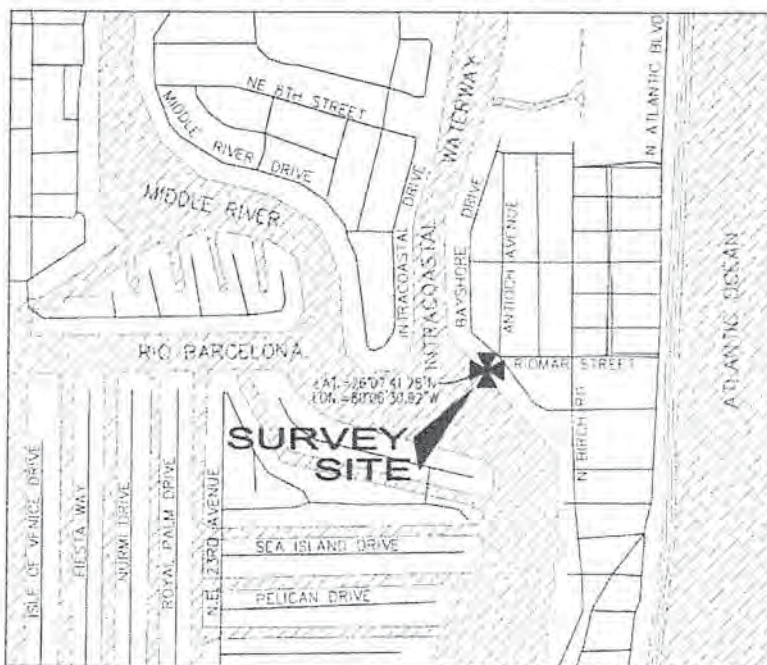


SPECIFIC PURPOSE SURVEY  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

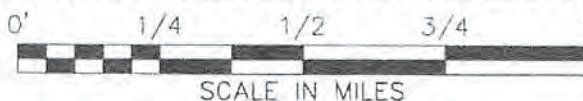
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**SPECIFIC PURPOSE SURVEY**  
**SUBMERGED LAND LEASE FIELD SURVEY**  
**PARCEL "A"**  
**"ROYAL ATLANTIC"**  
**PLAT BOOK 174, PAGE 33**  
**IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST**  
**BROWARD COUNTY, FLORIDA**



PORTION OF POMPANO BEACH QUADRANGLE



RECEIVED

FEB 21 2018

FL DEP  
WEST PALM BEACH

**NOTES:**

- 1) LATITUDE AND LONGITUDE SHOWN ARE BASED  
ON NORTH AMERICAN DATUM OF 1983 (NAD 83).

**LEGEND:**

LAT. NORTH LATITUDE  
LON. WEST LONGITUDE

SHEET 1 OF 6

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

FILE: COSTA BAHIA LLC

SCALE: N/A

DRAWN BY: B.E.

ORDER NO.: 63716

DATE: REV. 9/07/17; 12/14/17; 01/31/18

SUBMERGED LAND LEASE SURVEY

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: AZURE BAY

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF  
PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER  
SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LSE136  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA



SPECIFIC PURPOSE SURVEY  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com) CERTIFICATE OF AUTHORIZATION LB#3870

**SPECIFIC PURPOSE SURVEY**  
**SUBMERGED LAND LEASE FIELD SURVEY**  
**PARCEL "A"**  
**"ROYAL ATLANTIC"**  
**PLAT BOOK 174, PAGE 33**  
**IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST**  
**BROWARD COUNTY, FLORIDA**

**LAND DESCRIPTION:**

A PORTION OF SOVEREIGNTY SUBMERGED LANDS BEING CONTIGUOUS TO AND SOUTHWEST OF PARCEL "A", "ROYAL ATLANTIC", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING A PORTION OF THE FLORIDA INTRACOASTAL WATERWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY CORNER OF SAID PARCEL "A" BEING ON THE MEAN HIGH WATER LINE OF THE SAID INTRACOASTAL WATERWAY, WITH A NORTHING OF 653,462.7487 AND AN EASTING OF 948,711.3935 OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE; THENCE ON THE SOUTHWESTERLY LINE OF SAID PARCEL "A" AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING THREE NUMBERED COURSES AND DISTANCES: 1) SOUTH 47°21'00" EAST 153.31 FEET; 2) SOUTH 42°39'00" WEST 0.18 FEET; 3) SOUTH 47°21'55" EAST 46.69 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL "A"; THENCE LEAVING SAID MEAN HIGH WATER LINE SOUTH 42°39'00" WEST ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID PARCEL "A" 0.98 FEET; THENCE NORTH 47°21'00" WEST 8.50 FEET; THENCE SOUTH 42°39'00" WEST 7.00 FEET; THENCE NORTH 47°21'00" WEST 21.50 FEET; THENCE SOUTH 42°39'00" WEST 40.00 FEET; THENCE NORTH 47°21'00" WEST 12.00 FEET; THENCE SOUTH 42°39'00" WEST 13.00 FEET; THENCE NORTH 47°21'00" WEST 43.10 FEET; THENCE NORTH 42°39'00" EAST 33.00 FEET; THENCE NORTH 47°21'00" WEST 4.00 FEET; THENCE NORTH 42°39'00" EAST 20.00 FEET; THENCE NORTH 47°21'00" WEST 21.50 FEET; THENCE SOUTH 42°39'00" WEST 20.00 FEET; THENCE NORTH 47°21'00" WEST 4.00 FEET; THENCE SOUTH 42°39'00" WEST 33.00 FEET; THENCE NORTH 47°21'00" WEST 43.40 FEET; THENCE NORTH 42°39'00" EAST 13.00 FEET; THENCE NORTH 47°21'00" WEST 12.00 FEET; THENCE NORTH 42°39'00" EAST 40.00 FEET; THENCE NORTH 47°21'00" WEST 20.20 FEET; THENCE NORTH 42°39'00" EAST 7.00 FEET; THENCE NORTH 47°21'00" WEST 9.80 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 42°39'00" EAST ON SAID SOUTHWESTERLY EXTENSION 1.15 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED MEAN HIGH WATER LINE AND THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 7,198 SQUARE FEET, 0.1652 ACRES.

**SHEET 2 OF 6**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

**FILE: COSTA BAHIA LLC**

**SCALE: N/A**      **DRAWN BY: B.E.**

**ORDER NO.: 63716**

**DATE: REV. 9/07/17; 12/14/17; 01/31/18**

**SUBMERGED LAND LEASE SURVEY**

**FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

**FOR: AZURE BAY**



SPECIFIC PURPOSE SURVEY  
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**SPECIFIC PURPOSE SURVEY**  
**SUBMERGED LAND LEASE FIELD SURVEY**  
**PARCEL "A"**  
**"ROYAL ATLANTIC"**  
**PLAT BOOK 174, PAGE 33**  
**IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST**  
**BROWARD COUNTY, FLORIDA**

**NOTES:**

- 1) NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.
- 2) THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 3) NEITHER UNDERGROUND IMPROVEMENTS OR UNDERGROUND UTILITIES WERE LOCATED.
- 4) COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH THE NORTHWESTERLY LINE OF PARCEL "A", "ROYAL ATLANTIC" HAVING A BEARING OF N42°39'00"E.
- 5) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 6) THIS SITE LIES WITHIN ONE HALF MILE OF TIDE INTERPOLATION POINT NUMBER 106 IN THE PORT EVERGLADES QUAD MAP. MEAN HIGH WATER ELEVATION AT THE SUBJECT SITE AS EXTENDED FROM POINT 106 IS ELEVATION +0.25 FEET (NAVD). INFORMATION WAS COMPILED FROM PUBLISHED DATUM PROVIDED BY THE LAND BOUNDARY INFORMATION SYSTEM INTERNET WEBSITE (WWW.LABINS.ORG).
- 7) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LAND LEASE LIMITS DEPICTED AND DESCRIBED HEREON.
- 8) THE LOCATION OF THE CENTERLINE OF THE "10 FT. PROJECT" DEPICTED HEREON WAS TAKEN FROM CORP. OF ENGINEERS FILE NO. 8B-24,258 DATED DEC. 1956, REV. 17 JULY 1962.
- 9) THIS IS A FIELD SURVEY.

**SHEET 3 OF 6**

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WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

**FILE: COSTA BAHIA LLC**

**SCALE: N/A** | **DRAWN BY: B.E.**

**ORDER NO.: 63716**

**DATE: REV. 9/07/17; 12/14/17; 01/31/18**

**SUBMERGED LAND LEASE SURVEY**

**FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

**FOR: AZURE BAY**

**LEGEND:**

N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM  
U.S.G.S. UNITED STATES GEOLOGICAL SURVEY

PLS

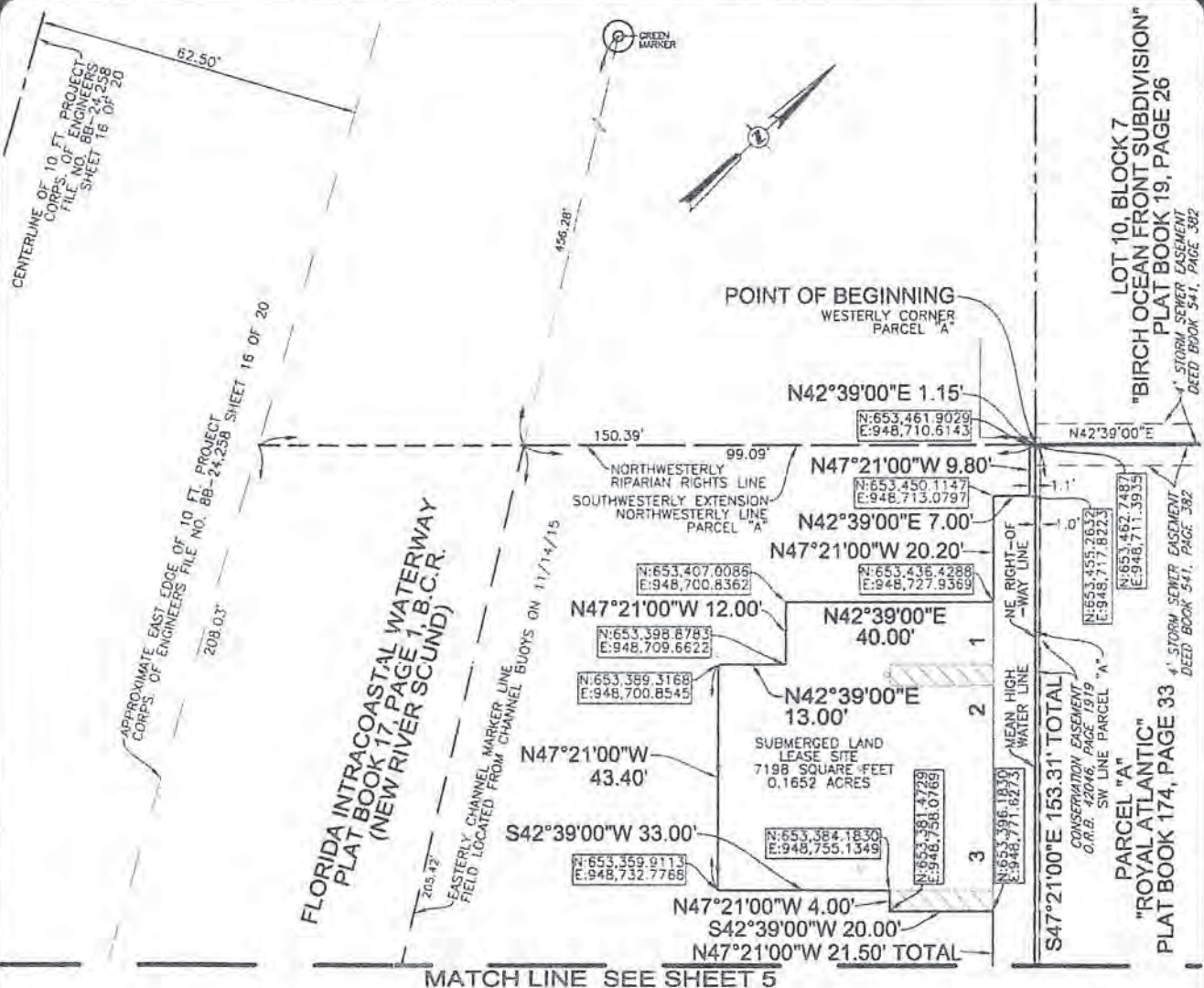
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PLS



SHEET 4 OF 6

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WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

FILE: COSTA BAHIA LLC

SCALE: 1"=30'

DRAWN BY: B.E.

ORDER NO.: 63716

DATE: REV. 9/07/17; 12/14/17; 01/31/18

SUBMERGED LAND LEASE SURVEY

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: AZURE BAY

LEGEND:

N:XXX,XXX.XXXX STATE PLANE NORTH COORDINATE (NAD 83)  
E:XXX,XXX.XXXX STATE PLANE EAST COORDINATE (NAD 83)  
B.C.R. BROWARD COUNTY RECORDS  
O.R.B. OFFICIAL RECORDS BOOK



SPECIFIC PURPOSE SURVEY  
BY  
**PULICE LAND SURVEYORS, INC.**

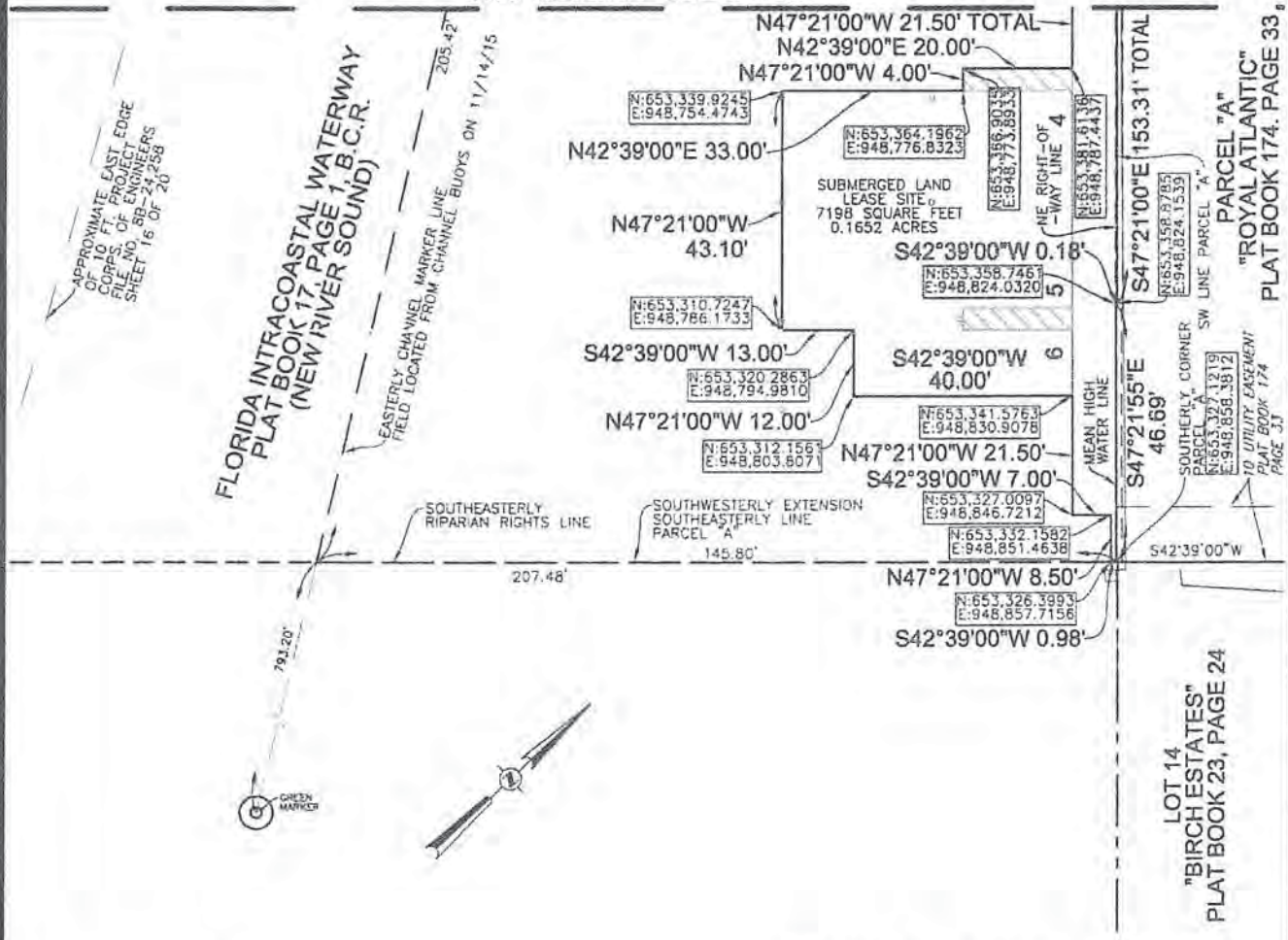
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MATCH LINE SEE SHEET 4



SHEET 5 OF 6

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
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FILE: COSTA BAHIA LLC

SCALE: 1"=30'

DRAWN BY: B.E.

ORDER NO.: 63716

DATE: REV. 9/07/17; 12/14/17; 01/31/18

SUBMERGED LAND LEASE SURVEY

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: AZURE BAY

LEGEND:

N:XXX,XXX.XXXX STATE PLANE NORTH COORDINATE (NAD 83)  
E:XXX,XXX.XXXX STATE PLANE EAST COORDINATE (NAD 83)  
B.C.R. BROWARD COUNTY RECORDS  
O.R.B. OFFICIAL RECORDS BOOK

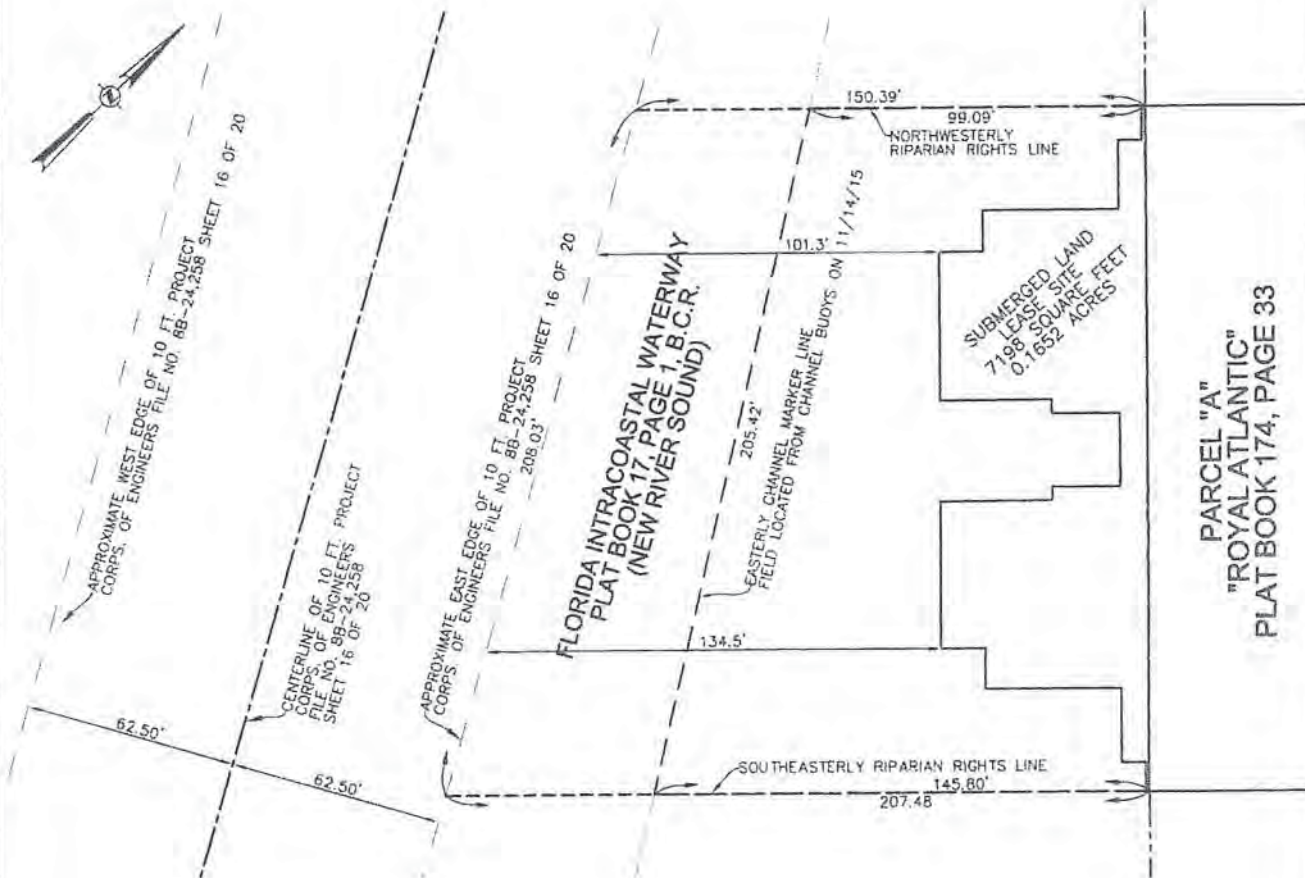


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PARCEL "A"  
"ROYAL ATLANTIC"  
PLAT BOOK 174, PAGE 33

SHEET 6 OF 6

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THROUGH 6 INCLUSIVE

FILE: COSTA BAHIA LLC

SCALE: 1"=50'

DRAWN BY: B.E.

ORDER NO.: 63716

DATE: REV. 9/07/17; 12/14/17; 01/31/18

SUBMERGED LAND LEASE SURVEY

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: AZURE BAY