

**Grant Agreement Documentation Order: Property Improvement Program (PIP)**

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**CITY OF HOLLYWOOD**  
**COMMUNITY REDEVELOPMENT AGENCY**

**PROPERTY IMPROVEMENT PROGRAM (PIP)**  
**GRANT AGREEMENT**

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between the Hollywood, Florida, Community Redevelopment Agency, a Florida body corporate and politic (“CRA”) and **Burger Beach, LLC** the owner of the property located at **1100 North Ocean Drive, Hollywood, FL 33019** whose Federal I.D. No. is \_\_\_\_\_ (“Recipient”).

**RECITALS**

WHEREAS, the CRA is desirous of encouraging activities which contribute to the enhancement of redevelopment activities in Hollywood, Florida; and

WHEREAS, in 2005, the CRA Board approved and adopted the PROPERTY IMPROVEMENT PROGRAM (“PIP”) to leverage private investment for general exterior and interior property improvements to structures and/or to eliminate slum and blighting influences within the Hollywood Beach and Downtown Districts of the Community Redevelopment Agency (CRA); and

WHEREAS, in 2011, the CRA Board approved and adopted amendments to the PROPERTY IMPROVEMENT PROGRAM; and

WHEREAS, pursuant to Resolution R-CRA-2011-64, the CRA Board has authorized the CRA Executive Director to approve PIP grants below \$25,000 in accordance with the PIP requirements; and

WHEREAS, pursuant to the PROPERTY IMPROVEMENT PROGRAM, **Daniel G Serafini**, as a duly authorized representative of Recipient, has applied for a Grant to assist it in making comprehensive exterior property improvements to the property located at **1100 North Ocean Drive, Hollywood, FL 33019**; and

WHEREAS, after reviewing the application submitted by Recipient, the CRA Board has found and determined that it would be beneficial to Redevelopment effort and a proper public purpose under Chapter 163, Florida Statutes, to support Recipient's improvement project through a grant of funds upon the terms and conditions hereinafter described; and

NOW, THEREFORE, for the mutual considerations described herein and other good and valuable consideration, the parties agree as follows:

**I) CRA Obligations and Responsibilities:**

- (A) Upon Recipient completing the comprehensive exterior and/or interior improvements acceptable to the CRA's Executive Director and after construction is completed and upon receipt of all documentation relating to the projects improvement costs, the CRA shall reimburse Recipient for one-half of the construction cost up to a maximum grant of **\$250,000.00**. In the event that Recipient fails to complete the comprehensive exterior improvements and other improvements by the completion date, CRA shall not be liable for reimbursement for any construction costs unless the CRA Executive Director agrees in writing.
- (B) The CRA shall not be liable for payments for services beyond the scope of the CRA authorized improvements, nor shall the CRA be liable for improvements which are made after the comprehensive exterior property improvement project is completed or after the CRA has authorized reimbursement to the Recipient.
- (C) The CRA shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties. Payments to any contractors, architects or other parties are the sole responsibility of the Recipient.

**II) Recipient Obligations and Responsibilities:**

- (A) Recipient agrees to accept grant funds in an amount not to exceed **\$250,000.00**. Such grant funds shall be done on a reimbursement basis and shall only be for one-half of the construction cost up to a maximum grant amount of **\$250,000.00**; and
- (B) Recipient acknowledges and agrees that the grant funds are to be used solely for property improvements approved by the CRA on the property located at: **1100 North Ocean Drive, Hollywood, FL 33019.**
- (C) Recipient acknowledges that it is the owner of the subject property, or if the Recipient is not the owner, it has received the owner's written consent to improve the subject property (shown in Exhibit "A" which is attached hereto and incorporated by reference) and as such it is authorized to contract for exterior and/or interior property improvements; and

- (D) Recipient shall submit a final design sketch of the exterior property improvements along with a contractor's bid for the improvements (which are attached hereto as Exhibit "B" and are incorporated herein by reference") to the City of Hollywood's Department of Planning and Development Services for review by applicable boards and/or City staff. All general exterior property improvements shall be consistent with all applicable City of Hollywood codes and design regulations; and
- (E) Recipient agrees that all exterior property improvements as set forth in Exhibit "B" shall be completed by May 31, 2025 (the completion date) and no grant fund reimbursement payments shall be made prior to completion; and
- (F) Recipient shall comply with all applicable federal, state, county and municipal laws, ordinances, codes and regulations; and
- (G) Recipient shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices to maintain adequate internal controls which, relating to façade improvements, sufficiently and properly reflect all expenditures of funds provided by the CRA under this Agreement; and
- (H) Recipient shall make all books pertaining to the business and exterior and/or interior property improvements project available to the CRA for inspection, review or audit purposes at all reasonable times upon demand the term of this Agreement and for three (3) years thereafter; and
- (I) The Recipient shall submit to the CRA not more than sixty (60) days after the comprehensive exterior property improvement project is completed, all supporting documentation, including but not limited to paid receipts, two (2) 8 x 10 photographs of the completed exterior property improvements and documentation relating to the construction costs expended for the exterior property improvements project on the subject property; and
- (J) The Recipient and or the Recipient's contractor(s) shall carry worker's compensation insurance to cover all workers involved in the project. Recipient shall maintain, at its own expense, General Liability Insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00 the premium of which shall be paid prior to execution of this Agreement. Said insurance shall name the CRA as an additional insured; and shall provide that the CRA will receive notice of any cancellation or change in coverage. Recipient shall furnish CRA with certificates of Insurance. Any lapse of this coverage during this period of the Agreement shall be grounds for termination of the Agreement by the CRA.

### **(III) Representations**

As a material consideration in granting the funds which are the subject of this agreement, the CRA has relied upon the following representatives of the Recipient:

1. Recipient, or any of its officers, directors, or employees has not been convicted of any felony or crime involving dishonesty, fraud, misrepresentation or moral turpitude.
2. To the best knowledge of the Recipient, there is no action, investigation or proceeding pending against the Recipient or any of its officers, directors or employees involving dishonesty, fraud, misrepresentation, morale turpitude or like matters, nor is there any factual basis which is likely to give rise to such an action, investigation or proceeding.



3. The Recipient is a duly authorized representative of the business and is authorized to execute this Agreement.
4. The Recipient shall comply with all applicable laws and procedures in connection with the expenditure of funds including but not limited to obtaining all necessary permits and licenses.

**(IV) Term of Agreement**

This Agreement shall commence upon execution and shall expire sixty (60) days after the Completion Date. In the event that the Recipient fails to commence the project within thirty (30) days from the date of execution of this Agreement, CRA reserves the right to terminate this Agreement upon twenty-four (24) hours notice to Recipient.

**(V) Designated Representatives**

The names and addresses of the Designated Representatives of the parties in connection with this Agreement are as follows:

**AS TO AGENCY:**        **Executive Director**  
Hollywood, Florida Community Redevelopment Agency  
1948 Harrison Street  
Hollywood, FL 33020

**WITH A COPY TO:**    **General Counsel**  
Hollywood, Florida Community Redevelopment Agency  
2600 Hollywood Boulevard, Room 407  
Hollywood, FL 33020

**AS TO RECIPIENT:**    **Burger Beach, LLC**  
**Daniel G Serafini**  
1604 SE 10 ST, 801  
FT. Lauderdale, FL 33316

**WITH A COPY TO:**    **Burger Beach, LLC**  
**Joseph R. Casacci, P.A.**  
111 N Pine Island Road, Suite 104  
Plantation, FL 33324

- (A) Recipient acknowledges that the CRA is not affiliated with or responsible for Recipient's activities hereunder or otherwise. Further, Recipient hereby indemnifies and holds harmless the CRA for any actions, suits, or proceedings arising out of the subject matter of this Agreement. Such obligation to indemnify and hold harmless shall continue notwithstanding any negligence or comparative negligence on the part of the CRA relating to such loss or damage and shall include all costs, expenses and liabilities incurred by the CRA in connection with any such claim, suit, action proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof.
- (B) Recipient agrees that nothing herein contained is intended or should be construed as in any way creating or establishing the relationship of partners or joint ventures between the CRA and the

Recipient as an agent, representative or employee of the CRA for any purpose or in any manner whatsoever, and that it shall not represent to any third parties that such is the case.

- (C) Recipient may not assign any rights under this Agreement without the prior written consent of the CRA, which may be withheld in its sole discretion.
- (D) The name and address of the official payee to whom payments hereunder will be made is:

**Burger Beach, LLC**  
**Daniel G Serafini**  
1604 SE 10 ST, 801  
FT. Lauderdale, FL 33316

- (E) This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement will be heard in Broward County, Florida. No remedy herein conferred upon any part is intended to be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any part of any right, power or remedy hereunder shall preclude any other of further exercise thereof.
- (F) This Agreement may only be amended or modified by an instrument in writing signed by both parties.
- (G) The Recipient acknowledges and agrees that the CRA may in its sole discretion discontinue this program at any time. At all other times, either party can cancel this agreement by thirty-(30) days written notice to the other. In the event that Recipient cancels this Agreement, the CRA shall not be liable to any contractor (s) or subcontractor (s) with relation to any work performed pursuant to the contract between Recipient and the Contractor(s) or subcontractor(s).
- (H) Recipient agrees that if the Recipient sells the property, changes the use of the business or goes out of business prior to receiving the grant funds or anytime within five years of receiving grant funds, all or a portion of the funds will be reimbursed to the CRA. If it is determined that reimbursement is based on a portion of the funds, Recipient shall reimburse the CRA in the following manner: 80% if the property is sold, the business use is changed or the business goes out of business within one year of the final disbursement; If said conditions occur within two years of the final disbursement, Recipient shall reimburse 60% of the funds; if said conditions occur within three years, then Recipient shall reimburse 40%, and if within four years, then Recipient shall reimburse 20% of the funds disbursed. Reimbursement requirements shall not be applicable to exterior-only improvement projects.
- (I) Recipient shall be required to provide sufficient security for grants awarded by the CRA Board. Such security shall be approved by the Executive Director and CRA General Counsel to sufficiently cover the repayment provision and may include a mortgage, personal guarantee, security agreement and/or any other acceptable form of security. Security requirements shall not be applicable to exterior-only improvement projects. Nothing in this paragraph shall be construed to prohibit the CRA Board from awarding a grant without security, if the Board determines that such grant is in the best interest of the CRA.

**PROPERTY IMPROVEMENT PROGRAM (PIP) GRANT AGREEMENT (Burger Beach, LLC)**

IN WITNESS WHEREOF, the HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY and **Burger Beach, LLC**, have caused this Agreement to be executed, the day and year first above written.

ATTEST:

HOLLYWOOD, FLORIDA COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
PHYLLIS LEWIS  
SECRETARY

\_\_\_\_\_  
JOSH LEVY, CHAIR

Approved as to Form:

\_\_\_\_\_  
DOUGLAS R. GONZALES, GENERAL COUNSEL

AS TO RECIPIENT

ATTEST:

**Burger Beach, LLC**  
**ATTN: Daniel G Serafini**

\_\_\_\_\_  
CORPORATE SECRETARY

By: \_\_\_\_\_  
Signature  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Burger Beach, LLC (Le Tub) W9**



## Property Improvement Program (PIP) Application

Name: Daniel Serafini

Name of Business/Property to be Renovated: Le Tub (Burger Beach, LLC)

Address: 1100 N Ocean DR, Hollywood FL 33019

Telephone Number: (954) 401-1325

Are you the Property Owner or Business Owner? Yes

Type of Improvement(s) Planned:

Seawall & Dock Restoration, monument sign  
landscaping, backflow prevention, Impact  
Windows

Incentive Amount: \$ 350,000

Total Cost of Project: \$ \_\_\_\_\_

I hereby submit the attached plans, specification and color samples for the proposed project and understand that these must be approved by the Hollywood, Florida Community Redevelopment Agency ("CRA"). No work shall begin until I have received written approval from the CRA. I further understand that unless otherwise approved by the CRA Board, funding will not be paid until the project is complete.

Signature of Applicant

A handwritten signature in blue ink, appearing to read "Daniel Serafini", written over a horizontal line.

Date

11/29/2023

Print Name

DAN SERAFINI





November 30, 2023

Hollywood CRA  
1948 Harrison Street  
Hollywood, FL 33020

Re: Letter of Intent for Submission of Application for Property Improvement Program ("PIP")

Hollywood CRA:

I am the owner of Burger Beach, LLC (dba, Le Tub) located at 1100 N Ocean Dr in Hollywood, Florida. Our restaurant is a prominent structure situated directly on Ocean Drive across from Margaritaville resort and the Hollywood Beach Broadwalk. Le Tub has been a Hollywood Beach institution for almost 50 years and as such, has a significant reflection on the community. We have observed the accomplishments of the Hollywood CRA to revitalize and enhance the community and as fellow residents, want to be a part of this exciting effort.

Le Tub is almost 50 years old and last year we initiated a major renovation project to restore and enhance the original structure. Project plans include rebuilding the seawall and dock, adding impact resistant windows and doors, revamping landscaping, backflow prevention, and our monument signage.

In November of this year, I met with Christopher Crocitto of your office to learn more about the Property Improvement Program (PIP). Mr. Crocitto explained the goals and requirements of the program. Since then, we have taken a closer look at our building and have determined that undertaking these additional improvements would enhance the building and would also complement the CRA's efforts on Hollywood Beach.

As required by the PIP we will be obtaining bids for each item in our proposed scope of work along with pictures of existing conditions. We look forward to working with the CRA staff to make this happen.

Sincerely,

Daniel Serafini, President  
Burger Beach, LLC (dba, Le Tub)

# **Pending Evidence of Property Insurance & Endorsement With Respect To General Liability**



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

03/11/2022

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Florida First Insurance of Broward 1831 N 66th Avenue  Hollywood FL 33024	PHONE (A/C, No, Ext):  E-MAIL ADDRESS: sales@fl-insurance.com	COMPANY  CENTURY SURETY COMPANY - BASS UNDERWRITERS
FAX (A/C, No): 954-981-9166	CODE: AGENCY CUSTOMER ID #:	LOAN NUMBER
SUB CODE:	INSURED	POLICY NUMBER
		EFFECTIVE DATE 03/11/2022
		EXPIRATION DATE 03/11/2023
		CONTINUED UNTIL TERMINATED IF CHECKED
		THIS REPLACES PRIOR EVIDENCE DATED:

## PROPERTY INFORMATION

LOCATION/DESCRIPTION

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

## COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

SPECIAL

COVERAGE / PERILS / FORMS

AMOUNT OF INSURANCE

DEDUCTIBLE

General Liability - Coverage  
Products/Completed Operations  
Personal and Advertising Injury  
Each Occurrence Limit  
Damage to Premises Rented to You  
Medical Payments  
Building Property - Coverage  
AOP Deductible (All Other Perils)  
Wind/Hurricane Coverage - Excluded

\$2,000,000  
Incl  
\$1,000,000  
\$1,000,000  
\$100,000  
\$5,000  
\$193,000

\$500  
  
  
  
  
  
\$2,500  
N/A

## REMARKS (Including Special Conditions)

TOTAL POLICY PREMIUM PAID IN FULL (\$1,816.30)

**Certificate Holder is named as an Additional Insured with respect to General Liability**

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

NAME AND ADDRESS

Hollywood - Community Redevelopment Agency (CRA)  
1948 Harrison Street  
Hollywood, FL. 33020

☒

ADDITIONAL INSURED

LENDER'S LOSS PAYABLE

☐

LOSS PAYEE

☒

MORTGAGEE

LOAN #

TBA

AUTHORIZED REPRESENTATIVE



## Endorsement - For Certificate of Liability

**Hiscox Insurance Company Inc.**



**Named Insured :** [REDACTED] **Endorsement Effective : Nov 6 2021**

Policy Number : [REDACTED]

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## ADDITIONAL INSURED – AUTOMATIC STATUS

This endorsement modifies insurance provided under the following:

## COMMERCIAL GENERAL LIABILITY COVERAGE PART

- A. Section II – Who Is An Insured** is amended to include as an additional insured any person(s) or organization(s) for whom you are performing operations or leasing a premises when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
1. In the performance of your ongoing operations; or
  2. In connection with your premises owned by or rented to you.

A person's or organization's status as an additional insured under this endorsement ends when your operations or lease agreement for that additional insured are completed.



PROPERTY SUMMARY

<b>Tax Year:</b> 2024	<b>Property Use:</b> 10-01 Vacant Commercial	<b>Deputy Appraiser:</b> Commercial Department
<b>Property ID:</b> 514213010020	<b>Millage Code:</b> 0513	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> A1A PRIME PROPERTIES LLC	<b>Adj. Bldg. S.F:</b> 0	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 1604 SE 10 ST FORT LAUDERDALE, FL 33316	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> BRT-25-A1A-C - BEACH RESORT A1A COMMERCIAL DISTRICT
<b>Physical Address:</b> N OCEAN DRIVE HOLLYWOOD, 33019	<b>Effective Year:</b> 0	<b>Abbr. Legal Des.:</b> HOLLYWOOD BEACH 1-27 B LOT 7 LESS R/W BLK A
	<b>Year Built:</b>	
	<b>Units/Beds/Baths:</b> 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$405,000	0	0	\$405,000	\$405,000	
2023	\$405,000	0	0	\$405,000	\$405,000	\$8,574.57
2022	\$202,500	0	0	\$202,500	\$202,500	\$4,207.00

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$405,000	\$405,000	\$405,000	\$405,000
Portability	0	0	0	0
Assessed / SOH	\$405,000	\$405,000	\$405,000	\$405,000
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$405,000	\$405,000	\$405,000	\$405,000

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
11/16/2022	Multi Special Warranty Deed Excluded Sale	\$3,700,000	118521889	\$150.00	2,700 SqFt	Square Foot
08/24/2022	Special Warranty Deed Non-Sale Title Change	\$100	118362733			
12/04/2013	Quit Claim Deed Non-Sale Title Change	\$100	111965317			
09/10/1976	Quit Claim Deed	\$100	6719 / 592			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514213012230	05/31/2023	Warranty Deed	Qualified Sale	\$900,000	118900456	326 POLK ST #1-2 HOLLYWOOD, FL 33019
514213011570	05/23/2023	Warranty Deed	Qualified Sale	\$2,437,000	118897077	339 TAYLOR ST HOLLYWOOD, FL 33019
514213013240	04/02/2023	Warranty Deed	Qualified Sale	\$1,490,000	118824748	310 OREGON ST #1-4 HOLLYWOOD, FL 33019
514213010020	11/16/2022	Multi Special Warranty Deed	Excluded Sale	\$3,700,000	118521889	N OCEAN DR HOLLYWOOD, FL 33019
514213010030	11/16/2022	Multi Special Warranty Deed	Excluded Sale	\$3,700,000	118521889	1100 N OCEAN DR HOLLYWOOD, FL 33019

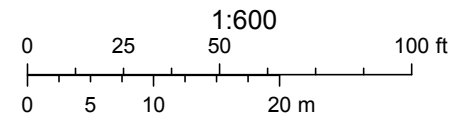
SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		Hollywood Central Elementary: C Olsen Middle: I South Broward High: B
Hlwd Fire Rescue (05) Vacant Lots (L) 1										

ELECTED OFFICIALS

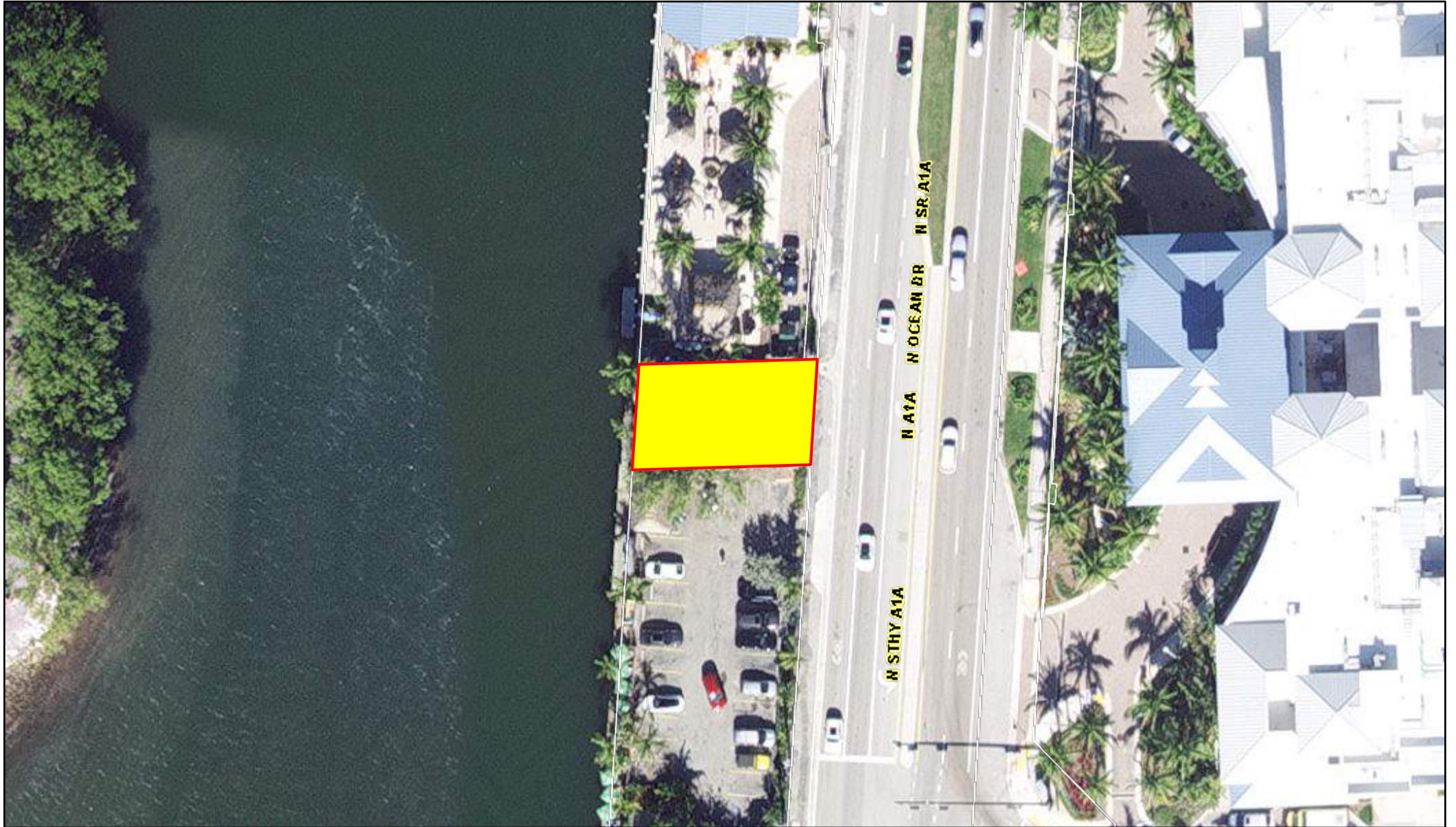
<b>Property Appraiser</b> Marty Kiar	<b>County Comm. District</b> 6	<b>County Comm. Name</b> Beam Furr	<b>US House Rep. District</b> 25	<b>US House Rep. Name</b> Debbie Wasserman Schultz
<b>Florida House Rep. District</b> 101	<b>Florida House Rep. Name</b> Hillary Cassel	<b>Florida Senator District</b> 37	<b>Florida Senator Name</b> Jason W. B. Pizzo	<b>School Board Member</b> Daniel P. Foganholi



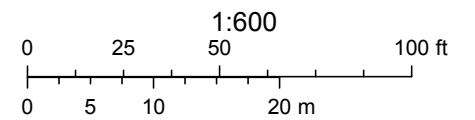
November 20, 2023







November 20, 2023





PROPERTY SUMMARY

<b>Tax Year:</b> 2024	<b>Property Use:</b> 33-02 Bars	<b>Deputy Appraiser:</b> Commercial Department
<b>Property ID:</b> 514213010030	<b>Millage Code:</b> 0513	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> A1A PRIME PROPERTIES LLC	<b>Adj. Bldg. S.F:</b> 1533	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 1604 SE 10 ST FORT LAUDERDALE, FL 33316	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> BRT-25-A1A-C - BEACH RESORT A1A COMMERCIAL DISTRICT
<b>Physical Address:</b> 1100 N OCEAN DRIVE HOLLYWOOD, 33019	<b>Effective Year:</b> 1961	<b>Abbr. Legal Des.:</b> HOLLYWOOD BEACH 1-27 B LOT 8 TO 12,LESS E 12 1/2 FOR ST THEREOF BLK A
	<b>Year Built:</b> 1960	
	<b>Units/Beds/Baths:</b> 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$2,024,850	\$153,580	0	\$2,178,430	\$2,178,430	
2023	\$2,024,850	\$153,580	0	\$2,178,430	\$2,178,430	\$46,924.29
2022	\$810,880	\$86,110	0	\$896,990	\$896,990	\$19,420.15

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$2,178,430	\$2,178,430	\$2,178,430	\$2,178,430
Portability	0	0	0	0
Assessed / SOH	\$2,178,430	\$2,178,430	\$2,178,430	\$2,178,430
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$2,178,430	\$2,178,430	\$2,178,430	\$2,178,430

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
11/16/2022	Multi Special Warranty Deed Excluded Sale	\$3,700,000	118521889	\$150.00	13,499 SqFt	Square Foot
08/24/2022	Special Warranty Deed Non-Sale Title Change	\$100	118362734			
05/01/1975	Special Warranty Deed	\$110,000	6208 / 3			
05/01/1974	Deed	\$103,000				

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514213012230	05/31/2023	Warranty Deed	Qualified Sale	\$900,000	118900456	326 POLK ST #1-2 HOLLYWOOD, FL 33019
514213011570	05/23/2023	Warranty Deed	Qualified Sale	\$2,437,000	118897077	339 TAYLOR ST HOLLYWOOD, FL 33019
514213013240	04/02/2023	Warranty Deed	Qualified Sale	\$1,490,000	118824748	310 OREGON ST #1-4 HOLLYWOOD, FL 33019
514213010020	11/16/2022	Multi Special Warranty Deed	Excluded Sale	\$3,700,000	118521889	N OCEAN DR HOLLYWOOD, FL 33019
514213010030	11/16/2022	Multi Special Warranty Deed	Excluded Sale	\$3,700,000	118521889	1100 N OCEAN DR HOLLYWOOD, FL 33019

SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		Hollywood Central Elementary: C Olsen Middle: I South Broward High: B
Hlwd Fire Rescue (05) Commercial (C) 1,533										

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassel	37	Jason W. B. Pizzo	Daniel P. Foganholi



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

## Detail by Entity Name

Florida Limited Liability Company  
A1A PRIME PROPERTIES, LLC

### Filing Information

**Document Number** L14000140029  
**FEI/EIN Number** 47-1853645  
**Date Filed** 09/08/2014  
**Effective Date** 09/08/2014  
**State** FL  
**Status** ACTIVE

### Principal Address

1604 SE 10 STREET  
ft lauderdale, FL 33316

Changed: 10/13/2022

### Mailing Address

1604 SE 10 STREET  
FT LAUDERDALE, FL 33316

Changed: 01/11/2021

### Registered Agent Name & Address

JOSEPH R CASACCI PA  
111 N PINE ISLAND ROAD  
SUITE 104  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

SERAFINI, DANIEL G  
1604 SE 10 STREET  
FT LAUDERDALE, FL 33316

Title Authorized Member

SERAFINI, LISE-ANNE R  
1604 SE 10 STREET  
FT LAUDERDALE, FL 33316

**Annual Reports**

Report Year	Filed Date
2022	01/14/2022
2022	10/27/2022
2023	01/26/2023

**Document Images**

<a href="#">01/26/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/27/2022 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/14/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/11/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/17/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/04/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/10/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/16/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/08/2014 -- Florida Limited Liability</a>	View image in PDF format





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

## Detail by Entity Name

Florida Limited Liability Company  
BURGER BEACH, LLC

### Filing Information

<b>Document Number</b>	L22000431474
<b>FEI/EIN Number</b>	92-0657804
<b>Date Filed</b>	10/06/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1604 SE 10TH STREET  
FT. LAUDERDALE, FL 33316

### Mailing Address

1604 SE 10TH STREET  
FT. LAUDERDALE, FL 33316

### Registered Agent Name & Address

JOSEPH R. CASACCI, P.A.  
111 N. PINE ISLAND ROAD, SUITE 104  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SERAFINI, DANIEL G  
1604 SE 10TH STREET  
FT. LAUDERDALE, FL 33316

Title MGR

SERAFINI, LISE-ANNE  
1604 SE 10TH STREET  
FT. LAUDERDALE, FL 33316

### Annual Reports



Report Year	Filed Date
2023	01/26/2023
2024	01/09/2024

### **Document Images**

[01/09/2024 -- ANNUAL REPORT](#)

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[01/26/2023 -- ANNUAL REPORT](#)

View image in PDF format

[10/06/2022 -- Florida Limited Liability](#)

View image in PDF format





na

EST. 1873  
Heineken



1100

1150

Great  
Burgers

LeTUB  
Saloon





GRUB 'N  
CHUG  
SPECIALS



CRAB BOIL

snow crab cluster, shrimp,  
clams, mussels, corn,  
red skin potatoes, old bay  
garlic-herb butter \$38

FLORIDA  
STONE CRAB

Menu board with sections: LE BEGINNINGS, LE BORGER, LE SANDWICHES, LE SALADS, LE SIDE OF FRIES, LE MERCH, LE WINE, le cocktails, LE BLOODY MARY, LE FROZEN, LE MARGARITAS, LE BEER & Seltzer, LE VIRGINS.

JAMESON  
Please  
PARDON OUR MESS  
DURING OUR  
renovations  
le tub  
Use the  
Facilities Located  
by Flamingo Lake



1100  
1150

Great  
Burger













November 30, 2023

To Whom it May Concern:

This Letter is to authorize our business, Burger Beach, LLC (dba, Le Tub) at 1100 N Ocean Drive, Hollywood FL 33019 to make any necessary changes to the seawall, dock, landscaping, and any other renovations. We also authorize them to enter an agreement with the CRA for the Property Improvement Program.



Daniel G Serafini  
Burger Beach, LLC



### HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY

Business or Condo Name: **A1A Prime Properties LLC (Le Tub) (Dan Serafini)**

Property Address: **1100 N Ocean Dr, Hollywood, FL 33019**

PIP

**WORK DISCIPLINE: Paint & Stucco, New Trellis & Roof, Impact Windows & Doors, ADA Ramps & Walkways, Asphalt & Restripe Parking Area, Engineering (Folios 514213010020 & 514213010030)**

Contractor .001 <b>SCALTEC USA, CORP.</b>	<b>\$393,110.00</b>	<b>SELECTED</b>
---	---------------------	-----------------

*GC Scope of Work: Paint & Stucco, New Trellis & Roof Overhang, Impact Windows & Doors, ADA Ramps & Walkways, Asphalt & Restripe Parking Area, Engineering Plans*

Contractor .002 Not Selected Contractor	\$0.00
---	--------

Contractor .003 Not Selected Contractor	\$0.00
---	--------

**WORK DISCIPLINE: Seawall & Dock Repair (Folios 514213010020 & 514213010030)**

Contractor .002 <b>Chosen Contractor</b>	<b>\$288,000.00</b>	<b>SELECTED</b>
--	---------------------	-----------------

*Contractor Scope of Work: 240' Seawall: \$288,000 & Demo \$12,000 (Demo Not Included)*

Contractor .002 Lovell Marine Construction	\$389,750.00
--	--------------

Contractor .003 B&M Marine Construction, INC.	\$443,250.00
---	--------------

**TOTAL PROJECT COST**

**\$681,110.00**

*Out of Pocket Cost*

**\$431,110.00**

**TOTAL INCENTIVE AMOUNT**

**37%**

**\$250,000.00**

<i>(Up To 50% Of Total Project Cost With A \$75,000 Max) for Folios 514213010020 &amp; 514213010030 = \$150,000</i>	
<i>(Up To 50% Of Total Seawall Cost With A \$50,000 Max) for Folios 514213010020 &amp; 514213010030 = \$100,000</i>	
<i>Incentive Total for Folios 514213010020 &amp; 514213010030</i>	<i>= \$250,000</i>

**NOTES:**   Denotes Pending Document To Be Submitted

*End of Bid Summary*

Hollywood, FL Community Redevelopment Agency

1948 Harrison Street, Hollywood, FL 33020 | T: 954.924.2980 | F: 954.924.2981 | [www.HollywoodCRA.org](http://www.HollywoodCRA.org)

**Pending SCALTEC  
Endorsement With Respect To  
General Liability  
COI & Workers Comp Missing  
Verbiage**





# SCALTEC USA, CORP.

8570 Stirling Road #102-215

Hollywood, FL 33024

(954) 553-0354 Brad

[bgfivestarc@aol.com](mailto:bgfivestarc@aol.com)

State Licensed:

CGC1515074

CGC1521751

## CONTRACT RESTAURANT PARTIAL PARKING LOT

**Date:** 02/13/24

**To:** Dan Serafini  
954-401-1325

**Job site:** Le Tub  
1100 North Ocean Drive  
Hollywood, FL 33019

*We are please to present this contract for labor and materials to complete the Restaurant and partial parking lot to the above referenced job site for the re-work of the building façade, parking lot, overhang trellis, concrete ramps and slabs, landscaping and impact windows and doors to include the following:*

### **A. Demolition Work:**

- 1). Remove existing trellis.
- 2). Remove existing concrete ramp.
- 3). Remove existing asphalt and rock.
- 4). Remove existing catch basin.
- 5). Bring in bob cat service to remove all trash from job site.
- 6). Load debris into dumpsters.

### **B. General Construction Work:**

- 1). Bring in surveyor to lay out for new catch basin elevations.
- 2). Grade and compact site for new asphalt installation.
- 3). Dig out for new ADA ramp and walk ways.
- 4). Install wire mesh and backfill with concrete for ramp and walk ways.
- 5). Install ADA railings on ramp.
- 6). Build new trellis overhang in outside dining area.
- 7). Install 2-lifts of asphalt over complete parking lot (less North end).
- 9). Stucco building parapet walls.
- 10). Install roof framing and plywood on new bar overhang.
- 11). Install new metal roof on bar overhang.
- 12). Install impact windows and doors at entrance.
- 13). Paint front of building.

### **C. Plumbing Work:**

- 1). Install (2) 30"x30" catch basin with (2) 14" corrugated flow pipe to the water in the middle of the parking lot with back flow preventers.

**D. Electrical Work:**

- 1). Rewire all electric to new trellis over outdoor dining area.

**E. General Work:**

- 1). Provide engineered plans for all the above work.
- 2). Provide permit for all the above work.
- 3). Stand all the required inspections.
- 4). Pay for all the City permitting fees.
- 5). Install landscaping along the front and dock side of the property (less the North parking lot).

**Category Pricing:**

A. Demolition Work.....	\$ 38,000.00
B. General Construction Work.....	162,500.00
C. Plumbing Work.....	29,700.00
D. Electrical Work.....	9,500.00
E. General work.....	<u>55,000.00</u>
<b>Sub Total Job Cost.....</b>	<b>\$ 294,700.00</b>
<b>15% overhead.....</b>	<b>44,205.00</b>
<b>15% profit.....</b>	<b>44,205.00</b>
<b>Site Superintendant 5 weeks @ \$2,000.00 per.....</b>	<b><u>10,000.00</u></b>
<b>Total Job Cost.....</b>	<b>\$393,110.00</b>

**General Notes:**

- 1). All work will be completed in a timely manor.
- 2). All work will be performed by State Licensed Contractors.
- 3). Any work not mentioned will be billed at an additional charge.
- 4). Contractor shall stand the inspections for the Duration of the project.

**Guarantees:**

- 1). All work will carry a (1) one year warranty for parts and labor from completion date.

**Payment Schedule:**

Payments upon progress of work.

Respectfully Submitted,

Scaltec USA, Corp.  
Bradley Gross



Date 02/13/2014

Le Tub  
Dan Serafini



Date 2-13-24





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**GROSS, BRADLEY HAL**

SCALTEC USA CORP  
8570 STIRLING ROAD  
102-215

HOLLYWOOD FL 33024

**LICENSE NUMBER: CGC1515074**

**EXPIRATION DATE: AUGUST 31, 2024**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

# BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

**VALID OCTOBER 1, 2023 THROUGH SEPTEMBER 30, 2024**

**Business Name:** SCALTEC USA CORP

**Receipt #:** 180-8757  
**Business Type:** GENERAL CONTRACTOR (GENERAL CONTRACTOR)

**Owner Name:** BRADLEY HAL GROSS

**Business Location:** 8570 STIRLING RD #102-215  
HOLLYWOOD

**Business Opened:** 10/22/2008  
**State/County/Cert/Reg:** CGC1515074

**Business Phone:** 954-922-1888

**Exemption Code:**

Rooms

Seats

Employees

5

Machines

Professionals

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
27.00	0.00	0.00	0.00	0.00	0.00	27.00

Receipt Fee 27.00  
Packing/Processing/Canning Employees 0.00

**THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS**

**THIS BECOMES A TAX RECEIPT**

**WHEN VALIDATED**

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

**Mailing Address:**

BRADLEY HAL GROSS  
8570 STIRLING RD #102-215  
HOLLYWOOD, FL 33024

**Receipt #** 02B-22-00006303  
**Paid** 09/29/2023 27.00

**2023 - 2024**





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/17/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> (855) 222-5919 <b>E-MAIL ADDRESS:</b> support@nextinsurance.com <b>FAX (A/C, No):</b>
<b>INSURED</b> Scaltec USA, Corp. 8570 Stirling Rd # 102-215 Hollywood, FL 33024	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> State National Insurance Company, Inc. <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
	<b>NAIC #</b> 12831

## COVERAGES

CERTIFICATE NUMBER: 768235222

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		NXTKW4LJ4L-01-GL	07/07/2023	07/07/2024	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$10,000.00 PERSONAL & ADV INJURY \$1,000,000.00 GENERAL AGGREGATE \$1,000,000.00 PRODUCTS - COMP/OP AGG \$1,000,000.00 \$
	<input type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Contractors Errors and Omissions	X		NXTKW4LJ4L-01-GL	07/07/2023	07/07/2024	Each Occurrence: \$10,000.00 Aggregate: \$20,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is We Care Hospitality. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

## CERTIFICATE HOLDER

We Care Hospitality  
GG's Waterfront, Tiki Tiki, Le Tub Hollywood Beach  
606 N Ocean Dr  
Hollywood, FL 33019

**Hollywood CRA**  
**1948 Harrison Street**  
**Hollywood, FL 33020**

## LIVE CERTIFICATE



Click or scan to view

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Ann Ryan*





# CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
12/17/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Next First Insurance Agency, Inc.  
PO Box 60787  
Palo Alto, CA 94306

CONTACT  
NAME:

PHONE  
(A/C, No, Ext): (855) 222-5919

FAX  
(A/C, No):

E-MAIL  
ADDRESS: support@nextinsurance.com

PRODUCER  
CUSTOMER ID:

INSURED Scaltec USA, Corp.  
8570 Stirling Rd # 102-215  
Hollywood, FL 33024

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: State National Insurance Company, Inc.

12831

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

## COVERAGES

CERTIFICATE NUMBER: 768235222

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR		TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
		PROPERTY							
		CAUSES OF LOSS	DEDUCTIBLES					BUILDING	\$
		BASIC	BUILDING					PERSONAL PROPERTY	\$
		BROAD	CONTENTS					BUSINESS INCOME	\$
		SPECIAL						EXTRA EXPENSE	\$
		EARTHQUAKE						RENTAL VALUE	\$
		WIND						BLANKET BUILDING	\$
		FLOOD						BLANKET PERS PROP	\$
								BLANKET BLDG & PP	\$
									\$
A	X	INLAND MARINE		TYPE OF POLICY	07/07/2023	07/07/2024	X	EQUIPMENT	\$ 5,000.00
		CAUSES OF LOSS	Contractors Equipment	X			MISC TOOLS	\$ 1,000.00	
		NAMED PERILS	POLICY NUMBER	X			BORROWED TOOLS	\$ 5,000.00	
	X	OPEN PERILS	NXT7DJ3LCP-01-IM					\$	
		CRIME						\$	
		TYPE OF POLICY						\$	
								\$	
		BOILER & MACHINERY / EQUIPMENT BREAKDOWN						\$	
								\$	
								\$	
SPECIAL CONDITIONS / OTHER COMMENTS									

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**Certificate Holder is named as an Additional Insured with respect to General Liability**

Proof of Insurance.

## CERTIFICATE HOLDER

We Care Hospitality  
GG's Waterfront, Tiki Tiki, Le Tub Hollywood Beach  
606 N Ocean Dr  
Hollywood, FL 33019

**Hollywood CRA  
1948 Harrison Street  
Hollywood, FL 33020**

LIVE CERTIFICATE



Click or scan to view

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

## Endorsement - For Certificate of Liability

**Hiscox Insurance Company Inc.**

**Named Insured :** [REDACTED] **Endorsement Effective : Nov 6 2021**

Policy Number : [REDACTED]

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## ADDITIONAL INSURED – AUTOMATIC STATUS

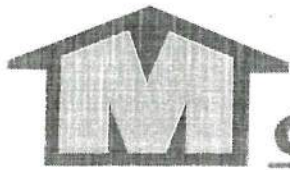
This endorsement modifies insurance provided under the following:

## COMMERCIAL GENERAL LIABILITY COVERAGE PART

- A. Section II – Who Is An Insured** is amended to include as an additional insured any person(s) or organization(s) for whom you are performing operations or leasing a premises when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
1. In the performance of your ongoing operations; or
  2. In connection with your premises owned by or rented to you.

A person's or organization's status as an additional insured under this endorsement ends when your operations or lease agreement for that additional insured are completed.





*You Dream It... We'll Build It!*  
**Morrison Contractors, Inc.**

March 10, 2023

Le Tub  
c/o Dan Serafini  
1100 N Ocean Dr  
Hollywood, FL 33019  
954-401-1325  
danserafini@bellsouth.net

## **PROPOSAL – REVISED**

Morrison Contractors, Inc, a Florida corporation, will supply all the labor, material, and equipment including our company owned and operated barge and crane with crew to the job site to perform extensive seawall reconstruction work as described to construct an entirely new seawall to be built directly in front of the seawall which exists 240 lf. The existing seawall will remain in place with the exception of approximately (9) concrete batter pilings that exist towards the north side of the property that would obstruct this construction. Storm drains which exist in the current seawall will be required to be extended through the new seawall.

Construction details as follows:

1. Owner is to remove the storage building and tiki hut plus all existing personal decorative items along the dock. The existing 6' wood fence separating the seating area from the parking area is to remain in place or be removed by others. Planter boxes with trees growing in them are to be removed by others, unless instructed for the barge to pull these tress out with the crane for an additional cost for the disposal. Wood tables and wood benches are all part of the demo and disposal listed above. There appears to be extensive electrical attached to a wood storage shed at the northern end of the dock and the possibility of plumbing or electrical work running under the dock. All electrical and plumbing is to be turned off, capped, and made safe by others. This proposal does not include any electrical or plumbing work at all. Once all debris has been removed from the construction area, we will commence the piledriving.
2. Mobilize our barge and crane to the job site to commence the demolition of approximately 1500 sf of landside decking, the railings that are attached to the face of the seawall, the batter pilings that are attached to the seawall at the northern end, and any other item that would obstruct the construction and form work required for the new seawall cap.
3. We will form and pour (24) concrete seawall panels on site at the designated cleared location on the north end of the property.
4. Contractor to cut and remove (9) concrete batter piles at north end including (8) wood pilings.

Continued on Page 2

Customer's Initials



5. Once the job site is prepared for the installation of the new seawall panels we will begin the process by installing a panel directly in front of the existing seawall beginning at the north end with a 12" x 12" by up to 20 feet long concrete pilings at each side of the pilings driven in place and in the process repeated panel and piling continuously 240 feet or 24 times over. Once all panels and vertical King pilings are installed a secondary row of angled batter pilings driven at 3:1 beside the vertical King piling are installed. After all pilings are installed and the seawall panels are in a straight line vertically perfect the form work for the new seawall cap will commence.
6. We will mobilize a land-based team of professional concrete form work carpenters to begin the process of forming the seawall cap, which will be 48" wide x 36" thick x 240' long. This concrete covers completely and encapsulates the new pilings and the top of the seawall panel creating a new seawall system. The new seawall cap is heavily reinforced with #5 steel rebar in a horizontal manner with stirrups attached as designed by a structural engineer.
7. Upon all form work completed and the steel reinforcement inspected, we will commence the installation of 5000 psi concrete into the form work. Please note that the new seawall will be 12" higher than what exists. The exact design criteria is to be determined upon a further site visit with the owners. Any other requirements by the city building department will change the price.
8. The seawall cap will be installed in (2) phases, 160' +/- in phase (1) and 80' in phase (2). It will be necessary to close the area where we are working during construction.
9. There is no consideration for any dock work to be installed onto the seawall. It has been determined by X-Y coordinates of the intercoastal waterway indicating that the channel is too close to the property for the construction of any marginal dock structure. It is possible however that we could obtain permission to install wood bumper pilings in front of the new seawall cap 10' apart so that any vessel could dock safely in front of the wood bumper pilings with the installation of rubber bumpers.

The cost of construction for this project is estimated to be:

- The demolition and disposal of all materials, loading it onto the barge for disposal as described
- The installation and construction of a new 240' concrete seawall as described
- Subtotal for the above new seawall work

**\$12,000.00..**

**\$288,000.00**

**\$300,000.00**

*105,000  
405,000*

Continued on Page 3

Customer's Initials X

### Optional work to consider:

- Construction of the new deck adjacent to the seawall on the landside approximately 2000 sf (all pressure treated pine) \$70,000.00    \_\_\_ Initial
- Cost for (25) marine wood pilings that are 12" in Diameter, including an 8' long black rubber bumper spaced 10' apart (\$1,000 each) \$25,000.00    \_\_\_ Initial
- **Estimated cost** for plans, permits, and engineering \$10,000.00
- There has been no consideration made for any of the electrical work that must be disconnected and made safe.

All costs for plans and permitting are additional. These items include but are not limited to such things as administrative costs, signed and sealed engineered drawings, processing and courier fees, Notice of Commencement, Broward County Environmental permit, City building permit, State and Army Corp approval if required, updated surveys, if necessary, special inspectors, if necessary, special letters by the engineer, etc.

### Conditions:

1. **REVISED ESCALATION CLAUSE:** This proposal will remain locked in price for (12) months. At the end of the (12) months, the job will be repriced using material costs at that time. Due to the expected length for the permit process and the subsequent scheduling challenges for operation of the restaurant, it will be necessary to amend this proposal with an escalation or de-escalation of cost at the time the project starts. The labor and overhead for Morrison Contractors will remain the same, however the cost of building materials is likely to rise if the job does not begin within the next (12) months. In an effort to accommodate the owner and protect Morrison Contractors, we are providing actual costing from (4) of our suppliers which are the concrete pump charges, the cost of concrete, the cost of #5 reinforcing steel, and the cost of plywood. These items are the predominant costs for constructing this project. These (4) documents, Exhibit A-D, will be utilized to compare prices at the time that the job is ready to begin. In the event that any of these items have increased or decreased in price, the price of the project will be adjusted accordingly.
2. In the event the barge, crane and/or crews are ordered to leave the job at no fault of Morrison Contractors, Inc, a remobilization fee of \$1,000.00 will be applied. Should owner stop the job through no fault of Morrison Contractors, Inc and the land crew is forced to demobilize, a remobilization fee of \$500.00 will apply.
3. No electrical or plumbing is included in bid. No fill or sod is included unless specifically identified above.
4. An updated survey will be required by the Broward County Environmental Protection Department which indicates the elevations of the dock and seawall. Morrison Contractors, Inc is **not** responsible for errors or omissions on surveys provided by the owner, specifically elevations.
5. All structural work is warranted for (1) year. All other products are guaranteed for (1) year plus any other additional manufacturer's warranty that applies.

Continued on Page 4

Customer's Initials



6. Concrete docks will be poured perfectly level. Hairline cracks in concrete are normal and caused during the curing process, they are not caused from defects. Morrison Contractors, Inc disclaims any warranty, express or implied, from hairline cracks.
7. Requirements or restrictions of the city, county or state (governmental agencies) may change this proposal. Until preliminary plans are submitted, the exact configuration cannot be confirmed. Any changes will be made in writing with your approval.
8. If you have an HOA, an approval must be obtained prior to submitting plans to any of the governmental agencies.
9. This agreement specifies a certain length of piling to be used. If longer pilings are required due to any unforeseen condition that may require a longer piling the cost is \$20.00/ft additional (wood) and \$30.00/ft (concrete).
10. Contractor to obtain all permits and licenses. Have engineer draw and seal plans. Record Notice of Commencement and have all insurance in place including Longshore & Harborworkers Federal Coverage (USLH). Call all inspections. **All costs for the permitting (including plans, surveys, special engineer reports, and any other requirements of the building department) are additional.** We retain the services of Unlimited Permit Services (U.P.S.) to fully draw plans and process all documents to the respective agencies.
11. **Any cancellation of this Agreement after (3) business days of signing will incur a service charge equal to the greater of 25% of the total contract price or the deposit paid.**

Optional Dock Accessories:


12" S-cleats	\$65.00/each
8' black rubber bumpers (on wood piles)	\$250.00/each
8' black rubber bumpers (on concrete piles)	\$350.00/each
5-step aluminum ladder	\$300.00/each
5-step retractable ladder	\$350.00/each
5-step wide tread retractable ladder (special order)	\$450.00/each

Terms:

Deposit to secure pricing	25%
Further progress payments to be determined	

PROGRESS PAYMENTS MUST BE HAND DELIVERED WHEN DUE TO THE CREW OR OUR OFFICE. DO NOT MAIL ANY PROGRESS PAYMENTS OR YOUR JOB MAY BE STOPPED.

Continued on Page 5

Customer's Initials  \_\_\_\_\_

I have read, understand and accept this agreement including all provisions on the reverse side hereof. If received by facsimile provisions will be found on page 6. This proposal once executed by both parties becomes a binding contract. Y Initial

\_\_\_\_\_  
Morrison Contractors, Inc                      Date  
By Michael Morrison, President  
General Contractors License #CGC1518076  
This proposal will be withdrawn from us after  
20 days for repricing.

X\_\_\_\_\_  
Owner's Signature                      Date  
All "in person" credit card transactions will  
incur a 2.5% service charge. All over the  
phone credit card transactions will incur  
a 3.5% service charge. Visa or M/C only.



### 1. PROJECT PROVISIONS:

a. Guidelines: The project will be constructed in conformance to the plans and specification which have been examined and approved by the Owner. In the absence of plans, Owner will approve a rough sketch.

b. Compliance: The Project will be completed in compliance with all laws, ordinances, rules and regulation of the applicable government authorities.

c. Control: The Agreement, plans and specifications are intended to supplement each other. In case of conflict, the plan will control

d. Change Orders: As directed by the Owner, construction leader, public body or inspector, any alteration or deviation from the specifications that involves extra cost (subcontractor, labor, and materials) will be executed only upon the parties entering into a written change order. Expense incurred because of unusual or unanticipated conditions will be paid for by the Owner.

e. Allowances: If the Agreement procedure includes allowances, and the cost of performing the work or permitting is greater or less than this allowance, the Agreement price will be adjusted accordingly.

## II. FINANCIAL RIGHT AND RESPONSIBILITIES

a. Labor and Material: Contractor will provide and pay for all labor and materials necessary to complete the project. Contractor is released from this obligation for expenses occurred when the Owner is in arrears in making progress payments.

b. Permits: Contractor will obtain and pay for all required permits and licenses. Owner will reimburse contractor for these fees unless specifically stated on the payment schedule. Plans and Permit fees and engineering costs are additional, plus service charges.

c. Taxes, Assessments and Charges: Taxes, any assessments and charges required by public bodies and utilities will be paid by the Owner.

d. Bankruptcy: If either party files for bankruptcy, the other party has the right to cancel this Agreement.

### III. OWNER'S RIGHTS AND RESPONSIBILITIES

a. Cancellation: Owner may cancel this Agreement without penalty or obligation by delivering written notice of cancellation before midnight of the third business day after the Agreement was signed. Upon cancellation any property traded and any payments made under the Agreement, and any negotiable instrument executed will be returned within 10 business days following receipt by the Contractor of cancellation notice. Any cancellation of this Agreement after 3 business days of signing will incur a service charge equal to the greater of 25% of the total contract price or the deposit paid.

b. Property line: Owner shall locate and point out property lines to the Contractor. The Contractor and Building Dept. require the Owner to provide a licensed surveyor's map of the property not more than two (2) years old having seawall elevations shown on it.

c. Liens: Failure to pay persons supplying materials or services according to the terms of this Agreement may result in the filing of contractor's liens on the affected property. Owner has the right to ask the Contractor for lien waivers from all persons supplying these materials and services.

d. **Damage to Project:** Contractor will not be responsible for any damage caused by the Owner, or caused beyond the control of the Contractor. Owner will pay for any restoration work.

e. If by no fault of the Contractor this project lies dormant for one (1) year the deposit will be forfeited and job is automatically cancelled.

IV. CONTRACTOR'S RIGHTS AND RESPONSIBILITIES

a. Delay: Contractor will be excused for any delay beyond his reasonable control. These delays may include, but are not limited to, Acts of God, labor disputes, inclement weather, acts of public authority, acts of the Owner, or other unforeseen causes.

b. **Right to Stop Work:** If any payment under the Agreement is not received when due, the Contractor may suspend work on the job until such time as all payments due have been made. Any failure to make payment when due will result in filing and enforcement of any claim of lien or lien against the property in accordance with the

applicable lien laws and any other claims the Contractor may have.  
We reserve the right to cancel this Agreement for nonpayment.

d. Salvage: All salvage resulting from work under this Agreement is to be retained by the Contractor unless other agreements are contained in the written specifications.

e. Insurance: Contractor will maintain workers and general liability insurance required by law.

#### V. COMPLETION OF THE PROJECT

a. Notice: Final payment is due when the project is complete as described in this contract. A courtesy hold back of \$500.00 may be retained pending final inspection.

b. Clean-up: Contractor is responsible for removing debris and surplus material from the property and leaving the property in a neat condition.

## VI. CONFLICT PROVISIONS

a. **Attorney Fees:** In the event of litigation or any other proceeding to enforce or interpret this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs, including attorney's fees and costs incurred on appeal, from the losing party. Further, in the event that the Owner fails to make any payment provided by this Agreement and that the Contractor turns the matter over to an attorney to collect the past due amount(s) then the Owner shall reimburse the Contractor for the Contractor's reasonable attorney's fees and costs incurred for the collection, whether suit or any other proceeding be commenced or not.

b. Limitations: No action related to this Project or this Agreement may be made by either party against the other more than 2 years after the completion of the work.

## VII. GENERAL PROVISIONS

a. Notice: Any notice required or permitted under this Agreement may be given by certified or registered mail at the address contained in the Agreement.

b. Qualification: The document constitutes the entire agreement of the parties. No other agreement exists. This Agreement can be modified only by written agreement signed by both parties.

c. Governance: This Agreement shall be construed in accordance with, and governed by, the laws of the State of Florida.

d. All changes must be made prior to delivery and if job area is not prepared, charges may be imposed.

c. No Agreement or conditions, verbal or otherwise, will be recognized except those contained within this Agreement.

f. Contractor is not to be held responsible for the natural occurrence during the drying out of the wood called "checking" that causes cracks on the surface. Hairline cracks in concrete are normal and caused during the curing process, they are not caused from defects. Morrison Contractors, Inc disclaims any warranty, express or implied, from cracks.

g. Interest: Payments due and unpaid under this Agreement shall bear interest from the date payment is due at the maximum rate allowed by law.

h. Sprinklers that are not properly located and identified to the installation crew will not be repaired if damaged.

i. Installation of marine wood and/or concrete pilings that encounter unforeseen coral rock or other obstructions will cost an additional \$250.00 per piling.

j. All work guaranteed for 1 year as outlined in our warranty agreement. Open balances voids warranty.

k. Any underground utility not properly located by authorized facility locator relieves contractor of all liability.

1. All building materials remain the property of the Contractor until paid for in full. Contractor reserves the right to remove any materials not paid for in full.

m. Exclusions from quote (unless stated): The repair of sod, sprinklers, plumbing, electric, backfill, underground utilities, patio or sidewalk damage, landscaping, concrete test cylinders, ladders, bumpers, cleats, seawall mounted fences, or handrails. ETC.

n. This quote/contract is subject to supply interruptions, quickly changing market conditions, or uncontrollable disruptions. Please be advised that pricing and availability may be subject to change until further notice. Customer agrees to pay additional material costs and grant Morrison Contractors extension of time to complete due to these delays beyond its control.

Customer's Initials \_\_\_\_\_ Dated \_\_\_\_\_

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

X

\_\_\_\_\_  
OWNER'S SIGNATURE

X

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	<div>If highlighted verbiage is not present, endorsements will be required.</div>	CONTACT NAME:	
		PHONE (A/C, No. Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED		INSURER A:	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b>						
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$ <b>1,000,000.00</b>
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000.00</b>
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
	<b>AUTOMOBILE LIABILITY</b>						
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$ <b>300,000.00</b>
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE \$
	<b>EXCESS LIAB</b>						AGGREGATE \$
	DED RETENTION \$						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N					PER STATUTE OTH ER
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT \$ <b>500,000.00</b>
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**Certificate Holder is named as an Additional Insured with respect to General Liability**

**CERTIFICATE HOLDER****CANCELLATION**

**Hollywood CRA**  
**1948 Harrison Street**  
**Hollywood, FL 33020**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



## Endorsement - For Certificate of Liability

**Hiscox Insurance Company Inc.**

Policy Number : [REDACTED]

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## ADDITIONAL INSURED – AUTOMATIC STATUS

This endorsement modifies insurance provided under the following:

## COMMERCIAL GENERAL LIABILITY COVERAGE PART

- A. Section II – Who Is An Insured** is amended to include as an additional insured any person(s) or organization(s) for whom you are performing operations or leasing a premises when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
1. In the performance of your ongoing operations; or
  2. In connection with your premises owned by or rented to you.

A person's or organization's status as an additional insured under this endorsement ends when your operations or lease agreement for that additional insured are completed.



JIMMY PATRONIS  
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA  
DEPARTMENT OF FINANCIAL SERVICES  
DIVISION OF WORKERS' COMPENSATION**

**\*\* CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW \*\***

**CONSTRUCTION INDUSTRY EXEMPTION**

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

**EFFECTIVE DATE:** 3/17/2022

**EXPIRATION DATE:** 3/16/2024

**PERSON:** [REDACTED]

**EMAIL:** [REDACTED]

**FEIN:** [REDACTED]

**BUSINESS NAME AND ADDRESS:**

[REDACTED]

[REDACTED]

POMPAÑO BEACH, FL 33063

**SCOPE OF BUSINESS OR TRADE:**

Door and Window Installation  
All Types Residential and  
Commercial

IMPORTANT: Pursuant to subsection 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(12), F.S., Certificates of election to be exempt issued under subsection (3) shall apply only to the corporate officer named on the notice of election to be exempt and apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to subsection 440.05(13), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GLASS AND GLAZING CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

PANE-LISS GLASS PRODUCTS SUPPLY LLC  
4141 NW 58TH STREET  
COCONUT CREEK FL 33073

**LICENSE NUMBER:**

**EXPIRATION DATE: AUGUST 31, 2022**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

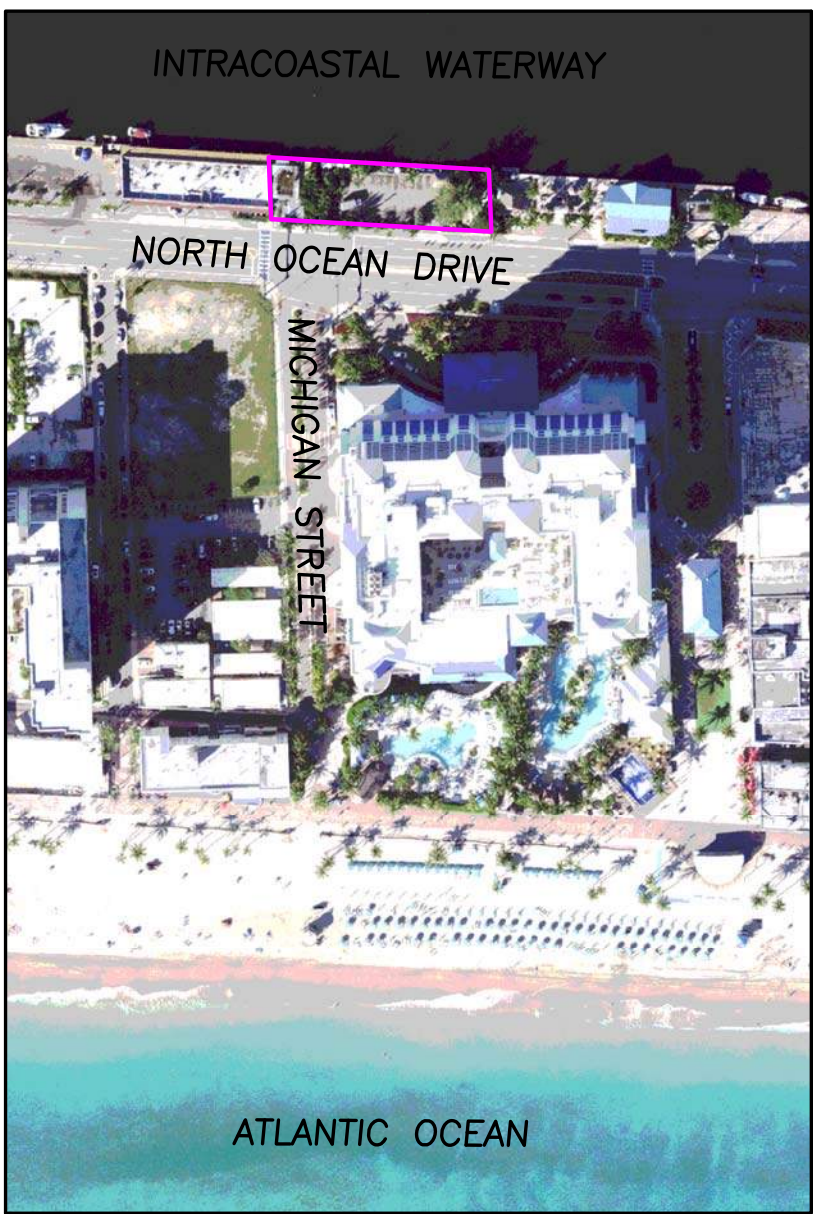
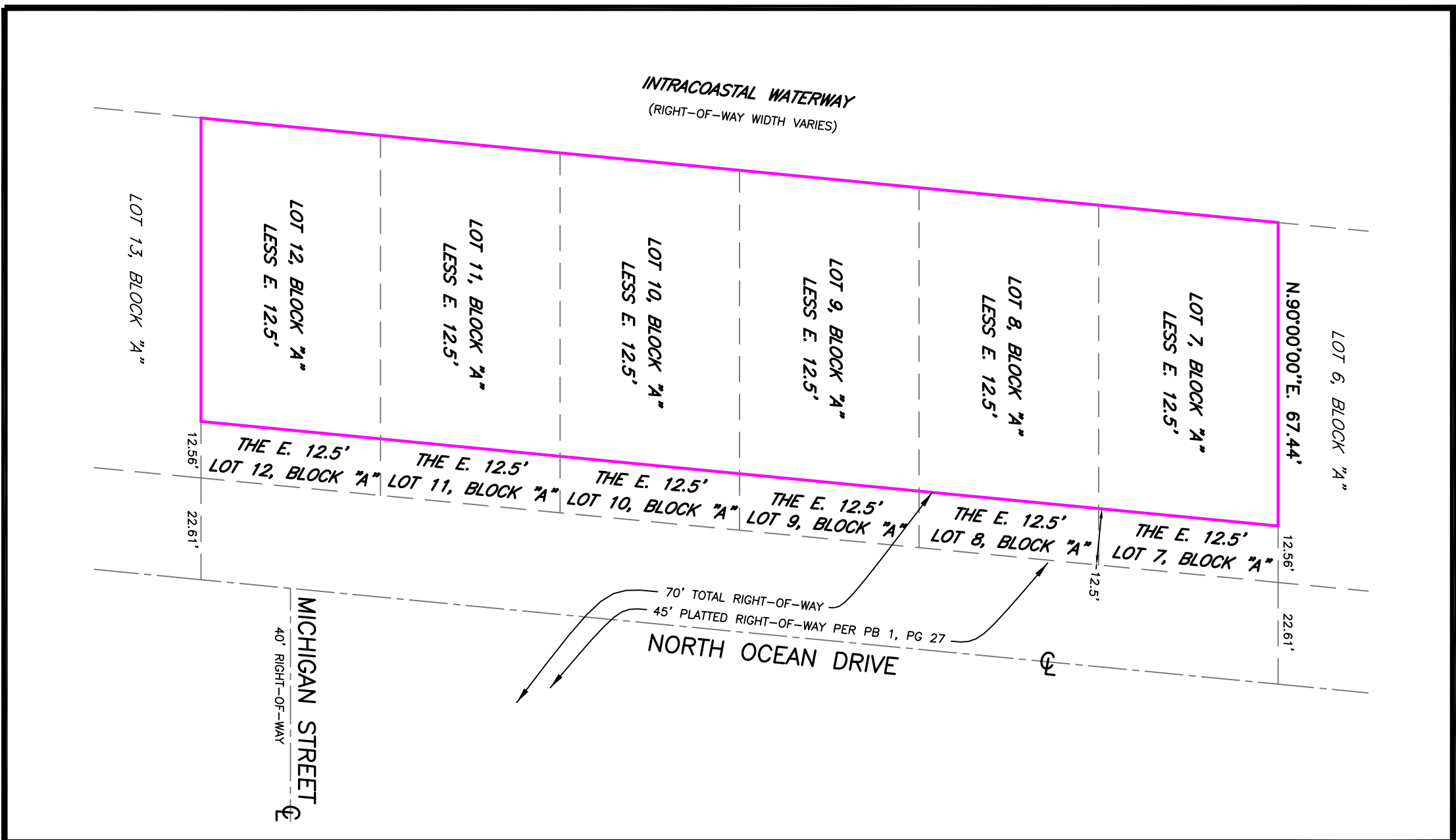
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**Renderings Pending  
Folios 514213010020 &  
514213010030**


























(NOT TO SCALE)

TABLE A



	NUMBER	TYPE	SIZE
#1	COCONUT PALM	9"	
#2	CHRISTMAS PALM	(2) 4" x 4"	
#3	SEAGRASS	9"	
#4	STRANGLER FIG	30"	
#5	CHRISTMAS PALM	5"	
#6	COCONUT PALM	10"	
#7	PINE	11"	
#8	COCONUT PALM	9"	
#9	COCONUT PALM	9"	
#10	COCONUT PALM	10"	
#11	STABLE PALM	10"	
#12	SEAGRASS	18"	
#13	COCONUT PALM	10"	
#14	COCONUT PALM	8"	
#15	DATE	(2) 4" x 20"	
#16	PINE	7"	
#17	PINE	(2) 4" x 6"	
#18	COCONUT PALM	7"	
#19	COCONUT PALM	8"	
#20	SEAGRASS	4"	
#21	SEAGRASS	8.5"	
#22	COCONUT PALM	9"	
#23	COCONUT PALM	12"	
#24	ARECA PALM	4"	
#25	CHRISTMAS PALM	6"	
#26	SEAGRASS	20"	

## LEGEND

	TRAP BOX		CATCH BASIN
	CONTROL VALVE		CLEAN OUT
	CURB ANCHOR		MANHOLE
	WATER METER		WELL
	FIRE HYDRANT		WATER VALVE
	CABLE JUNCTION BOX		
	ELECTRIC SERVICE		
	POOL EQUIPMENT		
	OT POWER/LIGHT POLE		
	SPRINKLER STEM		
	BRICK/TILE PAVERS		
	CENTERLINE		
	CONCRETE/CHALK		
	CONCRETE WALL		
	ELEVATION		
	METAL FENCE		
	OVERHEAD WIRES		
	WOOD/PVC FENCE		

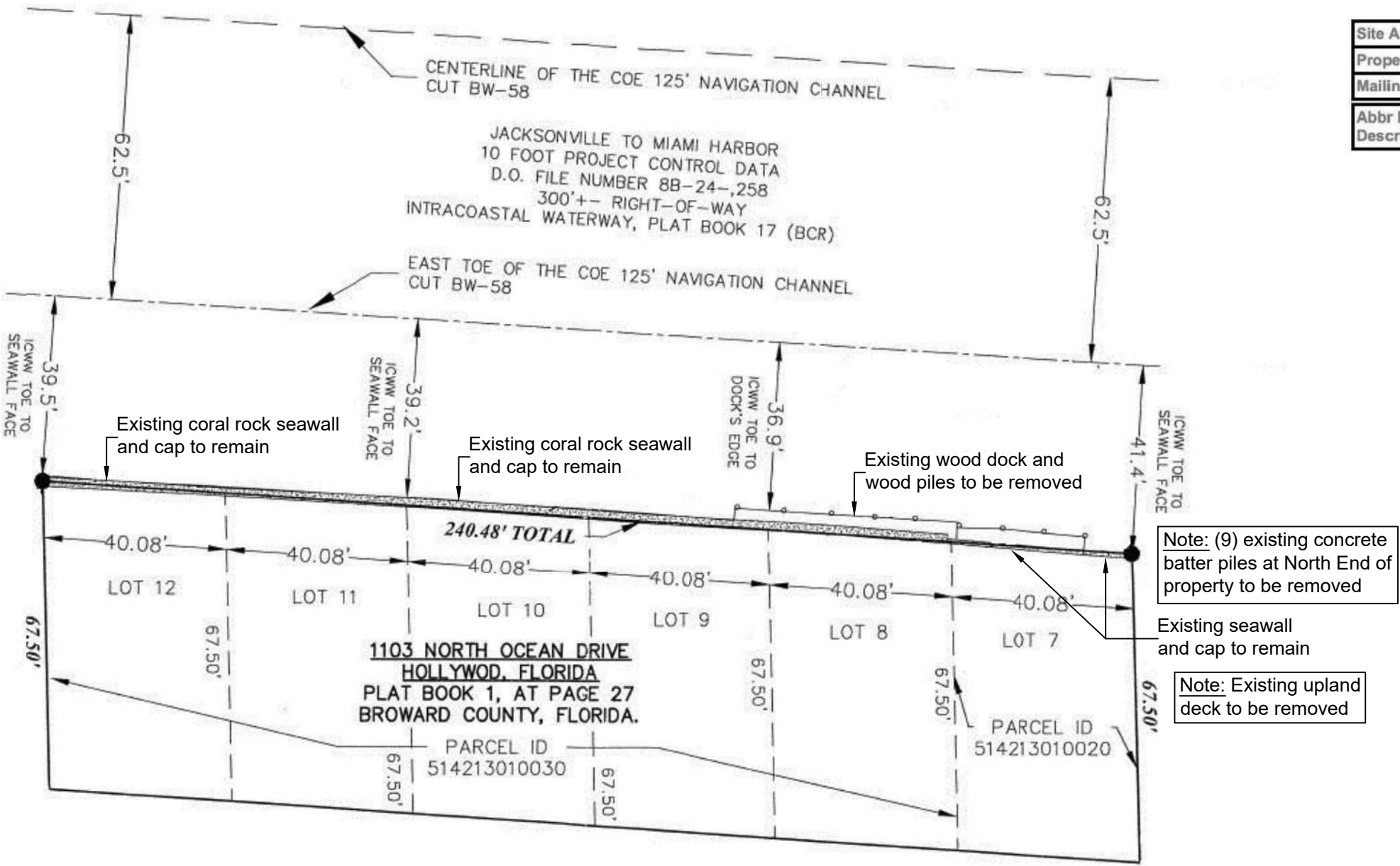
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INTRACOASTAL WATERWAY  
(300'+/- R/W)

See attached survey supplied by owner for exact property information.

No tree will be removed or replanted as part of this permit



Site Address	1100 N OCEAN DRIVE, HOLLYWOOD FL 33019	ID #	5142 13 01 0030
Property Owner	A1A PRIME PROPERTIES LLC	Millage	0513
Mailing Address	1604 SE 10 ST FORT LAUDERDALE FL 33316	Use	33-02
Abbr Legal Description	HOLLYWOOD BEACH 1-27 B LOT 8 TO 12, LESS E 12 1/2 FOR ST THEREOF BLK A		



Location Map

U.S. Army Corps of Engineers  
SAJ-2023-01258 (RGP-JLM)  
ATTACHMENT 1  
Sheet 1 of 8  
09/22/2023

Existing Site Plan

Scale: 1" = 30'

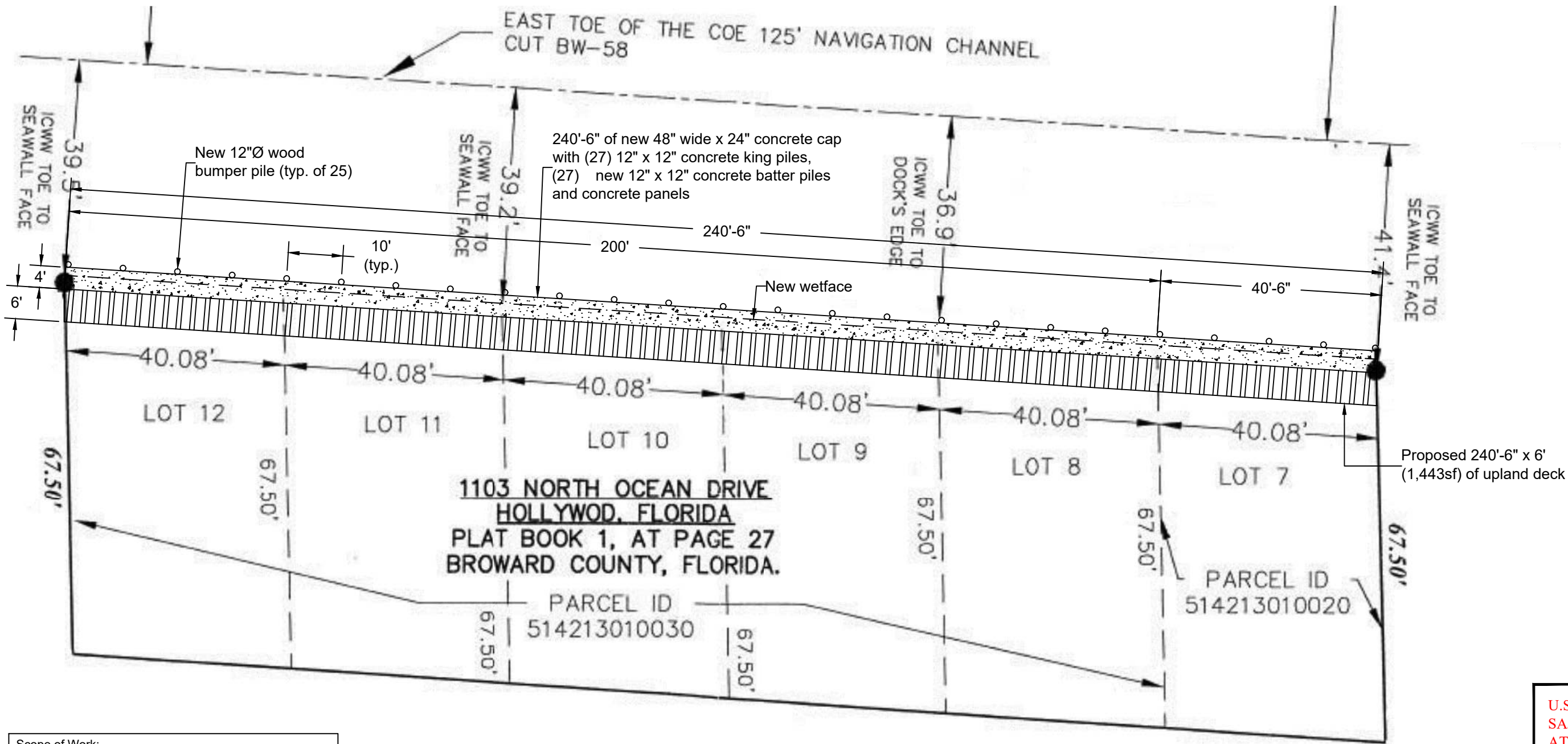
Sheet 1 of 7

PREPARED FOR:  
MORRISON CONTRACTORS INC  
3000 SW 26 Terrace  
Dania Beach, FL 33312  
(954) 583-8500

Project:  
Proposed Seawall Repair / Deck  
Le Tub  
1100 North Ocean Drive  
Hollywood, Florida 33019

MARK E. WEBER, P.E.  
LICENSE #53895 | CA 30702  
MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 754-333-0877  
WWW.MwEngineering.net

INTRACOASTAL WATERWAY  
(300'+/- R/W)



- Scope of Work:
- Existing wood dock and wood piles removed
  - Existing upland deck removed
  - Construct 240'-6" of 48" x 24" concrete cap over pour with batter piles, king piles and concrete panels
  - Install (25) 12"Ø wood bumper piles

Proposed Site Plan

Scale: 1" = 30'

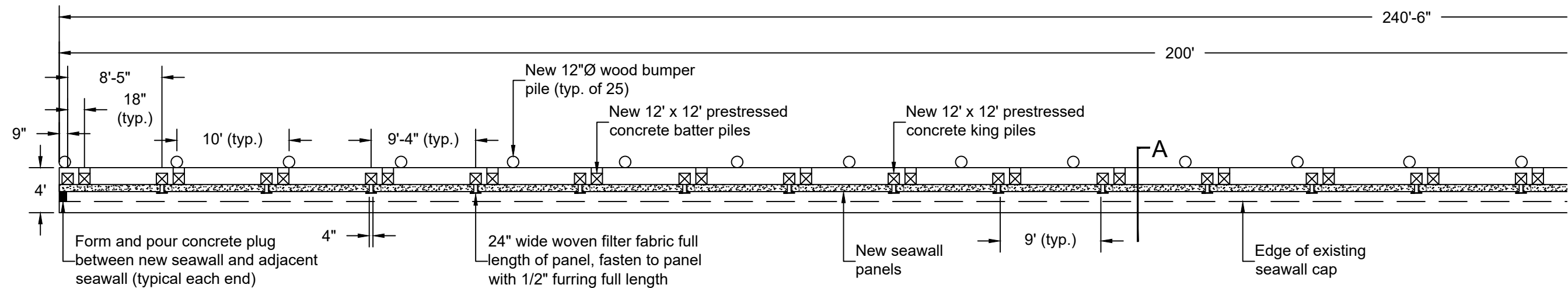
Sheet 2 of 7

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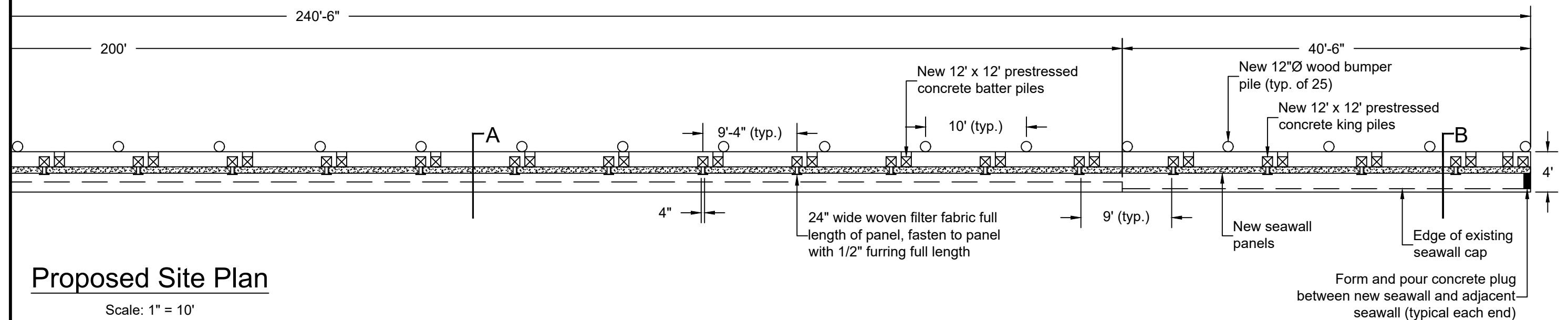
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09/22/2023

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## Proposed Site Plan

Scale: 1" = 10'



## Proposed Site Plan

Scale: 1" = 10'

U.S. Army Corps of Engineers  
SAJ-2023-01258 (RGP-JLM)  
ATTACHMENT 1  
Sheet 3 of 8  
09/22/2023

Sheet 3 of 7

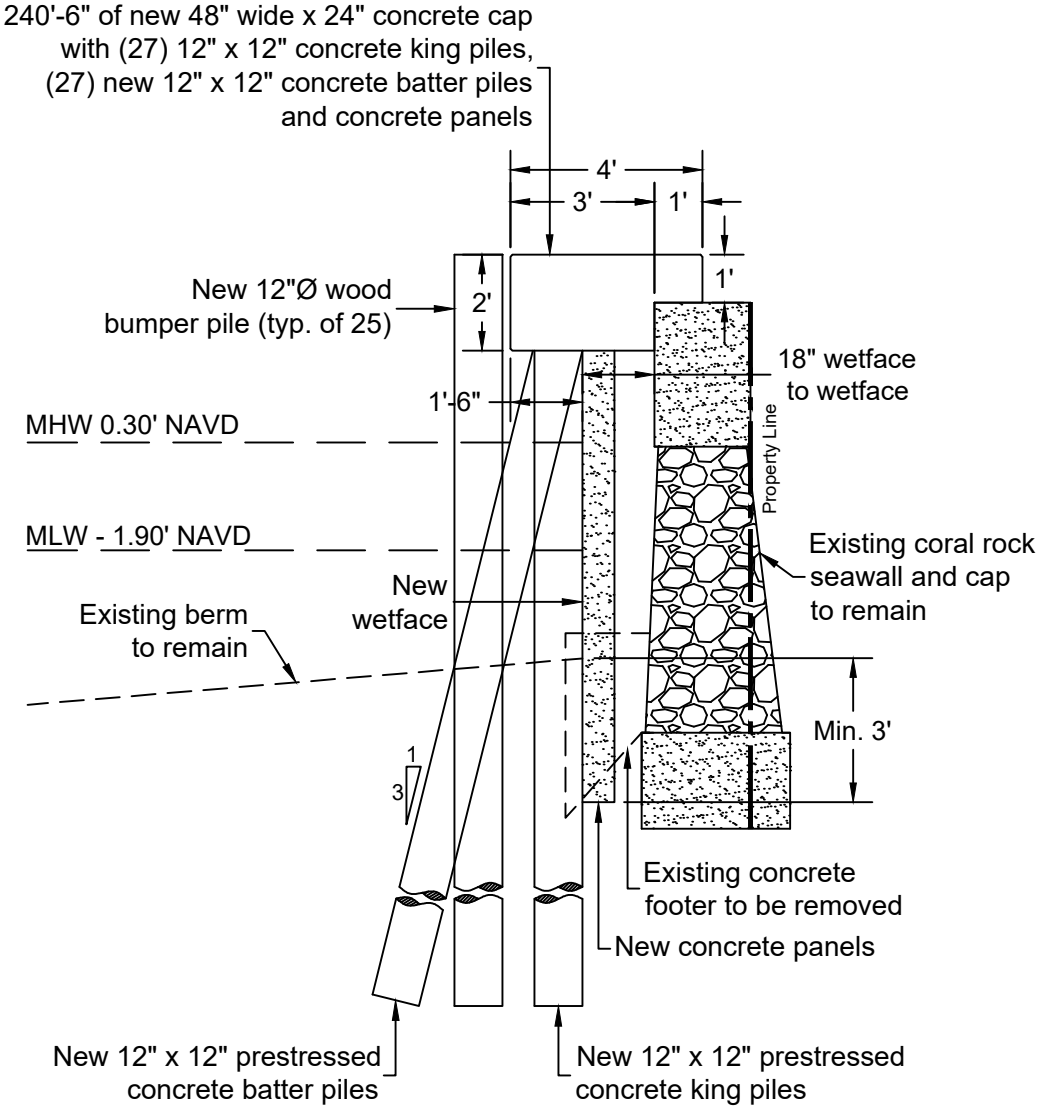
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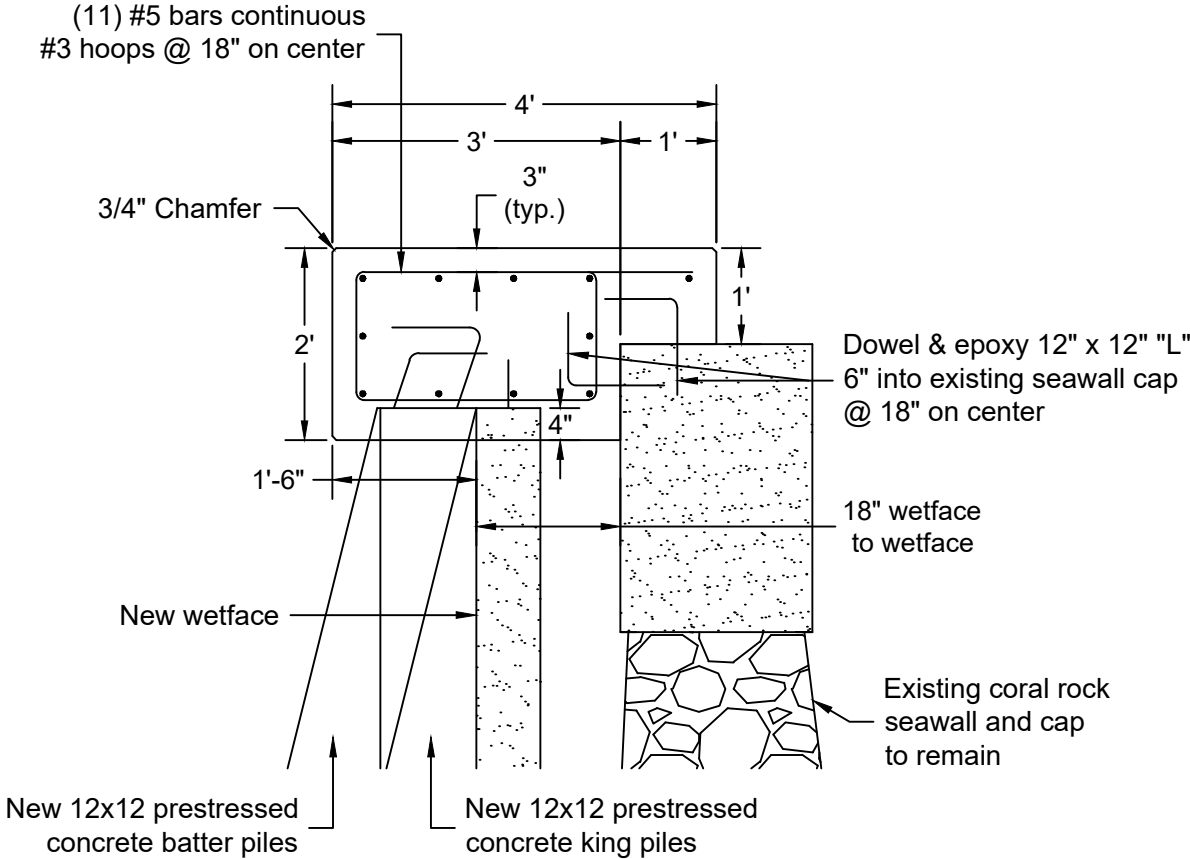
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**Seawall Section "A"**  
Scale 1/4"= 1'-0"



**Cap Steel Detail "A"**  
Scale: 1/2" = 1'-0"

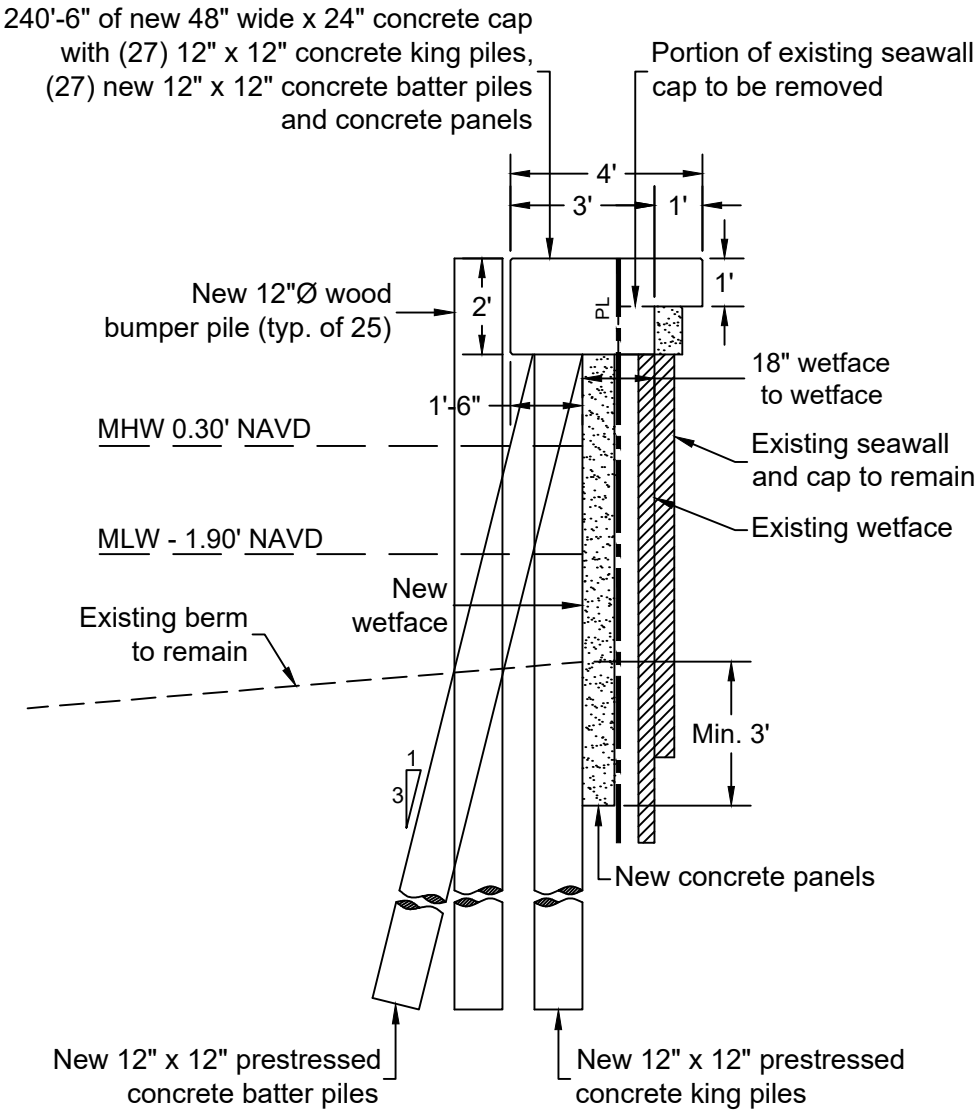
Sheet 4 of 7

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3000 SW 26 Terrace  
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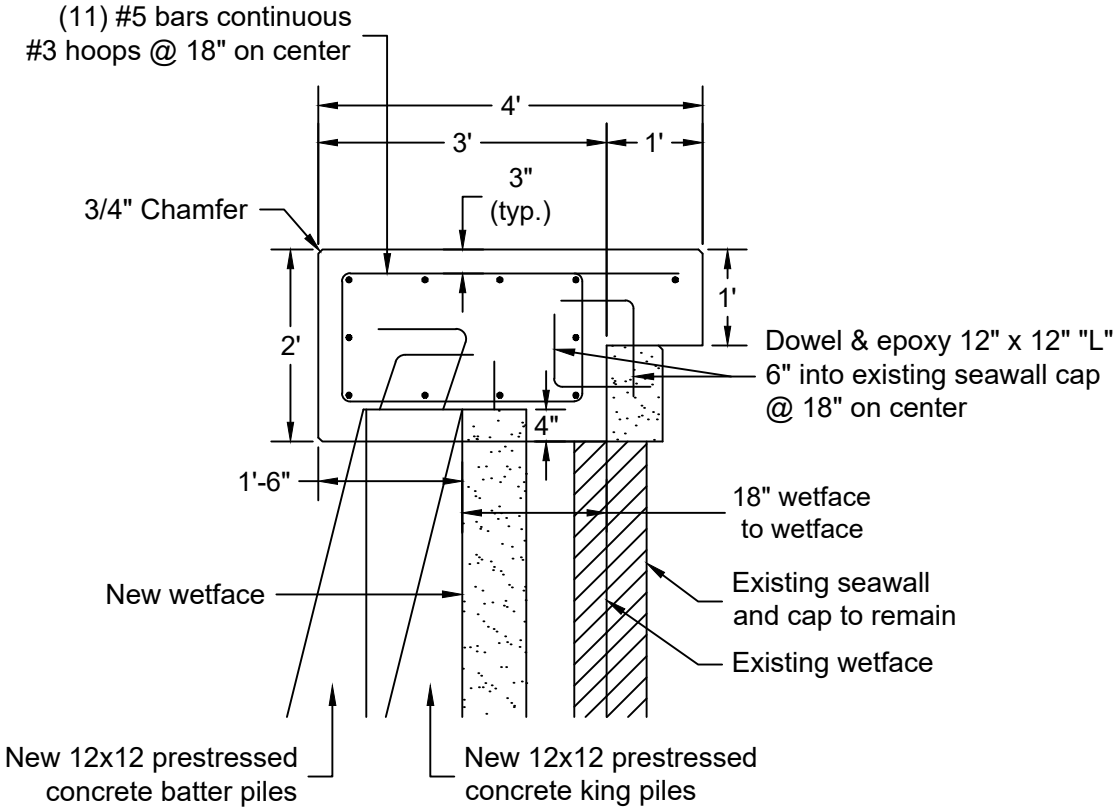
Project:  
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09/22/2023

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**Seawall Section "B"**  
Scale 1/4"= 1'-0"



**Cap Steel Detail "B"**  
Scale: 1/2" = 1'-0"

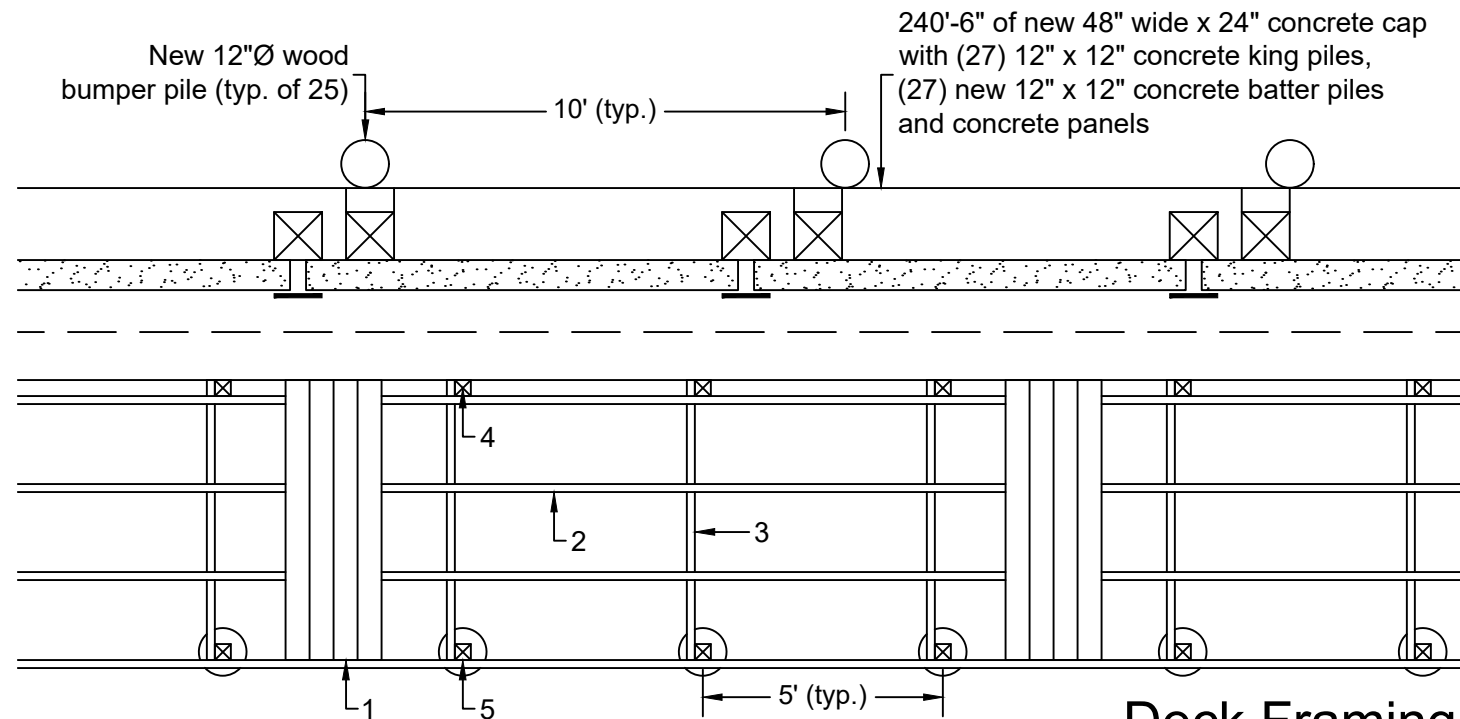
Sheet 5 of 7

PREPARED FOR:  
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3000 SW 26 Terrace  
Dania Beach, FL 33312  
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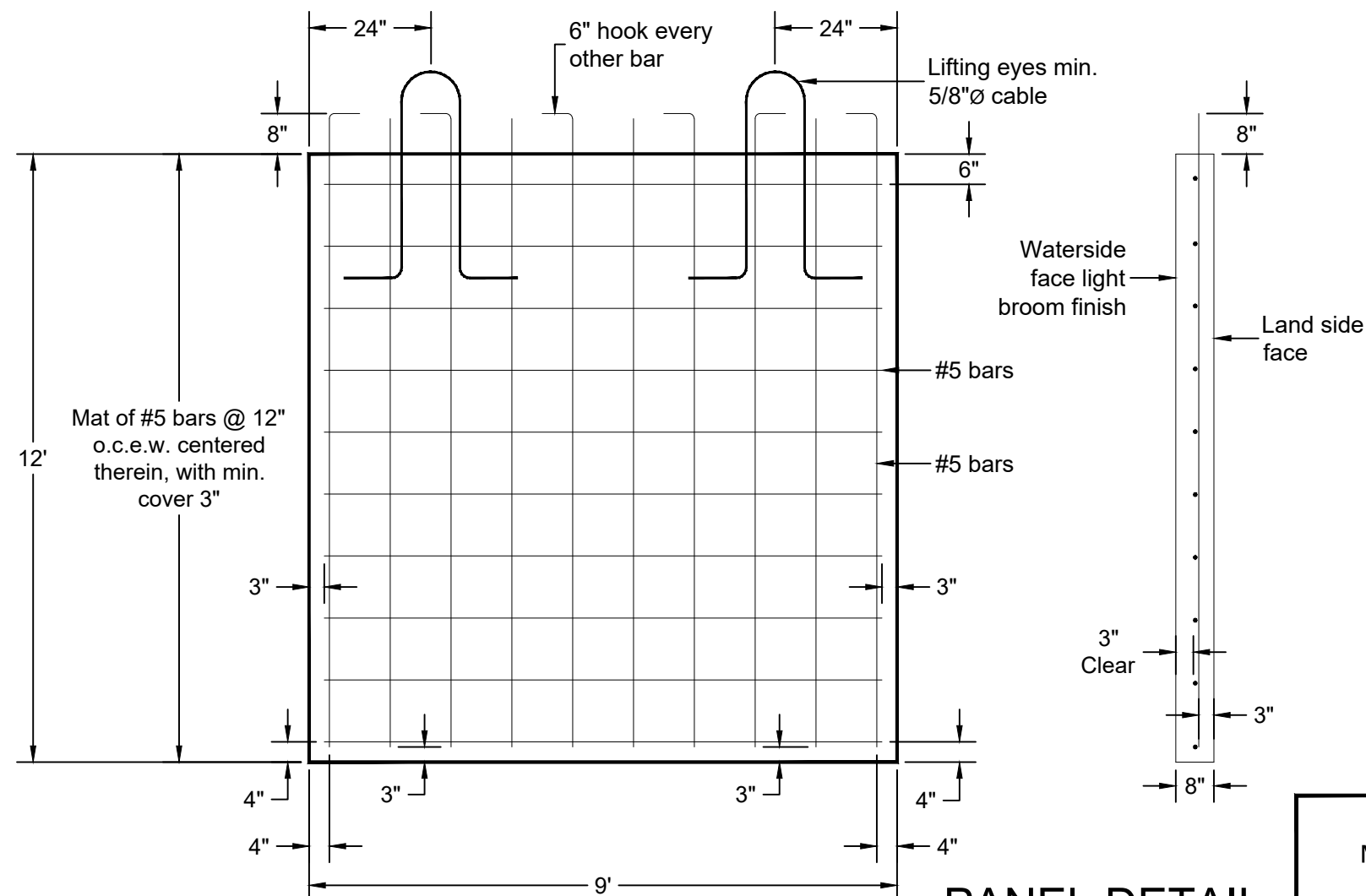
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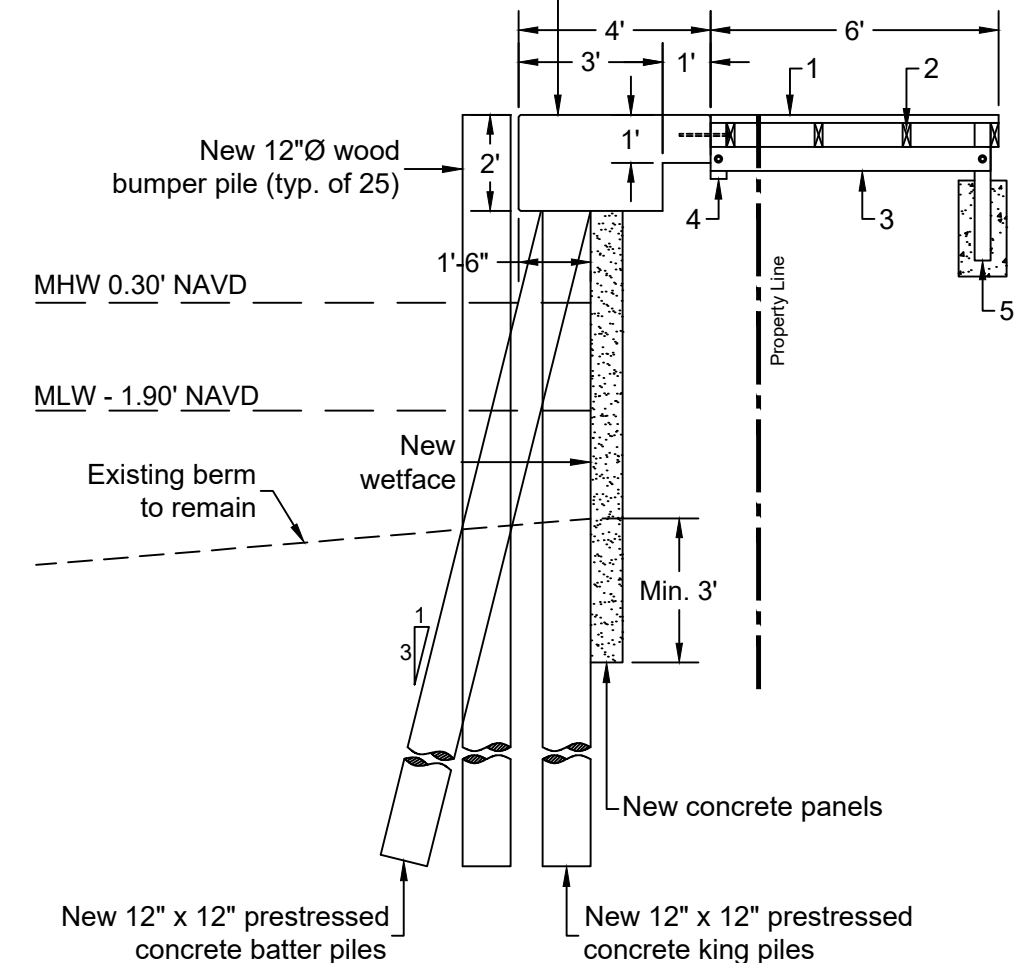


**Deck Framing**  
Scale 1/4" = 1'-0"



**PANEL DETAIL**  
Scale 1/4" = 1'-0"

240'-6" of new 48" wide x 24" concrete cap with (27) 12" x 12" concrete king piles, (27) new 12" x 12" concrete batter piles and concrete panels



**Deck Section**  
Scale 1/4" = 1'-0"

- 2x6 decking with (2) #7x2 1/2" trim head deck screws per stringer
- 2x6 stringers @ 16" max spacing with (2) #10 x 3" s.s. screws into substringers
- 2x6 substringer with (1) 1/2"Ø thru bolts into wood posts and (1) 5/8"Ø lag bolts into drop hanger (minimum embedment = 4")
- 4x10 drop hanger with (2) 5/8"Ø wedge anchors into new seawall cap (min. embedment = 4")
- New 4x4 posts set in 18"Ø x 24" deep earth formed with redi mix type concrete

Sheet 6 of 7

PREPARED FOR:  
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3000 SW 26 Terrace  
Dania Beach, FL 33312  
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Project:  
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**SAJ-2023-01258 (RGP-JLM)**  
**ATTACHMENT 1**  
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09/22/2023

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GENERAL NOTES:

1. Construction to follow the Florida Building Code 7th Edition (2020) 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 to 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  $\frac{1}{4}$  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.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of expoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Wood piles to be 2.5 lb. CCA treated in accordance with AWWPA standard C18.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".
3. Concrete piles shall attain 6000 psi compressive strength in 28 days.
4. Concrete piles shall be reinforced with four -  $\frac{7}{16}$ "Ø 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 8"x12" hook bars 6" into pile.

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.

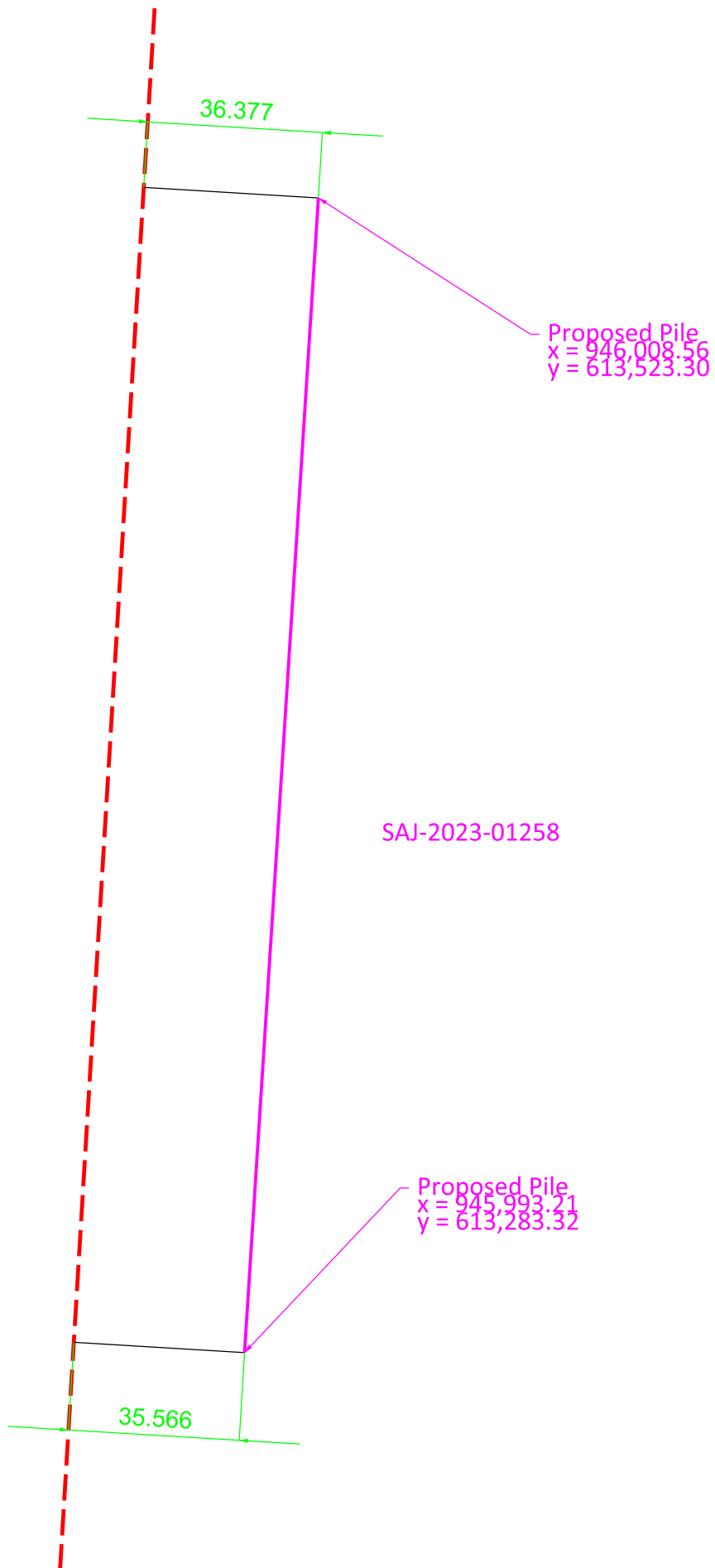
PREPARED FOR:  
MORRISON CONTRACTORS INC  
3000 SW 26 Terrace  
Dania Beach, FL 33312  
(954) 583-8500

Project:  
Proposed Seawall Repair / Deck  
Le Tub  
1100 North Ocean Drive  
Hollywood, Florida 33019

U.S. Army Corps of Engineers  
SAJ-2023-01258 (RGP-JLM)  
ATTACHMENT 1  
Sheet 7 of 8  
09/22/2023

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# **Pending 2 Not Selected General Contractor's Quotes**





# B&M MARINE CONSTRUCTION, INC.

CG - C 0 5 2 8 2 0

SEAWALLS • DOCKS • BOATLIFTS • AUGERCAST PILES • HELICAL PILES • SHEET PILES

**Bonded, Licensed & Insured**

1211 South Military Trail,  
Suite 200  
Deerfield Beach, FL 33442  
Office: (954) 421-1700

Mailing Location:	Project Location:
Daniel Serafini La Tub 1100 North Ocean Drive Hollywood, FL 33019 P: 954-401-1325 E: dangserafini@gmail.com	January 16, 2023  Re: 1100 N Ocean Drive Hollywood

*B&M Marine Construction, Inc. hereby submits specifications & estimates as follows:*

- |   |                         |
|---|-------------------------|
| 1. Demo existing dock and bumper pile and haul away   | Sub Total: \$ 13,500.00 |
| 2. Install approximately 240 L. F. of new concrete batter piling seawall in front of existing as follows:         |                         |
| A. Prestress concrete vertical and batter pilings: 12" x 12" up to 25' in length.                                 |                         |
| B. Concrete seawall slabs: 9' x 7 1/2" up to 12' in length.   |                         |
| C. Concrete seawall cap 36" x 16" x 240' using (5) #5 rebar & #3 stirrups @ 18" o.c.                              | Sub Total: \$276,000.00 |
| 3. Install a 240' x 10' wide wood dock on top seawall cap and 7' back as follows:                                 |                         |
| A. Built on top of new seawall cap,   |                         |
| B. 2" x 6" Tropical marine grade wood decking and 2" x 8" marine grade wood stringers.                            |                         |
| C. 5/8" dia. galvanized bolts and stainless-steel deck screws.  | Sub Total: \$120,000.00 |
| 4. Install (25) 10" x 25' wood bumper piles including copper caps, 1" x 2" strips and plastic wrap at water line. | Sub Total: \$ 33,750.00 |
|   | Total: \$443,250.00     |

Option: To install a 40' x 3.5 bump out in the center of the property. According to the army core rules we can build a dock in the center 1/3 of the property up to 40' if it is closer than the 62 1/2 from the edge of the canal, add \$8,000.00.

**PLEASE NOTE:**

Electrical and plumbing is not included in this contract. If you require a contractor, we can recommend one. If using your own, please share our contact information with them. They will need to contact our permitting department to supply the required information and drawings to be attached to the permits. Not doing so can significantly delay the permitting process and completion time of your project. Upon your request, composite decking material may be used. It is a thinner material and more susceptible to heat and possible imperfections in elevation when attached to the wood framing.

**PAYMENTS TO BE MADE AS FOLLOWS:**

- 30% of contract due upon mobilization
- 30% due upon completion of barge work
- 30% after placement of concrete or wood structure
- 10% Balance due upon contract completion

**TO COMMENCE THE PROCESS:**

- Return a copy of the signed contract.
- Please include a copy of your survey, which is required for permitting. *The survey must show the elevation of the current seawall.*
- Prepayment of Permits & Plans, \$5,000.00

The above prices, specifications and terms & conditions are satisfactory and are hereby accepted,  
You are authorized to do the work as specified; payment will be made as outlined above.

Date Accepted: \_\_\_\_\_

Customer Signature: \_\_\_\_\_

Proposal Created By: Matt Woonton

B&M Signature: \_\_\_\_\_





# B&M MARINE CONSTRUCTION, INC.

CG - C 0 5 2 8 2 0

SEAWALLS • DOCKS • BOATLIFTS • AUGERCAST PILES • HELICAL PILES • SHEET PILES

**Bonded, Licensed & Insured**

1211 South Military Trail,  
Suite 200  
Deerfield Beach, FL 33442  
Office: (954) 421-1700

## Mailing Location:

Daniel Serafini  
La Tub  
1100 North Ocean Drive  
Hollywood, FL 33019  
P: 954-401-1325  
E: dangserafini@gmail.com

## Project Location:

January 16, 2023  
  
Re: 1100 N Ocean Drive  
Hollywood

### Please Note the Following Terms and Conditions of the Contract.

- All engineering, plans, permits, required pile logs and associated costs **INCURRED** by B&M Marine Construction, Inc. will be billed to and paid for by the customer as an additional expense. Final approval for any permits applied for are subject to agency approval.
- Exclusions from quote:** The repair of sod, sprinklers, plumbing, electric, backfill, underground, utilities, patio or sidewalk damage, landscaping, concrete test cylinders, engineering, layout, ladders, bumpers, cleats, seawall mounted fences or handrails, ETC.
- If not accepted in writing within 30 days of the date of this proposal, this proposal is automatically withdrawn.
- Standby time, when a barge and crew have been stopped due to changes by the customer, if endured, is \$600.00/hour and will be billed additionally to the customer.
- All ladders installed, if needed as per code, will have an additional cost of \$350.00 each.
- Backfilling, if necessary, will be furnished at \$130.00 per cubic yard.
- If permit requires rip rap to be placed at the toe of the seawall, an additional cost of \$145.00/ton will be billed to the customer.
- Punching of rock and/or use of composite piling will be billed additionally at \$350.00/pile if necessary.
- Piling shipped to the job over the above specified lengths will have an additional cost of \$30.00/linear foot.
- If punching of rock is necessary to excavate or dredge, an additional charge of \$600.00/hour for punching time will be billed to the customer.
- B&M Marine is not responsible for any additional cost which may be related to disposal of any contaminated material that may be removed from your site.
- B&M Marine is not responsible for dredging which may be required for use of a boat lift or boat slip.
- B&M Marine is not responsible for property, pool, or patio damage due to vibration or undermining during construction activities.
- B&M Marine recommends a seismograph be taken on any driven piles and the customer will be billed an additional charge.
- Hairline cracks in concrete are normal & caused during the curing process, they are not caused from defects. B&M Marine disclaims any warranty, express or implied, from cracks.
- Customer shall defend, indemnify & hold B&M Marine harmless from any claims or damages resulting from noise, vibration, damage, pollution, oil fallout any other items for project.
- Customer is responsible to provide suitable access to site for B&M Marine to perform work. Owner shall be responsible for furnishing offset stakes set by a licensed surveyor.
- Customer does not obtain ownership for any work completed until B&M Marine has been paid in full.
- Customer agrees that B&M may remove all work completed for which B&M has not been paid.
- B&M Marine may terminate this agreement, with or without cause, for its convenience. In that case, B&M Marine shall be paid for all work completed and Customer waives all damages resulting from, directly or indirectly, the termination, including without limitation, consequential or special damages.
- All unpaid invoices shall accrue interest at the rate of 18% per annum if not paid within 30 days.
- In any judicial proceeding relating to, connected with, or arising from this Agreement, the prevailing party shall be entitled to reimbursement of its attorney's fees and costs, including all attorneys' fees and costs incurred on appeal, if any.
- Each party hereby knowingly, voluntarily, and intentionally waives any and all rights it may have to a trial by jury in respect of any dispute, litigation or court action (including, but not limited to, any claims, cross claims or third-party claims) arising from, growing out of, or related to this Contract. The parties acknowledge that this waiver is a significant consideration to, and a material inducement for the parties to enter into this Contract. Each party hereby certifies that no representative or agent of the other party has represented, expressly or otherwise, that either party would not, in the event of such litigation, seek to enforce this waiver of right to jury trial provision.
- B&M warrants to Customer that all materials and equipment furnished under this Contract shall be new and that all of the Work shall be of good quality, free from fault and other defects. All work not conforming to these requirements, including substitutions not properly approved, may be considered defective. Warranties shall commence as of the date of the Final Completion of all work at the Project and shall continue for a period of no more than one year unless a longer period is otherwise provided in the Contract. If the project amount is not paid in full, the warranty will become null and void.
- Each party agrees and submits to the exclusive jurisdiction and venue of the state courts of Florida, in and for Broward County, for any lawsuit arising from, connected with, or related to this Agreement.
- This quote/contract is subject to supply interruptions, quickly changing market conditions, or uncontrollable disruptions. Please be advised that pricing and availability may be subject to change until further notice. Customer agrees to pay additional material costs and grant B&M Marine extension of time to complete due to these delays beyond its control.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: Construction Industry Recovery Fund, 1940 North Monroe Street, Suite 42, Tallahassee, Florida 32399; Telephone: (850) 921-6593.

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES

The above prices, specifications and terms & conditions are satisfactory and are hereby accepted,  
You are authorized to do the work as specified; payment will be made as outlined above.

Date Accepted: \_\_\_\_\_

Customer Signature: \_\_\_\_\_

Proposal Created By: Matt Woonton

B&M Signature: \_\_\_\_\_





# B&M MARINE CONSTRUCTION, INC.

CG - C 0 5 2 8 2 0

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*Bonded, Licensed & Insured*

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Office: (954) 421-1700

Mailing Location:	Project Location:
Daniel Serafini La Tub 1100 North Ocean Drive Hollywood, FL 33019 P: 954-401-1325 E: dangserafini@gmail.com	January 16, 2023  Re: 1100 N Ocean Drive Hollywood

## Customer Checklist

1. Property survey is enclosed.  
(B & M Marine Construction can give referrals if necessary)  
**Please initial** \_\_\_\_\_
2. If in a community that has a deed restriction requiring approval by a: HOA, POA, Architectural Board Review, etc. the customer is responsible for getting the approval.  
**Community Review Required: Yes or No**  
**Please initial** \_\_\_\_\_
3. If plumbing and / or electrical contracting services are needed on this project the customer is responsible for the hiring and paying of these services.  
(B & M Marine Construction can give referrals if necessary)  
**Plumbing Services Required: Yes or No**  
**Electrical Services Required: Yes or No**  
**Please initial** \_\_\_\_\_
4. Prepayment of permit / plans enclosed.  
**Please initial** \_\_\_\_\_
5. Enclosed permit package has been filled in and signed where indicated.  
(Must mail in forms with original signatures, use blue or black ink.)  
**Please initial** \_\_\_\_\_
6. All three (3) pages of contract have been signed and initialed.  
**Please initial** \_\_\_\_\_

---

The above prices, specifications and terms & conditions are satisfactory and are hereby accepted,  
You are authorized to do the work as specified; payment will be made as outlined above.

Date Accepted: \_\_\_\_\_

Customer Signature: \_\_\_\_\_

Proposal Created By: Matt Woonton

B&M Signature: \_\_\_\_\_



**LOVELL MARINE CONSTRUCTION**

Dredging • Docks • Seawalls • Pilings • Barge Rental

## PROPOSAL / CONTRACT

**DATE:** January 25, 2023

**SUBMITTED TO:**

Logan Newell  
Dan Serafini

**ADDRESS:**

Le Tub  
1100 N Ocean Drive  
Hollywood, FL 33019

**Contact Info:**

Logan Newell (954)773-4353  
[logannewell@gmail.com](mailto:logannewell@gmail.com)  
Dan Serafini (954)401-1325  
[danserafini@bellsouth.net](mailto:danserafini@bellsouth.net)

**PROJECT:**

New Wood Dock/New Seawall

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**OWNER AND CONTRACTOR DO HEREBY ENTER INTO A CONTRACTURAL AGREEMENT FOR THE PURPOSE OF IMPROVEMENT TO THE OWNER'S PROPERTY AT THE ABOVE REFERENCED LOCATION AS FOLLOWS:**

### GENERAL CONDITIONS

Lovell Marine Construction (Contractor) will furnish all labor, materials, equipment, supervision, and licenses necessary to perform the construction work as identified herein, according to the approved, engineered plans and specifications, and all applicable building codes and ordinances of agencies and governing bodies with jurisdictional powers at this location. Contractor agrees to coordinate work activities with other contractors working on site at the same times. Contractor does **NOT** include any: landscaping related work; utility services-new installations; surveying and/or layout; removal of unknown, unseen, hidden or buried obstructions; or damage to structures in the vicinity of the work area due to routine and proper performance of the job. Contractor will make every effort to perform the work in a timely and expeditious manner. Contractor is to be held harmless for claims of noise, vibration damage, pollution, oil fallout, etc. If contaminated or toxic waste is encountered on site, Contractor is **NOT** responsible for any of the fees that may be imposed for special handling, dumping, etc. Contractor reserves the right to withdraw this bid if not accepted within 30 days unless otherwise specified.

Marine construction materials and related products are subject to unusual price volatility due to conditions that are beyond the control or anticipation of the Contractor and firm prices cannot be obtained from suppliers. If there is an increase in the amount charged to the Contractor between the date of this Proposal/Contract and the time when the work is to be performed, the amount of this Proposal/Contract will be increased to reflect the additional cost to the Contractor upon submittal of written documentation. In such event, the Contractor and Owners/Owner's Representative shall work together in good faith to identify substitute materials that are similar. If Owner/Owner's Representative selects substitute materials that increase the Contract amount, the Contract will be adjusted to reflect the additional costs incurred by the Contractor to purchase and deliver materials.

OWNER agrees to promptly pay weekly draws against progress invoices for all work satisfactorily completed during the previous week, according to mutually accepted schedule of values for work in progress (Contractor will provide draft). Owner will furnish all refundable municipal and environmental bonds. Owner, to its best knowledge, is compatible with all local ordinances. If hard bottom conditions are encountered, during any placement activities, requiring punching prior to dredge, additional charges will be assessed. The owner will furnish layout control points, as necessary, established by a licensed surveyor. **PERMITS ARE NOT INCLUDED IN THE PRICE OF THIS PROPOSAL/CONTRACT**, the owner will pay for all engineering and permit related costs and fees.





## SCOPE OF WORK

The Contractor hereby proposes to furnish the materials and perform the labor necessary for the completion of:

### Demo Existing Dock

- Dock 240'x 10' = 2,400sqft
  - Remove decking & framing
  - Dispose of all materials
  - Remove 4 palm trees, cut down to land level & remove additional foliage in dock area
  - Excavate 2 soil areas, 8'x 6', if needed TBD
- \$16,000.00

### New Wood Dock

- 240'x 10' = 2,400sqft
  - 2" x 6" boards
  - Dock to be 3' over water including new cap area
  - Add 25 wood Piles
  - All framing to be marine grade
  - All decking to be #1 pressure treated lumber
  - All hardware to be marine grade
  - Conduits for electric and water included
  - Electrical and water hookups not included
- \$151,750.00

### New Seawall

- 240'
  - Mobilize the barge
  - Supply & install (24) 12"X12"X18' prestressed batter piles
  - Supply & install (24) 12"X12"X18' prestressed king piles
  - Supply & install (24) prestressed concrete piles
  - Remove (8) batter piles & saw cut 80' of existing cap & dispose
  - Incorporate (3) storm drains, insert sleeves into existing & incorporate into new seawall face
  - Form up as needed
  - Pour new seawall cap
  - Raise cap to 5.0 NAVD elevation (currently at 3.15 NAVD)
  - Panels to have a single layer of #5 steel 12" on center
  - Set steel cage as per Engineer of Record
  - Pour cap with 5000 PSI concrete
  - Concrete to have chamfered edge and light broom finish
  - Conduits for electric and water included
  - Power pedestal, water, power, and lights not included
- \$222,000.00

## COST

**Total Cost for the above Scope of Work      \$389,750.00**

