



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
THURSDAY, FEBRUARY 3, 2022 – 6:00 P.M.

		Cumulative Attendance January-December 2022	
Grant Henderson, Chair	P	2	0
Ed Strobel, Vice Chair	P	2	0
Robyn Chiarelli	P	2	0
Bob Denison	A	1	1
Barry Flanigan	P	2	0
Richard Graves	P	2	0
James Harrison	P	2	0
Rose Ann Lovell	P	2	0
Kitty McGowan	P	1	1
Norbert McLaughlin	A	1	1
Ted Morley	P	1	1
Noelle Norvell	P	2	0
Christopher Rotella	P	1	1
Steve Witten	A	1	1

As of this date, there are 13 appointed members to the Board, which means 7 would constitute a quorum.

Staff

Andrew Cuba, Marine Facilities Manager
Jonathan Luscomb, Marine Facilities Supervisor
Officer Kenneth Soma, Fort Lauderdale Police Department
Carla Blair, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Henderson called the meeting to order at 6:00 p.m. and roll was called.

II. Approval of Minutes – January 6, 2022

Motion made by Mr. Morley, seconded by Vice Chair Strobel, to approve. In a voice vote, the **motion** passed unanimously.

III. Statement of Quorum

It was noted that a quorum was present at the meeting.

IV. Waterway Crime & Boating Safety Report

Officer Kenneth Soma of the Fort Lauderdale Police Department's Marine Unit reported the following activity from January 2022:

- 51 citations
- 2 boating accidents
- 1 hit-and-run accident

V. Dock Waiver – 625 SW 5th Place / Daniel Cole – Cole Properties & Land LLC

Jena Robbins of the Chappell Group, representing the Applicant, recalled that at the Board's January 2022 meeting, a variance application for a dock waiver had been presented on behalf of the client. The property currently has two existing wooden docks and approximately eight mooring piles. These structures accommodate four to five slips, which use perpendicular mooring.

Ms. Robbins explained that the Application's exhibits have been updated to show all structures. In addition to the two finger piers, the property has a 172 linear ft. concrete seawall.

In January, the Application was presented to propose the installation of a 164 linear ft. concrete seawall in order to make this structure uniform across the property. The Application also requested installation of three 50 ft. x 7 ft. floating docks and four wooden mooring pilings. That request would have permitted the structures to extend 55.6 ft. from the property line.

Since January, the Applicant's team has taken comments from the Marine Advisory Board (MAB) and the property's neighbors into consideration. The proposal is now for three 45 ft. floating docks and four additional mooring piles. The Applicant requests waivers for the docks and mooring piles to extend a maximum of 50.6 ft. from the property line. The floating docks will accommodate five 70 ft. slips, which will extend their current length into the waterway.

Ms. Robbins showed views of existing conditions at the subject property, as well as renderings of the proposed changes. She added that the slips will be authorized through a submerged land lease, as the structures will be located on submerged state lands. They will extend approximately 74 ft. from the property line.

The total width of the waterway is 250 ft. The proposed slips are consistent with those of adjacent neighbors as well as neighbors across the waterway. Ms. Robbins also showed photographs of boats traveling on the New River near the location, pointing out

that navigation would not be impeded by the proposed structures and slips. The proposed slips will not exceed the length of the current slips.

Ms. Robbins concluded that the requested waivers would extend a maximum of 50.6 ft. from the property line and a minimum of 20.1 ft. from the property line. Extraordinary circumstances warranting these requests include:

- All structures, pilings, and slips proposed will not exceed 30% of the width of the waterway
- The proposed structures will not impede navigation due to the 250 ft. width of the waterway
- The proposed structures would rehabilitate existing slips already on the property so the Applicant may safely moor his vessels, particularly during high wind events
- Significant boat traffic in the area

Photographs of the existing slips in 2010, 2014, and 2016 show that the slips have been in place for the past 12 years. The slips use perpendicular mooring, which is consistent with neighboring properties to the east. Applications have been filed with the appropriate environmental agencies and the U.S. Army Corps of Engineers. Three nearby neighbors have provided letters of support for the project. The proposed waiver is consistent with existing waivers previously issued in the vicinity of the subject property. Ms. Robbins showed a rendering indicating that the waiver request would not exceed 30% of the width of the waterway.

Mr. Graves requested clarification that the structures will include five 70 ft. slips. Ms. Robbins confirmed this. Mr. Graves advised that residential docks may only accommodate four slips: a higher number would require installation of a fire line.

Tyler Chappell, also representing the Applicant, stated that a slip has been proposed for each upland unit on the subject site. He asserted that the Applicant will meet any necessary fire regulations.

Mr. Graves also asked if the slips would be attached to land units or rented. Mr. Chappell replied that the slips are part of condominium development on the site in which each unit owner is allowed one slip. The Site Plan for the subject property is currently under review by City Staff and the development and slips are intended to be built at the same time.

Mr. Morley observed that it is illegal to rent boat slips to brokers and/or transient vessels. Mr. Chappell reiterated that the owner's intent is to tie the slips to the proposed units, and advised that the Applicant was aware of this prohibition.

Chair Henderson asked for the maximum vessel size that could be moored at the slips. Ms. Robbins advised that this would be 70 ft.

Chair Henderson also asked if a variance was received for the current mooring piles. Mr. Chappell stated he was not aware of a variance for this property "or any of the properties that are in that area."

Mr. Flanigan requested additional information regarding the property's submerged land lease. Mr. Chappell replied that there is currently no submerged land lease on the property, although one is planned for the future to accommodate all the docks and slips. He added that he could not speak to the legality of any boats currently docked at the site.

Mr. Graves asked if slips are deeded when the units are sold. Mr. Chappell stated that a slip may not be deeded in submerged lands: the slips are considered part of the common area of the property, of which every unit owner owns one-fifth.

Mr. Morley addressed extraordinary circumstances, pointing out that the area near the property is a No Wake Zone. Mr. Chappell confirmed this, but pointed out that it is also a high traffic area and not all boats observe wake regulations.

Chair Henderson asked what structures and boats are currently on the property. Mr. Chappell replied that there are two finger piers, mooring piles, and at least one 70 ft. vessel.

Ms. Lovell asked what the property owner would be allowed to construct as of right if the waiver request is not granted. Mr. Chappell stated that he would still be able to dock a 70 ft. vessel at the property, but it would be less safe to do so. Regarding the mooring piles for which there has been no permit, he was not aware of whether or not these could be grandfathered in. He noted, however, that there are no current citations regarding the pilings.

Mr. Chappell continued that the proposed plans would constitute an improvement to the property so the owner could safely moor five 70 ft. vessels. Tonight's request is for floating docks, which are preferable to the current fixed docks. He added that the revised request moves the docks back as far as possible.

Mr. Morley observed that the three letters of support all came from the same individual, while the Board has seen multiple letters opposing the waiver request. Mr. Chappell confirmed that the letters of support are from an adjacent property owner, who also owns a majority of a property across the street.

Vice Chair Strobel recalled that the Board had approved a 38 ft. waiver for a nearby property, which the City Commission had overturned. He also expressed concern with the opposition of neighboring properties who have reached out to the Board.

Mr. Harrison asked if there is any history of safety issues related to the 65 to 70 ft. boats that have been docked at the subject property over the previous several years. Mr.

Chappell replied that he was aware of no such issues. Mr. Harrison stated that he did not see a need for a waiver if there have been no safety concerns. Mr. Chappell stated that larger boats are docked to the east of the property, while only smaller boats are docked to its west. He noted that the Applicant also proposes an additional dock to the west in order to accommodate mooring for five 70 ft. boats.

Mr. Harrison asked if the existing pilings are within Code. Mr. Chappell replied that these pilings would require a waiver, as there is no record of a waiver for them. Mr. Harrison pointed out that this would mean the existing pilings are illegally present, and reiterated that the boats docked at the property are there “illegally as rentals.” Mr. Chappell advised that he assumed these boats are rentals.

Mr. Harrison also requested clarification of the water depth at the seawall. Mr. Chappell explained that there are 4 ft. between the seawall and the boat. The Applicant is not proposing to dock a boat close to the seawall.

There being no further questions from the Board at this time, Chair Henderson opened the public hearing. As there were no individuals wishing to speak on the Item, Chair Henderson closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Lovell, seconded by Ms. Chiarelli, to approve. In a roll call vote, the **motion** failed 4-7 (Vice Chair Strobel, Mr. Flanigan, Mr. Graves, Mr. Harrison, Mr. Morley, Ms. Norvell, and Mr. Rotella dissenting).

VI. Presentation – Marine Facilities Updates

Mr. Luscomb showed a PowerPoint presentation on recent Marine Facilities grant-related projects. The first of these is the Bill Keith Preserve shoreline stabilization project, which is in an area near the Lauderdale Marine Center. The edge of this island is eroding slowly. In 2014, the City placed a number of rocks along the shoreline to stabilize the area, which succeeded for five years. He advised that a similar stabilization project along the Intracoastal Waterway in Jupiter was also a success and has helped to restore beaches in that area.

Marine Facilities Staff had left a number of openings in the Bill Keith Preserve project so individuals with kayaks and paddleboards could access the shoreline. The design of the project includes two 40 ft. wide openings. Some existing rocks will be replaced with newer ones. He estimated the cost of this project at \$560,000.

Another project is the Coontie Hatchie Lagoon, which is located north of the Davie Boulevard Bridge. Neighbors in the area wanted a launch for kayaks and canoes at this facility. The City created a lagoon for this purpose, with a beach featuring submerged coquina rock and mangroves. The seawall cap is submerged at a depth of roughly 18 in. under the water at low tide so small boats can access the property and larger boats

are discouraged. This project cost approximately \$871,000, of which the Florida Inland Navigational District (FIND) provided \$220,000.

Mr. Luscomb moved on to derelict vessels, recognizing the Marine Unit for their assistance with administrative work on this process. There have been six derelict vessels in the last 18 months. FIND pays 75% of the costs associated with removing these vessels. The City also receives grant support from the Broward Boating Improvement Program (BBIP), including \$50,000 in 2018. BBIP pays up to 100% of the removal costs of qualified vessels.

A ramp project in George English Park began in 2014 with grant funds for its design and permitting phase. This project was necessary when the Sunrise Bridge was raised, as larger boats needed longer ramps to launch at this location. The project will also include floating docks and an Americans with Disabilities Act (ADA) –compliant ramp. This project has a cost of \$992,000, of which FIND provided \$400,000 and BBIP provided \$292,000.

In 2011, several floating docks were installed at Riverwalk and proved to be very popular. The City has completed design and permitting to link these docks to two docks at the Maritime Museum. A viewing platform with a temporary railing has been constructed at this site.

The Sweeting Park dock has been a long-term project due to the COVID-19 pandemic as well as pricing. This dock will be located on the north fork of the New River and is part of a passive park. The dock is constructed from sustainable materials.

Ms. McGowan asked if there has been any progress made regarding the Riverwalk seawalls, which the Board had discussed at a previous meeting. Mr. Luscomb replied that this project has been funded, although it has not yet begun.

VII. Old / New Business

Joe Cain, member of the public, showed a PowerPoint presentation on a piece of unused waterfront property the City has owned since 1945. The property is 10 acres in size and a water depth of 18 ft. and is located on the Dania Canal.

Mr. Cain advised that the City's current boat ramp facilities were designed primarily for smaller vessels, such as 16 ft. boats. It can be difficult to launch much larger modern boats from facilities of this size at, for example, George English Park or Cooley's Landing. He noted that the subject property can offer access and parking, and that Broward County owns the properties on either side. It is 341 ft. in width. Mr. Cain concluded that permits are in place to move forward with a dock project, and recommended that the MAB form "some type of committee" to look further into the possibilities for the site.

Chair Henderson asked what type of project Mr. Cain would propose for the site. Mr. Cain replied that he would suggest a boat ramp to the east as well as a single full-length floating dock on the rest of the property.

Ms. McGowan asked why Mr. Cain had brought this issue before the Board. Mr. Cain replied that he owns several boats and hoped to see the land used for the benefit of the boating community.

Vice Chair Strobel commented that none of the existing boat ramps in Fort Lauderdale offers any type of long-term storage, which could be addressed if the property is used as a boat ramp. Mr. Cain added that the City can remain up-to-date by providing a ramp accessible to large modern boats.

Vice Chair Strobel asked if the Board felt the next step should be to send a letter to the City Commission regarding the subject property. Mr. Cain suggested that it could be preferable to create a committee to look into the issue further. He clarified that he has leased the property through January 2023 and has taken it through the permitting process. He emphasized that he did not want to see the City lose control of the parcel.

Vice Chair Strobel advised that forming a committee or subcommittee to address the use of the parcel is not an option for the Board; however, a single Board member could research this issue further and provide an update at the next meeting.

Mr. Cain suggested that at least one City Commissioner may be aware of the parcel's existence and recommended that the City put it to use. Mr. Cuba advised that he would bring the issue to the City Manager's attention by providing him with the draft minutes of tonight's meeting.

Hardy Andersen, president of Peterson Fuel, stated that he is concerned with the purchase of major marinas within the City by large corporations over the last three years. He advised that small businesses have a competitive disadvantage against companies of this size, and that the larger entities serve to "stunt the growth" of small business in order to maintain their own positions and increase profits. He concluded that large companies can create monopolies for the use of products and services, and expressed concern for the morale of the marine industry in Fort Lauderdale.

Mr. Cuba provided an update on the communication to the City Commission sent by the Board at their January 2022 meeting, which had encouraged the City to develop a working relationship with Clean Waterways, LLC. He advised that this communication was read by the Commission but not discussed.

Mr. Rotella stated that he has been in contact with Clean Waterways LLC since the January meeting and hopes to learn more about water quality and protein skimming. He offered to share more information on this topic with the Board in the future.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:20 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM V

MEMORANDUM MF NO. 22-03

DATE: March 14, 2022

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: April 7, 2022 MAB Meeting – Application for Dock Permit – Nelson & Jasmin Fernandez /1342 Ponce De Leon Drive

Attached for your review is an application from Nelson & Jasmin Fernandez / 1342 Ponce De Leon Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the installation of a 65' long x 7' wide dock extending a maximum distance of +/- 25' from the wet face of the seawall on public property abutting the waterway adjacent to 1342 Ponce De Leon Drive (see **Exhibit 1**). City Code Section 8-144 (**Exhibit 2**) authorizes the construction and use of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

PROPERTY LOCATION AND ZONING

The property is located within the Rio Vista Isles RS-8 Residential Low Density Zoning District. The dock area is directly adjacent to the Rio Vista canal with direct access to the Intracoastal Waterway.

ENGINEERING REVIEW REQUIREMENT

As a requirement of City Code Section 8-144, approval of the application is contingent upon all improvements to the property being maintained in accord with City Engineering standards and in full compliance with building and zoning regulations including construction permits required for any future electrical and water feeds to the property.

The granting of this Permit is subject to all of the provisions of City Code Section 8-144 as well as the following terms and conditions, violation of any of which shall be grounds for revocation of the Permit:

1. The permit to use the docks shall expire upon the: (i) abandonment of the use of the dock; or (ii) recordation of the deed of conveyance transferring title to the upland parcel; or (iii) termination, expiration or revocation of the dock permit by the City Commission, whichever (i),(ii), or (iii) shall first occur.
2. Upon expiration of the permit to use the dock, the permit holder shall be obligated to remove the dock and all appurtenances thereto no later than three (3) months after the termination, revocation or expiration of the permit to use the dock.
3. Signage such as "private dock" may be placed on the dock within the dock area, but not upon or within the public swale area.

4. Only vessels owned by the permit holder and registered with the City as part of the dock permit application may be moored at the permitted dock.
5. During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of City Code 8-144 (7) and ULDR section 47-19.3 (f.)(4.). The public swale area shall be landscaped in accordance with the established landscape plan for the area in question adopted by the Department of Sustainable Development.
6. All improvements such as docks, seawalls and the like which are placed upon the public dock area or within the dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable agencies. Maintenance and repairs shall be performed according to City Engineering standards and all applicable regulatory codes.
7. The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
8. Vessels berthed within the Dock Area must not encroach into the northerly or southerly extension of the 5' set-back required for the RS-8 zoning district for Applicant's (Permit Holder's) Property.
9. All installed docks must be either (i) floating docks that can adapt to sea level rise over their useful life span ; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
10. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
11. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
12. Per 8-144 (6), penetration of the City's seawall to support the dock of attach improvements is prohibited, barring specified considerations.
13. The Applicant has the responsibility to execute and deliver a Declaration of Covenants Running With the Land Respecting A City Issued Dock Permit to the City Attorney's Office no later than ten (10) days prior to the Commission meeting date.
14. The violation of any provisions of Code Section 8-144 or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and may constitute cause for revocation of the permit.

AC

Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Jonathan Luscomb, Marine Facilities Supervisor

APPLICATION FOR DOCK PERMIT

Applicant Name: Nelson and Jasmin Fernandez

Address: 1342 Ponce De Leon Dr
(915 Cordova Rd/1342 Ponce De Leon Dr)
Ft Lauderdale FL 33316

Type of Agreement: New Dock Permit

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**CITY OF FORT LAUDERDALE
MARINE FACILITIES
APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES**

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

APPLICATION FORM
(Must be in Typewritten Form Only)

1. LEGAL NAME OF APPLICANT - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):

NAME: **Nelson and Jasmin Fernandez**

TELEPHONE NO: 954-275-4952
(home/cellular)

EMAIL: **nfernandez@anfgroup.com**
(business)

2. APPLICANT'S ADDRESS (if different than the site address):
1259 N Rio Vista Blvd, Fort Lauderdale FL 33301

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
Dock Permit

4. SITE ADDRESS: **1342 Ponce De Leon Dr** (915 Cordova Rd/1342 Ponce De Leon) ZONING: **Residential**

LEGAL DESCRIPTION AND FOLIO NUMBER:

RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 14 N1/2,15 & TOGETHER WITH ALL LOT 21 & POR LOT 22 DESC AS BEG NELY COR LOT 21,SLY 75 ALG ELY BNDRY OF LOTS 21 & 22,WLY 114.68,NLY 95 ALG WLY BNDRY OF LOTS 21 & 22,ELY 109.99 TO POB

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



Applicant's Signature

Date **3/15/2022**

=====

The sum of \$ _____ was paid by the above-named applicant on the _____ of _____,
20____ Received by: _____

City of Fort Lauderdale

=====For Official City Use Only=====

Marine Advisory Board Action

Commission Action Formal Action taken on

Formal Action taken on _____

Recommendation _____
Action _____

Marine Advisory Board,

My wife and I recently purchased the property at 915 Cordova Road and 1342 Ponce De Leon Dr from Gillis Investments #2 Ltd. Prior to our purchase Gillis was issued a permit by your Board and a Building Permit by the City of Ft Lauderdale. Construction has subsequently started. The Building Permit No. is BLD-BDSP-20090034. The City has reassigned the Building Permit to our name, and we are utilizing the exact plans that were submitted, reviewed and permitted by your Board.

We are requesting that a Permit be issued to us by your Board. The parcels have been combined to one Folio Number and address, as reflected by the Tax Roll, a copy of which is included in this package.

We will be building our new residence on the subject property and intend to dock our boat at the subject dock. The dock will measure 7'x65' and will meet all applicable guidelines.

Respectfully,

Nelson and Jasmin Fernandez

Prepared by:

Evette Arguinizoni
Paralegal
Balocco & Abril, PLLC
4332 East Tradewinds Avenue
Lauderdale By The Sea, FL 33308
954-530-4731
File Number: Gillis 21-484

Return to:

David Gonzalez, P.A.
66 West Flagler Street
Suite 1000
Miami, FL 33130

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of December, 2021 between Gillis Investments #2, Ltd., a Florida limited partnership whose post office address is PO Box 292037, Davie, FL 33329, grantor, and Nelson Fernandez and Jasmin Fernandez, husband and wife whose post office address is 1259 N. Rio Vista Boulevard, Fort Lauderdale, FL 33301, grantee:

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

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

See attached Exhibit "A" attached hereto and made a part hereof

Parcel Identification Number: 504211-19-0030 and 504211-19-0071

SUBJECT TO land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority, none of which are hereby reimposed; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision, none of which are hereby reimposed; and taxes for the year 2022 and subsequent years.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in our presence:

Gillis Investments #2, Ltd., a Florida limited partnership

By: American Marketing & Management of Gillis, Inc., a
Florida corporation, its General Partner

By: M. Austin Forman
M. Austin Forman, President

Witness Name: David A. Bergin

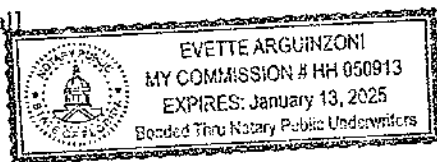
Witness Name: Patrick E. McFarlane

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of September, 2021 by M. Austin Forman, President of American Marketing & Management of Gillis, Inc., a Florida corporation, the General Partner of Gillis Investments #2, Ltd., a Florida limited partnership on behalf of the corporation and the partnership. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Evette Arguinoni
Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"

Parcel 1:

Lot 15 and the North 25 feet of Lot 14, Block 22, RESUBDIVISION IN BLOCK 22-RIO VISTA ISLES, according to the map or plat thereof as recorded in Plat Book 23, Page 30, Public Records of Broward County, Florida, more particularly described as follows:

Lot 15 and a portion of Lot 14 more fully described as: Beginning at the Northwest corner of Lot 14; thence Easterly along the North boundary thereof a distance of 109.33 feet to the Northeast corner thereof; thence Southerly along the East boundary of said Lot 14 a distance of 25 feet to the mid-point of said East line; thence Westerly along a line parallel to the said North boundary of Lot 14 a distance of 109.30 feet to the mid-point of the West boundary of Lot 14; thence Northerly along the said West boundary a distance of 25 feet to the point of beginning.

Parcel 2:

All of Lot 21 and that portion of Lot 22 in Block 22, RESUBDIVISION IN BLOCK 22-RIO VISTA ISLES, according to the map or plat thereof as recorded in Plat Book 23, Page 30, Public Records of Broward County, Florida, more particularly described as follows:

Beginning at the Northeasterly Corner of said Lot 21 and running thence Southerly along the Easterly Boundary line of said Lots 21 and 22, a distance of 75 feet to a point; thence Westerly, a distance of 114.58 feet to the midpoint on the Easterly Boundary line of Lot 14 in said Block 22; thence Northerly along the Westerly Boundary line of said Lots 22 and 21 in said Block 22, a distance of 95 feet to the Northwesterly corner of said Lot 21, thence Easterly along the Northerly line of said Lot 21, a distant of 109.99 feet to the Point of Beginning.



Site Address	1342 PONCE DE LEON DRIVE, FORT LAUDERDALE FL 33316-1302	ID #	5042 11 19 0030
Property Owner	FERNANDEZ, NELSON & JASMIN	Millage	0312
Mailing Address	1259 N RIO VISTA BLVD FORT LAUDERDALE FL 33301	Use	00
Abbr Legal Description	RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 14 N1/2, 15 & TOGETHER WITH ALL LOT 21 & POR LOT 22 DESC AS BEG NELY COR LOT 21, SLY 75 ALG ELY BNDRY OF LOTS 21 & 22, WLY 114.68, NLY 95 ALG WLY BNDRY OF LOTS 21 & 22, ELY 109.99 TO POB		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2022*	\$2,002,150		\$2,002,150	\$2,002,150				
2021	\$612,150		\$612,150	\$612,150	\$11,460.27			
2020	\$571,340		\$571,340	\$571,340	\$10,647.38			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150			
Portability	0	0	0	0	0			
Assessed/SOH	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150			
Homestead	0	0	0	0	0			
Add. Homestead	0	0	0	0	0			
Wid/Vet/Dis	0	0	0	0	0			
Senior	0	0	0	0	0			
Exempt Type	0	0	0	0	0			
Taxable	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150			
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
9/10/2021	WD-E	\$2,300,000	117776010	\$115.00	17,410	SF		
7/31/2019	QC*-D	\$1,995,000	115969888					
8/29/2018	WD*-E	\$1,925,000	115300911					
6/24/2014	WD-E	\$725,000	112384525					
5/14/2014	QCD-T	\$100	112294815					
				Adj. Bldg. S.F.				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						17410		

PRODUCTS - Concrete Industries | System Components: EPICORE 4 | ArcGIS Online Access | BCRA Web Map

gisweb-adapters.bcpa.net/bcpawebmap_ex/bcpawebmap.aspx?FOLIO=504211190030

Search By Parcel ID | Search By Name | Search By Address | Help | About

Status: Zoom In

Marty Klar | Broward County Property Appraiser Florida

Parcel Information

Parcel ID: 504211190030

Owner: FERNANDEZ NELSON & JASMIN

Site Address: 1342 PONCE DE LEON DR FORT LAUDERDALE FL 333161302

Legal: RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 14 N1/2, 15 & TOGETHER WITH ALL LOT 21 & FOR LOT 22 DESC AS BEG NELY COR LOT 21 SLY 75 ALG ELY BNDRY OF LOTS 21 & 22, WLY

Millage Code: 0312

Use Code: 00

Land Value: \$ 2,002,150

Building Value: 0

Other Value: 0

Total Value: \$ 2,002,150

SOH Capped Value: \$ 2,002,150

Homeslead Exempt Amt: \$ 0

WVD Exempt Amt: \$ 0

Layer List

- ☐ Highways
- ☐ Major Roads
- ☐ Twn-Rng-Sec
- ☐ City Limits
- ☐ Zip Codes
- ☐ CRA Boundaries
- ☐ FEMA Flood Zones
- ☐ Opportunity Zones
- ☐ Census Tracts
- ☐ City Zoning Codes
- ☐ County Land Use
- ☐ Corrin Appraisal Districts
- ☐ Rapid Appraisal Districts
- ☐ Subdiv Number
- ☐ Subdiv Name
- ☐ House Number
- ☒ Street

Aerials 2021

No Sales

Select Description

Important Disclaimer

12:06 PM 3/15/2023



20' GRADE

20' ASPHALT PAVEMENT

- A/C AIR CONDITIONER PAD
- A.DJ ADJACENT
- B.F BACK FLOW PREVENTOR
- B.C.G.R. BROWN COUNTY RECORDS
- B.M. BENCHMARK
- B.O.C. BLOCK OF CURB
- CB CALCULATED
- CC CATCH BASIN
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- C.B.S. CONCRETE BLOCK STRUCTURE
- DE. DRAINAGE
- D.C.R. DADE COUNTY RECORDS
- D.P.C.V. DRAINAGE CHECK VALVE
- D.E. DRAINAGE EASEMENT
- E.O.W. EDGE OF WATER
- E. EAST
- E.L. ELEVATION
- F. FINISHED FLOOR
- F.F.L. FLORIDA POWER & LIGHT CO.
- FD. FOUND
- G.F. GARAGE FLOOR
- INV. INVERT
- IRON PIPE
- R. ROAD
- IRON ROD & CAP
- ARE. LENGTH
- L.ME LAKE MAINTENANCE EASEMENT
- LB. LICENCED BUSINESS
- LD. DESCRIPTION
- WM MEASURED
- M.H. MANHOLE
- MISC. MISCELLANEOUS
- N/D. NAIL AND DISK
- N/T. NAIL AND TAB
- NAVD. NAVIGATION TRIANGULODIC VERTICAL DATUM
- N/A. NON-APPLICABLE
- NAVD. NORTH AMERICAN VERTICAL DATUM
- N. NORTH
- N.T.S. NOT TO SCALE
- OFFSET
- OH. OVERHEAD WIRES
- OFFIC. RECORD BOOK
- P.B.C.R. PLAIN BEACH COUNTY RECORDS
- PG. PAGE
- P.M. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- (P) PLAT
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.C.C. POINT OF COMPOUND CURVE
- P.C. POINT OF CURVATURE
- P.R. POINT REVERSE CURVE
- PT. POINT OF TANGENCY
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- R. RADIUS
- R.O.P. RIGHT OF WAY
- R. SOUTH
- SECT. SECTION
- SQ. SQUARE FEET
- SR. STATE ROAD
- TOP. TOP
- T.O.B. TOP OF BANK
- T.O.P. TOP OF PIPE
- TYP. TYPE
- U.E. UTILITY EASEMENT
- U.F. UTILITY POLE
- W. WEST

A.C.F.H.- ANNUAL CHANCE OF FLOOD HAZARD
A.O.M.F.H.- AREA OF MINIMAL FLOOD HAZARD
B.F.E.- BASE FLOOD ELEVATION

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 21 AND RUNNING THENCE SOUTHERLY, ALONG THE EASTERLY BOUNDARY OF LOTS 21 AND 22, A DISTANCE OF 75 FEET TO A POINT; THENCE WESTERLY A DISTANCE OF 114.68 FEET TO THE MIDPOINT ON THE EASTERLY BOUNDARY LINE OF LOT 14, BLOCK 22; THENCE NORTHERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 22 AND 21, BLOCK 22, A DISTANCE OF 95 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 109.99 FEET TO THE POINT OF BEGINNING.

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF SCOTT A GUZZI & ASSOCIATES, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF SCOTT A. GUZZI & ASSOCIATES, INC.
3. THE LANDS SHOWN HEREON WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
6. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
7. ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED "RESUBDIVISION IN BLOCK 22- RIO VISTA ISLES, AS RECORDED IN PLAT BOOK 23, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA."
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988 AND ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 1981, ELEVATION = 4.839
9. FLOOD ELEVATION INFORMATION:

COMMUNITY NO. = 125105	PANEL NO. = 1201C0557
DATE OF FIRM = 8-18-14	SUFFIX = H
FIRM ZONE = AS SHOWN	BASE FLOOD ELEVATION = AS SHOWN
10. PROPERTY ADDRESS: 1342 PONCE DE LEON DRIVE AND 915 CORDOVA ROAD, FORT LAUDERDALE, FLORIDA 33316
11. CONTAINING 17,404 SQUARE FEET, MORE OR LESS.
12. CERTIFIED TO: Nelson and Jasmin Fernandez
Old Republic National Title Insurance Company
Bank of America, N.A.

○	SET 5/8" IR & CAP (LB 6893)	○	MANHOLE (SANITARY)
△	NAIL & TAB	○	MANHOLE (STORM)
●	POP		CATCH BASIN
◎	PRM	○	ELECTRIC SERVICE
	ELEVATION	▣	TELEPHONE JUNCTION BOX
	FIRE HYDRANT	▣	WATER METER
⊕	CENTERLINE	▣	CABLE TV BOX
⊕-⊕	LIGHT POLES	⬤	UTILITY POLE

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 5J-47, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5108

2-16-22

[illegible]

VIC-SCOTT LAND SURVEYING &

MAPPING

Certificate of Authorization No. L.B. 6893
6047 Kimberly Boulevard, Suite T
North Lauderdale, FL 33068
Ph: (954) 722-8500

10

1342 PONCE DE LEON DRIVE AND 915 CORDOVA ROAD
FORT LAUDERDALE, FLORIDA 33316

CLIENT: NELSON FERNANDEZ		DRAWN BY: SAC	CHECKED BY:
SCALE: 1"=20'	DESIGNED BY:		

SCALE: 1"=20'	DESIGNED BY:	DRAWN BY: SAG	CHECKED BY:
DATE: 5 OCT 14	APPROVED BY:		

PROJECT NO. 1000

1946

SHEET NO.
1 OF 1





CAM 21-0423
Exhibit 2
Page 48 of 52









VESSEL INFORMATION

Manufacturer:	World Cat
Model:	400DC-X
Length:	40 ft
Beam:	12'8"
Owner:	J Crew Charters, LLC Nelson Fernandez
Boat Name:	J Crew

FLORIDA VESSEL REGISTRATION

CO/AGV 10 / 4

T# 1471909905
B# 2612612

FL/DO # DO1309238 DECAL 01617325

Expires Midnight Fri 6/30/2023

YR/MK 2021/EPY BODY VS
HIN EPY04588A021
HULL FBGLSS
USE PLSRE
DL/FEID 852698992-01
Date Issued 6/4/2021
ENG DRIVE
ST OPER

TITLE
FUEL
LENGTH
GAS
39'8"

Reg. Tax	163.50	Class Code	100
Init. Reg.		Tax Months	24
County Fee	81.76	Back Tax Mos	
Mail Fee		Credit Class	
Sales Tax		Credit Months	
Voluntary Fees			
Grand Total	245.26		

J CREW WORLDCAT LLC
1259 N RIO VISTA BLVD
FORT LAUDERDALE, FL 33301-3043

IMPORTANT INFORMATION

1. Your registration must be updated to your new address within 30 days of moving.
2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.



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

Detail by Entity Name

Florida Limited Liability Company

J CREW CHARTERS, LLC

Filing Information

Document Number	L20000259909
FEI/EIN Number	85-2698992
Date Filed	08/21/2020
Effective Date	08/21/2020
State	FL
Status	ACTIVE

Principal Address

1259 N. RIO VISTA BLVD.
FORT LAUDERDALE, FL 33301

Mailing Address

1259 N. RIO VISTA BLVD.
FORT LAUDERDALE, FL 33301

Registered Agent Name & Address

FERNANDEZ, NELSON
1259 N. RIO VISTA BLVD.
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

FERNANDEZ, NELSON
1259 N. RIO VISTA BLVD.
FORT LAUDERDALE, FL 33301 UN

Annual Reports

Report Year	Filed Date
2021	04/30/2021

Document Images

[04/30/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

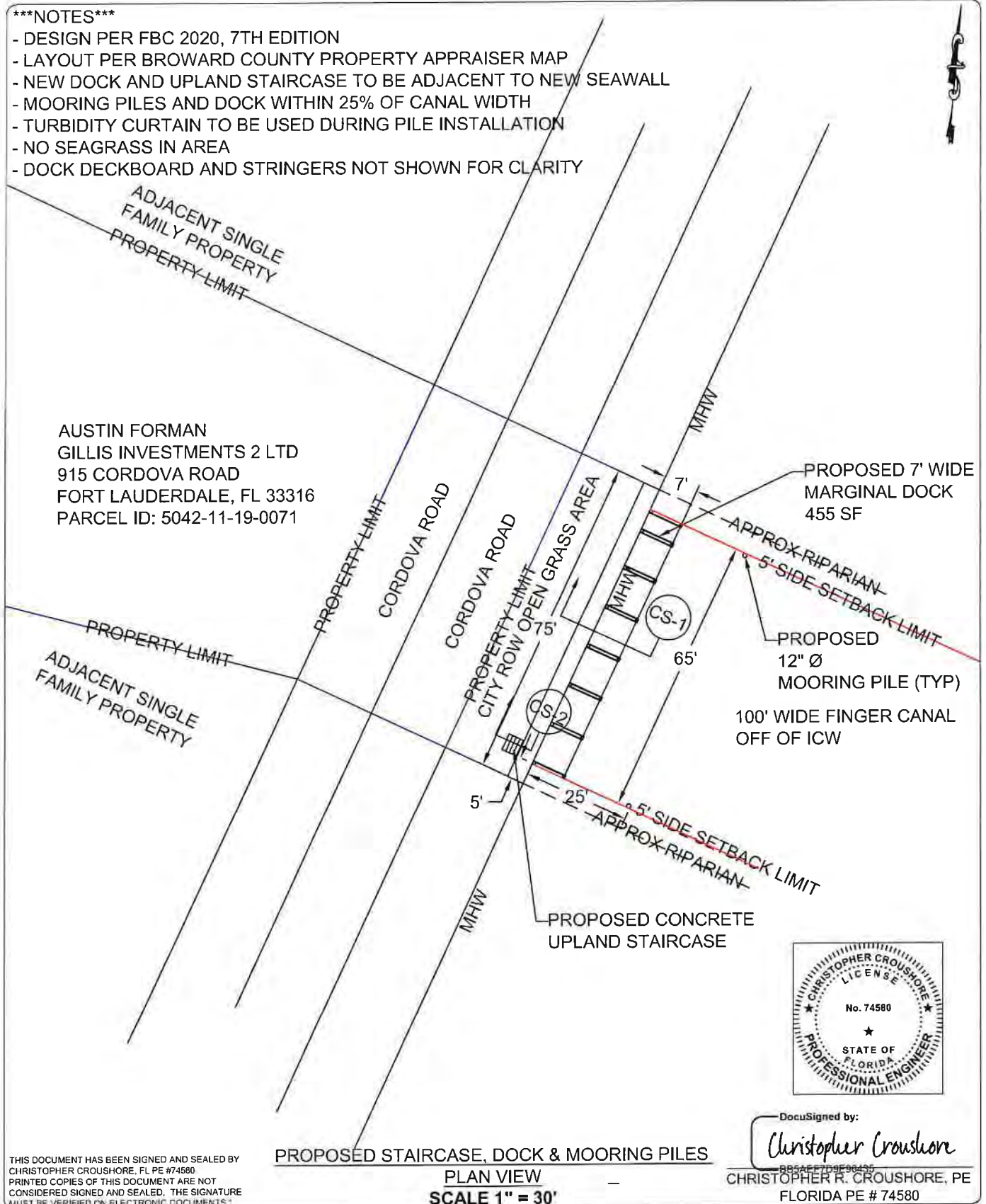
[08/21/2020 -- Florida Limited Liability](#)

[View image in PDF format](#)

NOTES

- DESIGN PER FBC 2020, 7TH EDITION
- LAYOUT PER BROWARD COUNTY PROPERTY APPRAISER MAP
- NEW DOCK AND UPLAND STAIRCASE TO BE ADJACENT TO NEW SEAWALL
- MOORING PILES AND DOCK WITHIN 25% OF CANAL WIDTH
- TURBIDITY CURTAIN TO BE USED DURING PILE INSTALLATION
- NO SEAGRASS IN AREA
- DOCK DECKBOARD AND STRINGERS NOT SHOWN FOR CLARITY

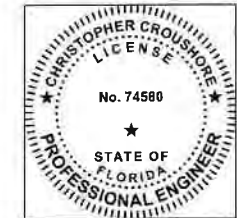
AUSTIN FORMAN
GILLIS INVESTMENTS 2 LTD
915 CORDOVA ROAD
FORT LAUDERDALE, FL 33316
PARCEL ID: 5042-11-19-0071



THIS DOCUMENT HAS BEEN SIGNED AND SEALED BY
CHRISTOPHER CROUSHORE, FL PE #74580
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED. THE SIGNATURE
MUST BE VERIFIED ON ELECTRONIC DOCUMENTS.

PROPOSED STAIRCASE, DOCK & MOORING PILES

PLAN VIEW
SCALE 1" = 30'



DocuSigned by:

Christopher Croushore

CHRISTOPHER R. CROUSHORE, PE
FLORIDA PE # 74580

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

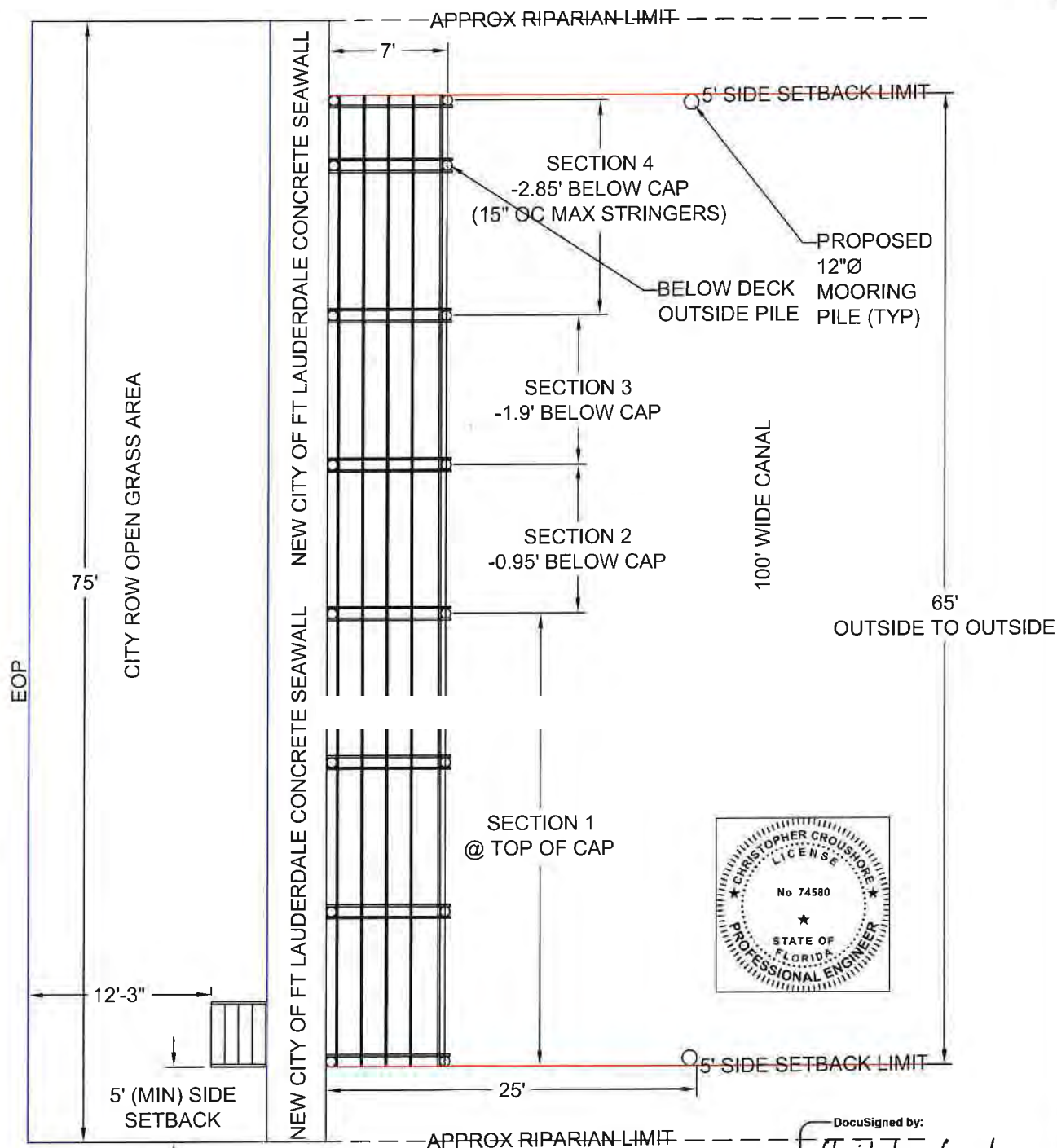
SCALE: 1" = 30'
DATE: 08 10 20
REVISED: 07 30 21
DRAWN BY: CRC

915 CORDOVA STREET
FORT LAUDERDALE, FL

PROPOSED STAIRCASE, DOCK & MOORING PILES
PLAN VIEW

P-1

SHEET 1 OF 5



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CONSIDERED SIGNED AND SEALED, THE SIGNATURE
MUST BE VERIFIED ON ELECTRONIC DOCUMENTS.

DocuSigned by:
Christopher Croushore
BB5AEF7D9E66435
CHRISTOPHER R. CROUSHORE, PE
FLORIDA PE # 74580

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 10'

DATE: 08.10.20

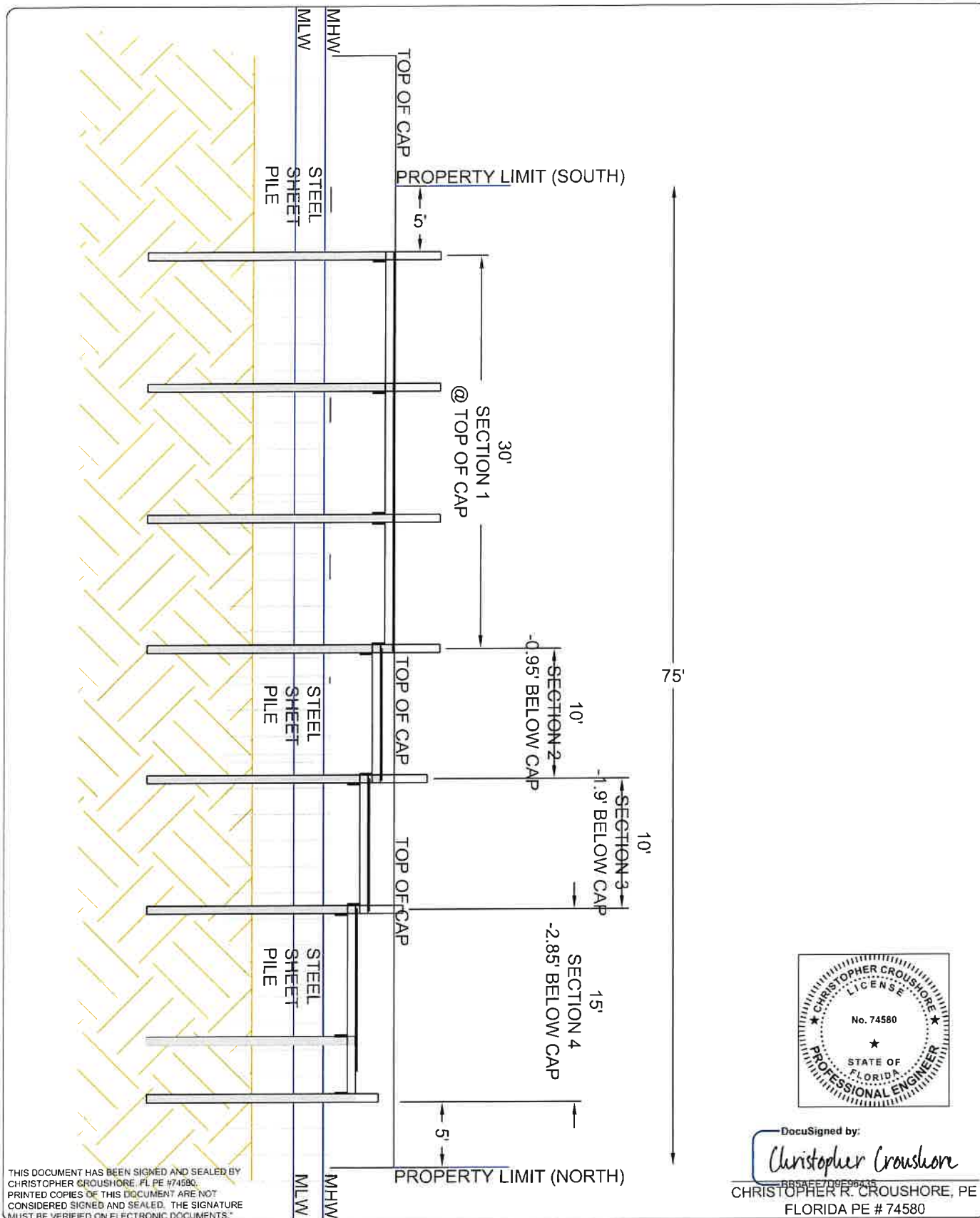
REVISED: 07.30.21

915 CORDOVA STREET
FORT LAUDERDALE, FL

PROPOSED STAIRCASE, DOCK & MOORING PILES
DETAILED PLAN VIEW

P-2

SHEET 2 OF 6



Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
 PH (561) 951-6036
 FL CERT OF AUTH #30254

SCALE: 1" = 10'

DATE: 08.10.20

REVISED: 02.24.21

DRAWN BY: CRC

915 CORDOVA STREET
 FORT LAUDERDALE, FL

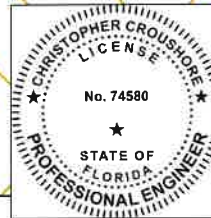
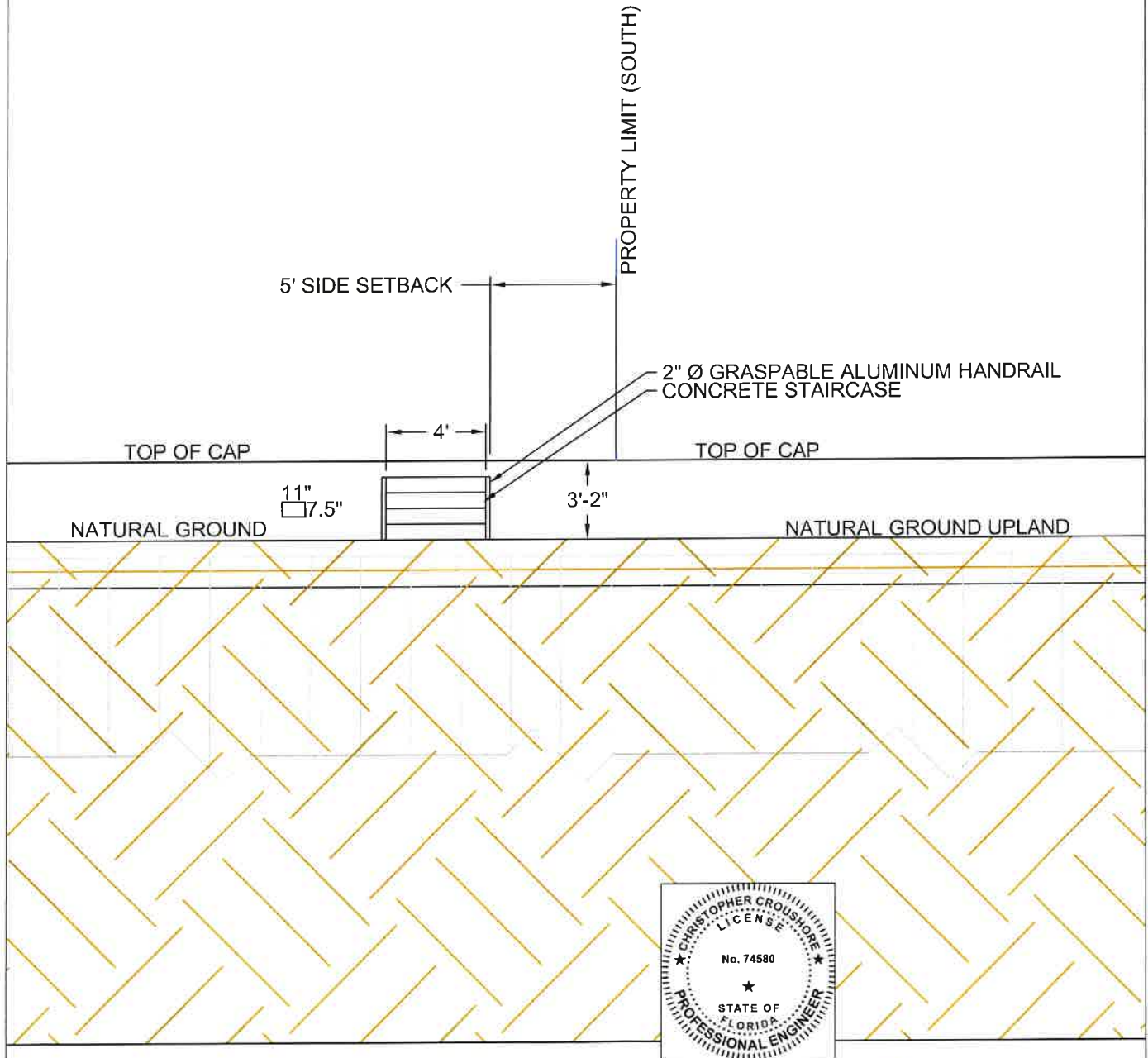
PROPOSED DOCK
 PROFILE VIEW

PR-1

SHEET 3 OF 6

NOTES

- CONCRETE TO BE 5000 PSI AFTER 28 DAYS
- STAIRCASE SYSTEM IS NOT TO ATTACH TO, CONNECT TO, OR BE IN DIRECT CONTACT WITH THE CITY OF FT LAUDERDALE SEAWALL OR SEAWALL CAP
- ALL HARDWARE TO BE MARINE GRADE 316 SS
- ALL ALUMINUM THAT COMES IN CONTACT OR CLOSE TO ANY STEEL HARDWARE OR REBAR, SHALL BE POLYMER COATED



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MUST BE VERIFIED ON ELECTRONIC DOCUMENTS."

DocuSigned by:

Christopher Croushore

BB5AEF7D9E96435...

CHRISTOPHER R. CROUSHORE, PE
FLORIDA PE # 74580

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 6'

DATE: 08.10.20

REVISED: 02.24.21

DRAWN BY: CRC

915 CORDOVA STREET
FORT LAUDERDALE, FL

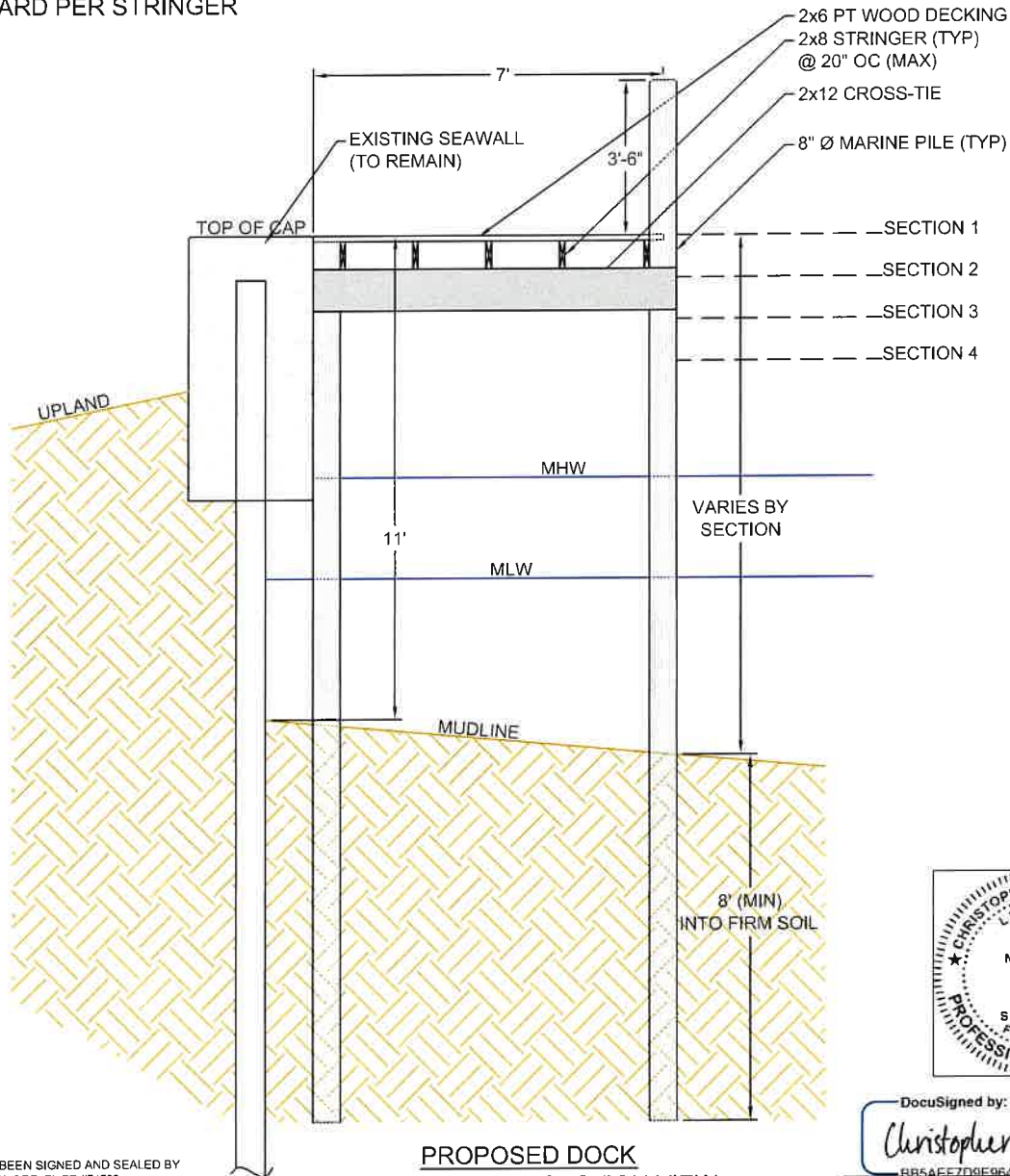
PROPOSED STAIRCASE
PROFILE VIEW

PR-2

SHEET 4 OF 6

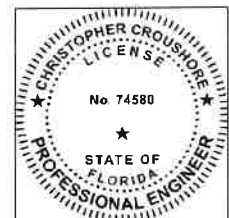
NOTES

- ALL WOOD TO BE SYP GRADE #1 OR BETTER
- MARINE PILES TO BE 2.50 CCA, SUB-FRAMING TO BE 0.60 CCA, DECK BOARDS TO BE 0.40 ACQ (OR EQUAL)
- DOCK SYSTEM IS NOT TO ATTACH TO, CONNECT TO, OR BE IN DIRECT CONTACT WITH THE CITY OF FT LAUDERDALE SEAWALL OR SEAWALL CAP
- ALL HARDWARE TO BE 316 SS
- 2x12 CROSS-TIES CONNECTED TO 8" MARINE PILES W/ (2) $\frac{5}{8}$ " BOLT ASSEMBLY KITS PER CROSS-TIE PER PILE
- 2x8 EDGE STRINGERS CONNECTED TO 8" MARINE PILES W/ (1) $\frac{5}{8}$ " LAG BOLT PER EXTERIOR STRINGER PER PILE ALONG SIDE CLOSEST TO SEAWALL
- 2x8 INTERIOR STRINGERS CONNECTED TO 2x12 CROSS-TIE W/ SIMPSON H2.5A HURRICANE STRAP
- 2x6 DECK BOARD CONNECTED TO 2x8 STRINGERS W/ #10 DECK SCREWS.
- 2 PER BOARD PER STRINGER



PROPOSED DOCK
TYPICAL CROSS-SECTION VIEW
SCALE 1" = 4'

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CHRISTOPHER CROUSHORE, FL PE #74580.
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DocuSigned by:

Christopher Croushore

BB5AE7D8E96435

CHRISTOPHER R. CROUSHORE, PE
FLORIDA PE # 74580

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 4'

DATE: 08.10.20

REVISED: 07.30.21

DRAWN BY: CRC

915 CORDOVA STREET
FORT LAUDERDALE, FL

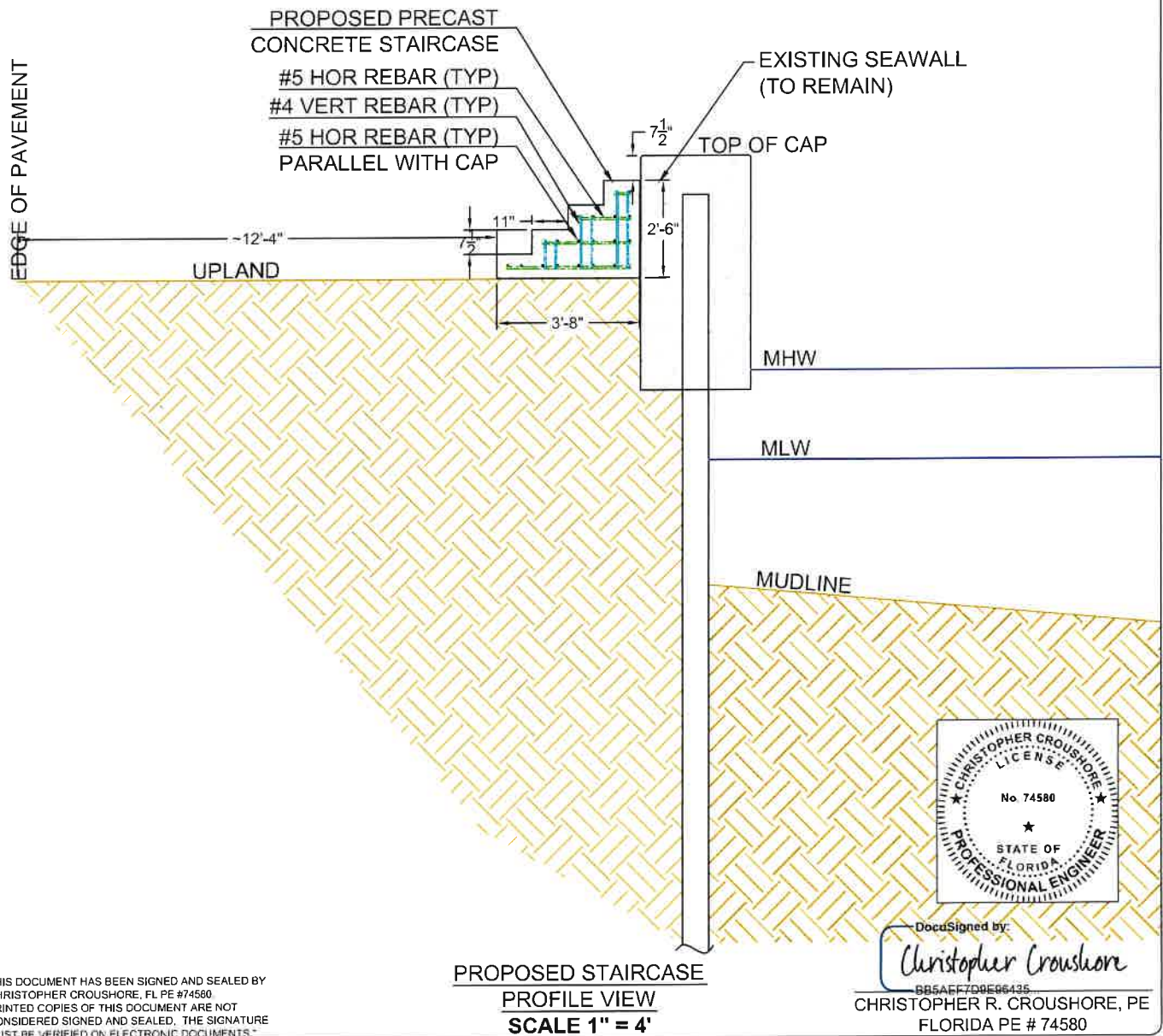
PROPOSED DOCK & MOORING PILES
TYPICAL CROSS-SECTION VIEW

CS-1

SHEET 5 OF 6

NOTES

- STAIR SYSTEM IS NOT TO ATTACH TO, CONNECT TO, OR BE IN DIRECT CONTACT WITH THE CITY OF FT LAUDERDALE SEAWALL OR SEAWALL CAP
- ALL CONCRETE TO BE 5000 PSI AFTER 28 DAYS, WITH CORROSION INHIBITOR
- ALL REBAR TO BE GRADE 60 PER ASTM A-615
- ALL REBAR TO HAVE 3" (MIN) CONCRETE COVER
- AFTERMARKET 2"Ø GRASPABLE HANDRAIL TO BE 36" TALL ABOVE STEP. NOT SHOWN FOR CLARITY
- ALL HARDWARE TO BE MARINE GRADE 316 SS
- AFTERMARKET 2"Ø GRASPABLE HANDRAIL TO BE ATTACHED
- ANY PORTION OF ALUMINUM THAT COMES IN CONTACT OR NEAR ANY STEEL, SHALL BE POLYMER COATED IN AREAS TO MINIMIZE DISSIMILAR METALS CONTACT



Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 4'

DATE: 08.10.20

REVISED: 02.24.21

DRAWN BY: CRC

915 CORDOVA STREET
FORT LAUDERDALE, FL

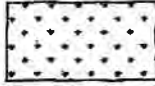
PROPOSED STAIRCASE PLATFORM
TYPICAL CROSS-SECTION VIEW

CS-2

SHEET 6 OF 6

Exhibit B

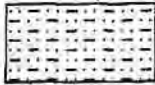
LEGEND



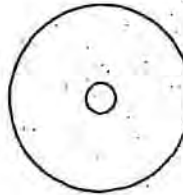
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



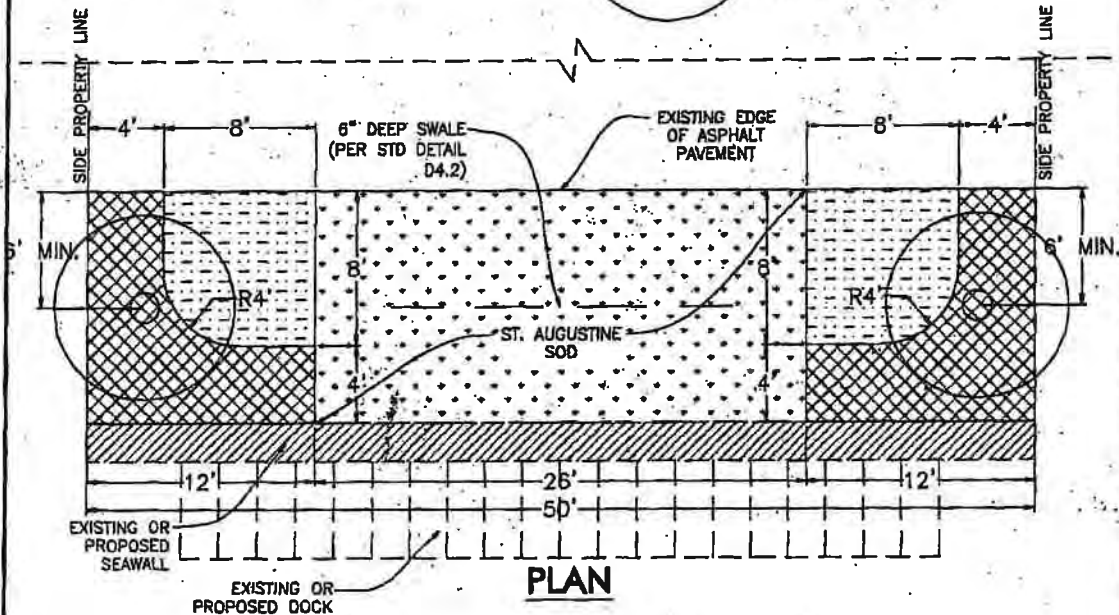
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



INDIAN HAWTHORN:
12" - 18" TALL
12" - 18" ON CENTER



12' SILVER BUTTONWOOD TREE
MULTI



GENERAL NOTES:

1. ALL IRRIGATION & PLANT MATERIAL SHALL BE INSTALLED & MAINTAINED BY APPLICANT.
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY BEST MANAGEMENT PRACTICES.
4. ALL AREAS TO RECEIVE AUTOMATIC IRRIGATION FROM A PERMANENT WATER SOURCE PROVIDING 100% COVERAGE AND A RAIN SENSOR SHUT OFF.
5. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE FLORIDA-FRIENDLY LANDSCAPING (FFL) EQUIVALENT.

ISSUED:
2/2015



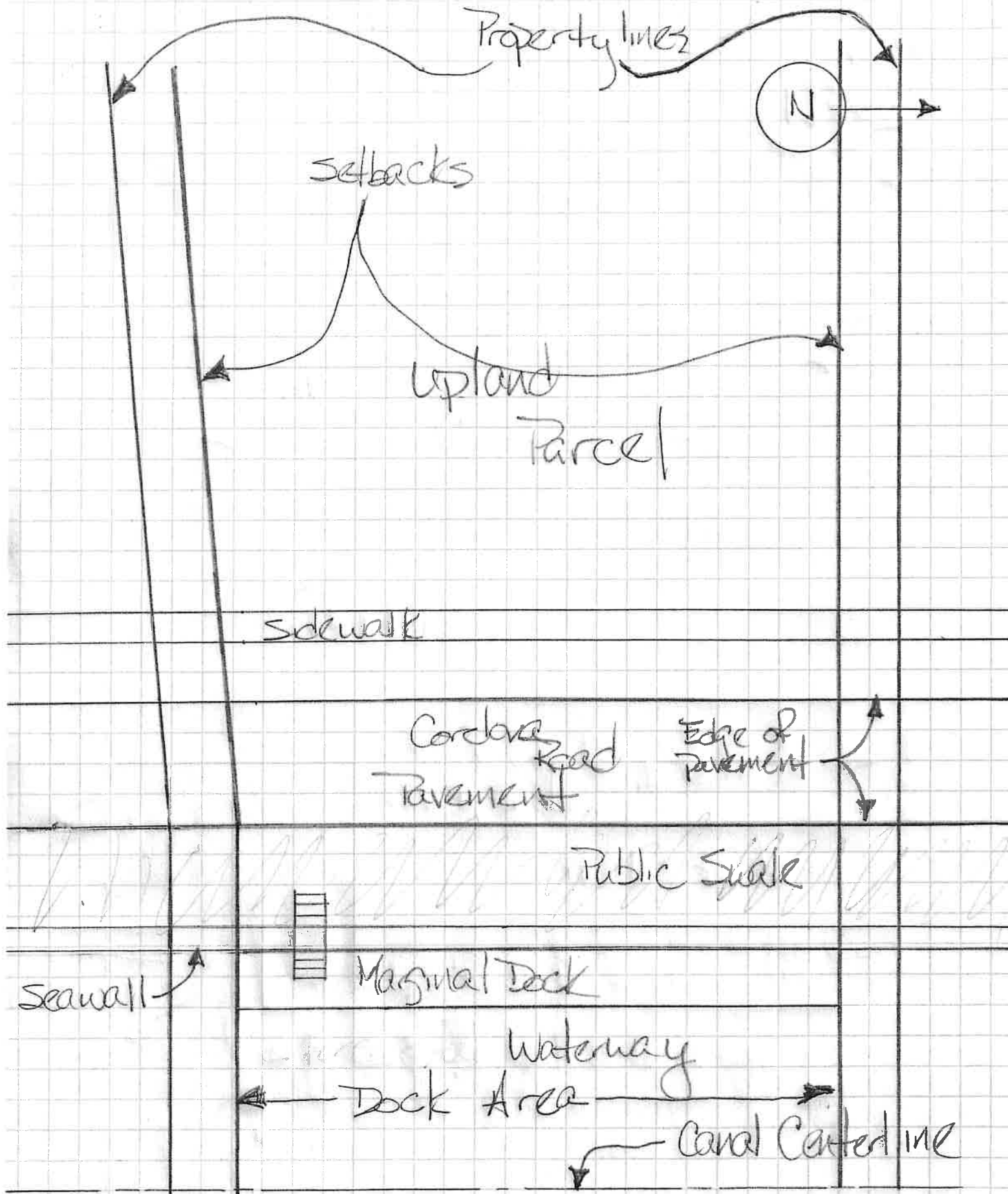
CITY OF FORT LAUDERDALE
DEPT. OF SUSTAINABLE DEVELOPMENT

REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

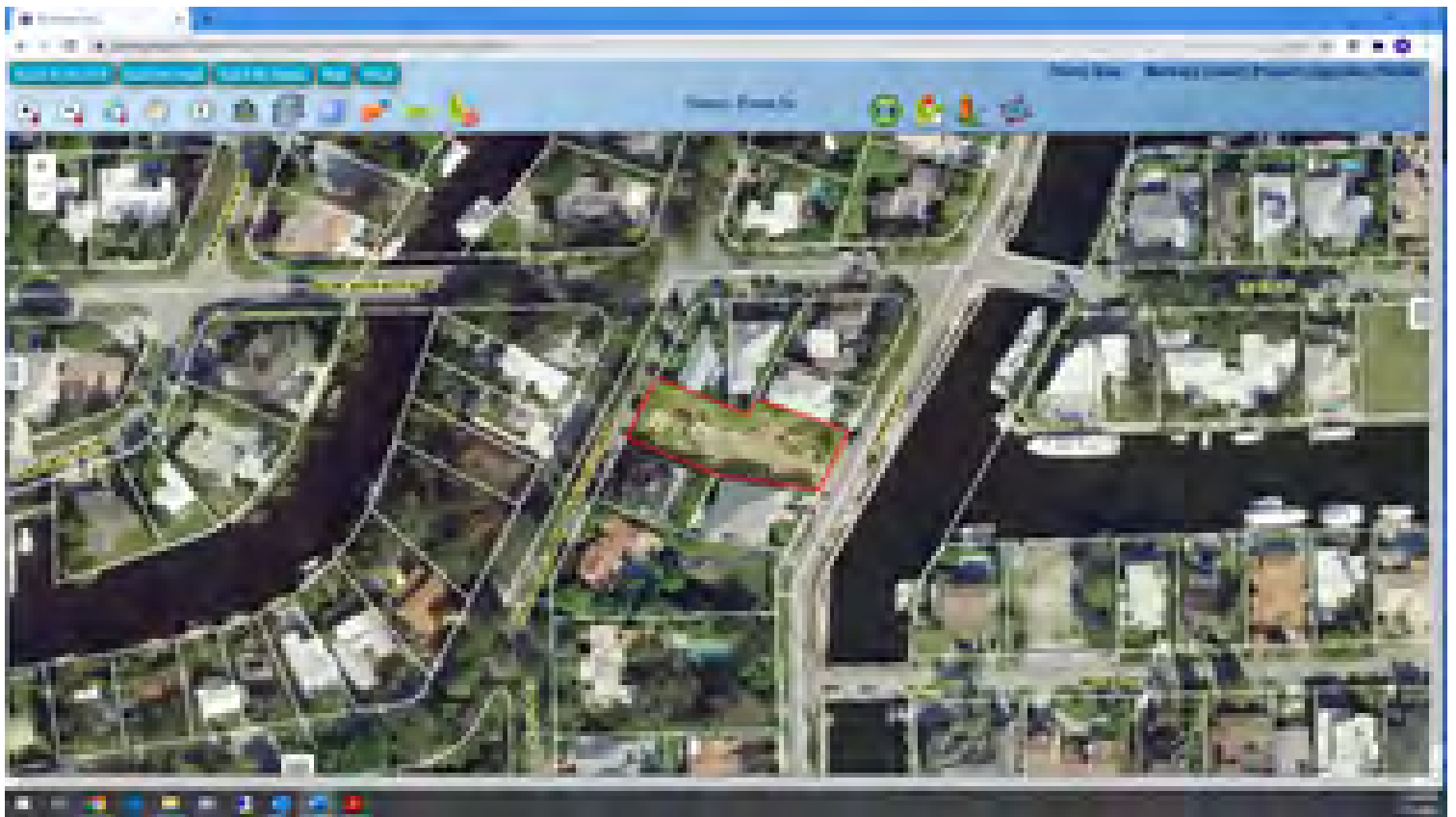
LANDSCAPING PLAN (ROW)

SCALE:
1"=10'



912 Corclava Rd

AERIAL



Record BLD-BDSP-20090034:

Boatlift-Dock-Seawall-Pile Permit

Record Status: Issued

Expiration Date: 07/24/2022

	• Record Info
	• Payments
	• Conditions 1

A notice was added to this record on 11/19/2021.

Condition: DO NOT FEE FOR THIS DOCK Severity: Notice

Total Conditions: 1 (Notice: 1, Met: 1)

[View Condition](#)

Work Location

915 CORDOVA RD

FORT LAUDERDALE 333161451

Record Details

Licensed Professional:

MICHAEL T MORRISON

MORRISON CONTRACTORS INC

3000 SW 26 TER

DANIA BEACH, FL, 33312

Mobile Phone:9545838500

B - STATE - GENERAL CGC1518076

Owner:

FERNANDEZ, NELSON & JASMIN

1259 N RIO VISTA BLVD

FORT LAUDERDALE FL 3301