



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
THURSDAY, APRIL 7, 2022 – 6:00 P.M.

		Cumulative Attendance January-December 2022	
Grant Henderson, Chair	P	3	0
Ed Strobel, Vice Chair	P	3	0
Robyn Chiarelli	A	2	1
Bob Denison	A	1	2
Barry Flanigan (arr. 6:08)	P	3	0
James Harrison	P	3	0
Rose Ann Lovell	P	3	0
Kitty McGowan	A	1	2
Norbert McLaughlin	P	2	1
Ted Morley	P	2	1
Noelle Norvell	P	3	0
Christopher Rotella (arr. 6:08)	P	2	1
Steve Witten	P	2	0

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
Sergeant Travis O'Neil, 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 6:04 p.m. and roll was called.

II. Approval of Minutes – February 3, 2022

Motion made by Vice Chair Strobel, seconded by Mr. Morley, 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

Sergeant Travis O'Neil of the Fort Lauderdale Police Department's Marine Unit reported the following activity from March 2022:

- 4 boating accidents
- 2 burglaries
- 64 citations

During the month of March, the Marine Unit worked closely with Code Enforcement to reach out to the owners of vessels on the New River which were at risk of becoming derelict. They have also monitored jet ski rental companies to ensure they are in compliance with Code.

Sgt. O'Neil noted that the Fort Lauderdale Air Show is scheduled for later in the month of April, and the Tortuga Music Festival will be held this weekend.

Mr. Harrison asked how many Officers are assigned to the Marine Unit. Sgt. O'Neil replied that there are five Officers other than himself. There have traditionally been eight Officers and one Sergeant when the Marine Unit is fully staffed. The Unit uses its Marine Law Enforcement Grant (MLEG) to cover the cost of 25 to 30 hours per week. There are currently 10 operational vessels within the Unit, although some are in need of engine replacement.

Mr. Flanigan and Mr. Rotella arrived at 6:08 p.m.

Joe Cain, member of the public, noted that Fort Lauderdale has received the highest fine in the state of Florida related to pollution of its waterways. He asked what procedure the City uses for testing boats in its anchorage areas, including whether or not these boats have holding tanks. Sgt. O'Neil replied that the Marine Unit seeks to identify boats that are leaking fuel or wastewater, which are then referred to the U.S. Coast Guard for further investigation. The Marine Unit also performs inspections to ensure that wastewater tanks are closed.

V. Dock Permit – 1342 Ponce De Leon Drive / Nelson & Jasmin Fernandez

Chair Henderson asked if the Board has previously approved the requested dock when it was a Cordova Road project. Mr. Cuba confirmed that the primary residence tied to the dock is on the Ponce De Leon Drive side; when the two properties were joined, the Cordova Road dock became an appurtenance to the Ponce De Leon Drive address.

Jessica Fernandez, representing the Applicants, stated that the dock has been fully constructed. Mr. Cuba explained that Code requires that the subject property obtain a permit, as its previous permit was non-transferable.

Motion made by Ms. Lovell, seconded by Mr. Rotella, to approve.

Mr. Witten asked if there are any compliance issues with the existing dock. Mr. Cuba reiterated that the Board is asked to recommend the issuance of a dock permit for the private use of public property in order to acknowledge the existing dock. There have been no changes to the structure's configuration.

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.

In a voice vote, the **motion** passed unanimously.

VI. Old / New Business

The Board and Mr. Cuba acknowledged Chair Henderson's six years of service, three of which were spent as Chair.

Mr. Cuba reported that the City Commission voted to approve a dock waiver for a property at 625 SW 5th Place, for which the Board had not recommended approval. The proposed dock will include four to five slips which can accommodate vessels of up to 70 ft. in length.

Mr. McLaughlin stated that he has reviewed past variances approved by the Board, some of which included stipulations limiting the size of the vessels that can be docked at those locations. He asserted that he has found boats larger than these stipulated sizes at these addresses, and that the contractors' plans for the structures did not include references to restricted or maximum sizes. He noted that some structures may extend into the waterway at a distance which can impede the navigational channel.

Mr. McLaughlin also addressed the walkway at the Ikon property, recalling that the Board had approved this structure with the condition that a railing be attached. The rail was intended to serve as a safety measure as well as to discourage docking at that location. He stated that plans for this walkway do not include a railing.

Mr. McLaughlin continued that restrictions have also related to the placement of a boat on a boat lift, including whether the boat is placed stern-in or bow-out on the lift. He pointed out that this can mean boats on lifts may extend as far as 10 ft. to 12 ft. beyond the structure, even though the applicants did not apply for a variance for the vessel itself.

Mr. McLaughlin also asked if an application denied by the Board or withdrawn from consideration by the applicant would go to the Commission, and if the meeting minutes at which the application was discussed would be provided to the Commission as well. Mr. Cuba replied that he has not previously scheduled applications rejected by the

Board to move forward to the Commission; however, he has been instructed to schedule all recommendations for Commission consideration going forward, even if the Board has voted to deny them.

Mr. McLaughlin expressed concern that the City Commission may not read the Board's discussions or instructions regarding variances unless an application was rejected. Vice Chair Strobel advised that he recently attended one of his City Commissioner's District meetings in order to answer any questions that Commissioner might have had about the application the Board had denied. He noted that his Commissioner had voted against the application when it came before the full Commission.

Mr. McLaughlin suggested that the Board may wish to send a communication to the City Commission recommending that Code be changed to refer to the extension by either a vessel or a structure into the waterway, as few of the properties he had viewed continued to comply with the required limitation.

Mr. Flanigan commented that this is a Code issue. Mr. Cuba advised that if a member or members could provide him with the address of a property with a navigational hazard, he would report the issue to Code Enforcement.

Joe Cain, member of the public, thanked Vice Chair Strobel for his work toward improving the City's boat ramps, and suggested that other Board members may wish to join the Vice Chair in these efforts. He added that the City's existing ramps are outdated, and that the City owns sufficient waterfront space to accommodate commercial needs.

The Board members discussed boat ramps, recalling a discussion at the February 2022 meeting of an unused City-owned property that could accommodate a boat ramp as well as storage. Chair Henderson proposed that the Board consider making a recommendation to the City Commission regarding the use of this space.

Mr. Cuba recalled that when this was discussed at a previous meeting, he had forwarded the draft minutes of that meeting to the Director of the Parks and Recreation Department, explaining the Board's interest. That Director had in turn forwarded the draft minutes to the City Manager's Office. Mr. Cuba advised that he had been directed to inform the Board that City Staff is exploring different possibilities regarding this topic. Mr. Morley suggested we see what level of interest there is from the Parks Department and the Commission. He suggested that each MAB member speak to appointing Commissioner. Ed Strobel reiterated this. Mr. Cuba confirmed that members may reach out to their individual Commissioners or to the Parks and Recreation Department, and added that he can send draft minutes of today's meeting to that Department once more.

It was requested that this discussion be included as a future Agenda Item. Mr. Cuba noted that including this issue as an Agenda Item would not necessarily affect the

outcome of the discussion. He reiterated that he would forward the draft minutes to the appropriate parties once they have been received.

Vice Chair Strobel stated that he was resigning from the Board after tonight's meeting due to the Commission's lack of consideration of their recommendations and input. He thanked the Board members for the opportunity to serve the City with them.

VII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:52 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.]



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
THURSDAY, MAY 5, 2022 – 6:00 P.M.

Cumulative Attendance
January-December 2022

Ted Morley, Chair	P	3	1
Steve Witten, Vice Chair	P	3	1
Robyn Chiarelli	A	2	2
Bob Denison (via Zoom)	P	2	2
Barry Flanigan	P	4	0
Robert Franks	P	1	0
James Harrison	P	4	0
Kitty McGowan	P	2	2
Norbert McLaughlin	P	3	1
Noelle Norvell	A	3	1

As of this date, there are 10 appointed members to the Board, which means 6 would constitute a quorum.

Staff

Andrew Cuba, Marine Facilities Manager
Sergeant Travis O'Neil, Fort Lauderdale Police Department
Carla Blair, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Ms. McGowan, seconded by Vice Chair Witten, to submit [the attached communication] to the City as well as the fact that each member of the Marine Advisory Board will be communicating directly with the Army Corps of Engineers and any other elected officials they see necessary that might impact this subject. In a voice vote, the **motion** passed unanimously.

I. Call to Order / Roll Call

The meeting was called to order at 6:01 p.m. and roll was taken. It was determined that Mr. Morley would serve as Acting Chair (A/Chair).

II. Approval of Minutes – April 7, 2022

Motion made by Mr. Harrison, seconded by Mr. McLaughlin, to approve. In a voice vote, the **motion** passed unanimously.

New Board member Robert Franks introduced himself at this time.

III. Statement of Quorum

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

IV. Marine Advisory Board Elections – Chair / Vice Chair

A/Chair Morley briefly reviewed the purpose of the Marine Advisory Board (MAB).

Motion made by Mr. Witten, seconded by Ms. McGowan, that Ted Morley stay on as Chair. In a voice vote, Mr. Morley was unanimously elected Chair.

Motion made by Mr. Morley, seconded by Mr. Harrison, to nominate Steve Witten as our Vice Chair. In a voice vote, Mr. Witten was unanimously elected Vice Chair.

V. Waterway Crime & Boating Safety Report

Sergeant Travis O'Neil of the Fort Lauderdale Police Department's Marine Unit reported the following activity from April 2022:

- 75 waterway calls for service
- 1 burglary
- 62 citations
- 1 boating accident

Sgt. O'Neil added that there were no issues at the recent Air and Sea Show.

Mr. McLaughlin asked if the Marine Unit and other Police Department patrols communicate regarding crimes. Sgt. O'Neil explained that if a vessel is touching water, the Marine Unit responds unless they are unavailable. If a vessel is stolen on land, land-based units typically receive this report and share information with the Marine Unit so they are aware of the incident.

VI. Dock Permit – 901 Cordova Road / Matthew and Kathryn Friedman

Matthew Friedman, Applicant, stated that when he purchased his property, there was an existing dock attached to a City-owned seawall. The seawall has recently been repaired by the City, and he now wishes to rebuild the dock.

Chair Morley asked if Mr. Friedman was aware of City restrictions on docks, including a prohibition on penetration of the seawall. Mr. Friedman replied that there are no plans to attach the dock to the seawall.

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

Motion made by Mr. Harrison, seconded by Mr. McLaughlin, to approve.

In a roll call vote, the **motion** passed unanimously (8-0).

VII. Dock Permit – 1038 SE 13th Terrace / Max Showker

Chair Morley advised that this Item was withdrawn and will appear on the June 2022 Agenda.

VIII. Old / New Business

Mr. McLaughlin recalled that at the April 2022 meeting, the Board had discussed structures extending 30 ft. or 30% of the width of the waterway, whichever is less. He had expressed concern that there are apparently no restrictions on the size of the vessels that can be docked at these structures, which means the boats may extend significantly into the waterway.

Mr. McLaughlin advised that in the past, applicants for dock permits or waivers have agreed they would not dock a vessel larger than a certain size at their docks; however, he had looked into some of the locations for which the Board had recommended limitations on the size of the vessels that may be docked there, and had determined that the former applicants were not abiding by these restrictions and were not being cited for these violations.

Mr. McLaughlin also expressed concern with the Ikon property, recalling that the Board had recommended that the owner provide a railing on their property as a condition of approval. They had also recommended that a dockage area be changed to a walkway. Neither condition has been met according to the permit issued to the contractor for the Ikon property.

Vice Chair Witten requested clarification of the process that occurs when a waiver is granted. Mr. Cuba explained that waivers are granted via Resolutions, which are signed by the Mayor. An enforceable restriction, such as the limitation on the size of boats that can be docked at the structure, is written into the Resolution as a condition. When the waiver is recorded, this means no future owner of the property may dock a vessel of greater size than that mentioned in the restriction.

Vice Chair Witten commented that the issue appears to be one of enforcement. Mr. Cuba replied that the City has typically avoided conditional Resolutions that include restrictions on vessel size, although there have been some restrictions of this nature over the years. He suggested that if Mr. McLaughlin provided him with the addresses at

which he had noted the violations, they can be reported to Code Enforcement and addressed.

Mr. McLaughlin requested more information on the conditions the Board had recommended for the Ikon property. Mr. Cuba stated that the Ikon property received a lengthy environmental permit, which includes the language to which Mr. McLaughlin had referred. This included a walkway rather than a dock, the installation of a fence and railing, and provision of a No Dockage sign at the location. He did not have information at this time on why these conditions have not been met, and is seeking answers from the appropriate City Staff.

Mr. Cuba continued that he agreed there should be a rail on the Ikon property to restrict dockage at that location. He noted that there has been a request for an adjustment to the permit that would allow four 40 ft. slips at the subject site. He had distributed copies of this request to the Board members for further discussion.

Mr. McLaughlin asked if the Board may request that the City Commission look into the fact that the railing was a condition of approval for the Ikon site but has not been provided. He asserted that the Commission would need to withdraw the stipulation of a railing at the site in order to provide the requested dockage. Mr. Cuba recommended that this request be sent via communication to the City Commission.

Mr. Flanigan agreed that the Board has always opposed any inclusion of a dock at the subject property, and observed that the entity applying to the City for the 40 ft. slips has requested a modification to Ikon's submerged land lease. The site is identified in this request as either a pedestrian walkway or a dock at different times. The permit under which the current configuration was constructed expired in July 2021.

Mr. Flanigan pointed out that the request also includes a comment by the U.S. Army Corps of Engineers which states all of the authorized work on the property has been completed. He stated that this was incorrect, as the conditions attached to the permit, including the Board's recommendation of a railing and No Mooring signs, have not been met. He added that there is no existing dock on the property, but only a walkway.

Mr. Flanigan also expressed concern with the permit request's assertion that the waterward edge of the proposed structure would be more than 100 ft. away from the bottom edge of the New River channel. He felt this distance was questionable. He pointed out that public notice related to the request was being issued based on information furnished by the applicant, which has not been verified or evaluated to ensure compliance with laws or regulations.

Mr. Flanigan continued that easements on this property were created as long ago as 2014. Upon reviewing some of these, he felt it was clear the entity requesting the 40 ft. dock slips would have control of dockage along the waterway, and would not permit the public access or use of the walkway if it became a dock.

Chair Morley also addressed public notice of the application for dock slips, which notes that a permit issued in July 2016 expired in July 2021. The applicant has requested modification to this permit. He pointed out that when a permit issued by the Army Corps of Engineers has expired, an applicant must re-apply for or reopen that permit, and asked why this was not the case for the dock slip application.

Chair Morley recalled that the railing had been recommended as a safety issue for pedestrians using the walkway. The railing and No Mooring signs were also intended to serve the purpose of keeping navigation open on the New River, and slips at the subject site would impede this navigation.

Mr. Flanigan was not certain there was sufficient time to send a communication to the City Commission expressing their concerns, and suggested that the members reach out to the City Commission individually. Mr. Cuba recommended emailing the applicant at the contact information provided and copying him on the email. He would gather these emails together and send them on to the appropriate party.

Mr. Harrison advised that he had written a prospective communication to the City Commission, which he distributed the document to the Board members, recommending that they all address similar points in their respective emails, including safety, navigation, and the history of the project.

Mr. McLaughlin commented that while they may see architectural renderings and plans for docks and similar structures, the Board does not typically see the final product when a structure is permitted. He asserted that a number of completed structures he had viewed did not resemble the proposals, again citing the railing recommended for the Ikon property as an example.

Mr. Flanigan provided photos of commercial traffic on the New River near the subject site, identifying the area for which the 40 ft. dock slips have been requested as well as other landmarks and facilities in the area. He pointed out an area provided by the City for the turning of commercial traffic on the waterway.

Chair Morley described the New River as the lifeblood of the marine industry in South Florida. He reiterated that the Board's purview is to study and make recommendations on every aspect of the City's waterways, not only on dock waivers and permits. For this reason, he felt the Board should communicate its concerns not only to the City Commission, but to the Army Corps of Engineers as well. He pointed out that communication received from the public may be the only communication received by the Army Corps before they vote on a project, and noted that the Army Corps does not typically see the type of commercial traffic on the New River shown in Mr. Flanigan's photographs. He agreed that docking vessels at the subject location would have a direct impact on the safety of navigation on the New River.

Mr. McLaughlin also provided photos of activity on the New River in proximity to the Ikon property, noting that the addition of slips in the area would encroach upon the space required by large commercial vessels. Chair Morley added that other concerns on the New River include the effects of extreme tides, currents, and heavy winds. He expressed concern that if larger dock projects are permitted in these areas, the result would be more accidents, injuries, and property damage.

At this time Chair Morley opened public comment.

Patience Cohn, representing the Marine Industries Association of South Florida (MIASF), advised that prior to public notice of the application, an attorney representing the Ikon property had arranged to walk the area with MIASF representatives. MIASF identified two areas which they felt could safely accommodate a total of two slips, but cited their concern that more spaces would result in encroachment into the navigable channel. They had left the meeting believing that both parties had reached an understanding, and were surprised when public notice showed that their recommendations had not been followed. MIASF had then objected to the project.

Ms. Cohn continued that MIASF has submitted a letter of comment on the proposed project, which has been shared with both the Board members and the City Commission. She advised that three City Commissioners have requested further input from MIASF. She emphasized her concern with the state of navigation on the New River in this area, stating that if commercial vessels cannot access boatyards, there will be a significant impact on the marine industry in Fort Lauderdale.

Chair Morley observed that in addition to the impediment of space on the New River, large vessel traffic creates an increase in current flow, which in turn increases the risk of accidents. Ms. Cohn added that another consideration is the overhead railroad bridge: when the bridge is closed, the collection area in which boats wait for it to open can become congested.

Chair Morley reiterated the importance of Board members reaching out not only to the Army Corps but to their City Commissioners as well, advising them of the cautions raised by individuals with expertise in the marine field. He suggested that providing photos would be helpful in making their point.

Vice Chair Witten asked how the Board can work with MIASF to communicate its concerns, particularly to the members' City Commissioners. Ms. Cohn replied that a representative of the Board should be present when the City Commission discusses this issue so they can answer any questions the Commissioners may have. Chair Morley suggested that the Board develop a schedule in which he, the Vice Chair, or another designated member attends City Commission meetings for this purpose.

Ms. McGowan stated that the City may not be able to have a significant effect on the proposed project at this point; however, the Army Corps of Engineers is answerable to

the U.S. Congress. She emphasized the importance of communicating the Board's concerns to that body as well as to the City Commission, as well as to members of the Florida Congressional delegation who have seats on the appropriate committees. Mr. Cuba agreed that sending the photos shared at today's meeting to the Army Corps could be helpful, along with a justification of the Board's objections to the project.

Chair Morley concluded that the Board members should reach out to the Army Corps of Engineers on this issue, and that they continue to communicate to the City Commission and attend Commission meetings in the future to ensure their concerns are heard.

Vice Chair Witten suggested that the members work together to become a more effective advisory entity. He had reached out to his appointing Commissioner following the April 2022 meeting and shared his thoughts on this. In response, the Commissioner had proposed a joint meeting between the City Commission and the MAB. He felt this could be a very important meeting so both parties could clearly understand one another.

Mr. Cuba advised that he would scan the photos shared at tonight's meeting and provide them to the members, who could then include them in their emails to the Army Corps.

Mr. Harrison also addressed enforcement, noting that the Marine Unit consists of five Officers who are responsible for patrolling the entire City. He pointed out that encroachment continues to increase, and the City cannot rely on enforcement alone to serve public safety, which was why the Board makes recommendations such as the requirement for a railing at the Ikon property.

Ms. McGowan asked if the Board should make an official communication to the City Commission. Mr. Harrison suggested that they send a communication to the Commission stating the members' intent to contact the Army Corps of Engineers.

Motion made by Ms. McGowan, seconded by Vice Chair Witten, that this Board puts together a formal communication with the Commission so that even though we understand from a timeline standpoint it's not going to necessarily directly impact this at this point.

It was clarified that the communication to the City Commission would attach the document composed by Mr. Harrison, as well as the photographs provided at tonight's meeting.

Ms. McGowan **restated** her **motion** as follows: **motion** to submit that to the City as well as the fact that each member of the Marine Advisory Board will be communicating directly with the Army Corps of Engineers and any other elected officials they see necessary that might impact this subject.

Mr. Harrison recommended that the communication begin with the statement that the Board unanimously objects to the application by Ikon.

In a voice vote, the **motion** passed unanimously.

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:24 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. 22-05

DATE: May 18, 2022

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: June 2, 2022 MAB Meeting – Application for Dock Permit – David & Jessie Cunningham / 909 Cordova Road

Attached for your review is an application from David & Jessie Cunningham / 909 Cordova Road (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the installation of a +/-40' long x +/- 8' wide marginal dock , +/- 13' long x 4' Wide floating finger pier, and associated access stairs extending a maximum distance of +/- 21'11" from the wet face of the seawall on public property abutting the waterway adjacent to 909 Cordova Road. City Code Section 8-144 (**Exhibit 1**) 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 or 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	David and Jessie Cunningham
Address	909 Cordova rd Fort Lauderdale Fl. 33316
Type of agreement	New Dock Permit

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Marine Advisory Board

My wife and I purchased 909 cordova road in March 2018 and the house had a dock at that time prior to the sea wall reconstruction.

We are requesting approval to build a marginal dock measuring 40'x8' with a floating finger pier measuring 13'x4' with access stairs. The dock will be used for our personal vessel(not rented). The plans are attached and will meet all the guidelines.

Regards,

David and Jessie Cunningham

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: David Cunningham and Jessie Cunningham

TELEPHONE NO: 901359-5970 (home/cellular) EMAIL: DLCunni@gmail.com (business)

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

909 Cordova Rd

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:

Dock permit

4. SITE ADDRESS: ZONING:

909 Cordova Rd. Fort Lauderdale FL 33316 Residential
RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER:

RESUB Blk22 R10Vista Isles 23-30B Lot20

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

[Signature] Jessie Cunningham 5/16/2022
Applicant's Signature Date

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

City of Fort Lauderdale

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

Marine Advisory Board Action

Commission Action

LIII

Prepared by:
Patrick O'Neal, Esq.
O'Neal & Booth, P.A.
2900 E Oakland Park Blvd 3rd Floor
Fort Lauderdale, FL 33306-1804
954-563-4803

Return to:
Moratis, Cofar, Karney, Moratis & Quatley
915 Middle River Dr Suite 506
Fort Lauderdale, FL 33304
FileNo: 19R-138K

Parcel Identification No. 5042 11 19 0070

(Print Above This Line For Recording Data)

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 12th day of March, 2019 between JOHN R. FLETEMEYER, a single man whose post office address is 2755 NE 18th St, Fort Lauderdale, FL 33305 of the County of Broward, State of Florida, grantor*, and DAVID L. CUNNINGHAM, Jr. and JESSIE CUNNINGHAM, husband and wife whose post office address is 909 Cordova Rd, Fort Lauderdale, FL 33316 of the County of Broward, State of Florida, grantees*.

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 in said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to (to) said grantees, and grantees's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 20, Block 22, Resubdivision in Block 22 - Rio Vista Isles, according to the Plat thereof, as recorded in Plat Book 23, Page 30, of the Public Records of Broward County, Florida.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whatsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: _____

Witness Name: _____

JOHN R. FLETEMEYER

(Seal)

DoubleTime®



Site Address	909 CORDOVA ROAD, FORT LAUDERDALE FL 33316-1451	ID #	5042 11 19 0070
Property Owner	CUNNINGHAM, DAVID L & JESSIE	Millage	0312
Mailing Address	909 CORDOVA RD FORT LAUDERDALE FL 33316	Use	01-01
Abbr Legal Description	RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 20		

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*	\$217,640	\$1,437,910	\$1,655,550	\$1,459,600				
2021	\$217,640	\$1,250,490	\$1,468,130	\$1,417,090	\$26,087.32			
2020	\$217,640	\$1,177,360	\$1,395,000	\$1,395,000	\$25,547.00			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,655,550	\$1,655,550	\$1,655,550	\$1,655,550				
Portability	0	0	0	0				
Assessed/SOH 20	\$1,459,600	\$1,459,600	\$1,459,600	\$1,459,600				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$25,000	0	\$25,000	\$25,000				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,409,600	\$1,434,600	\$1,409,600	\$1,409,600				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
3/8/2019	WD-Q	\$1,550,000	115677400	\$40.00	5,441	SF		
12/3/2012	QCD-T		49326 / 1967					
5/18/2010	WD-Q-SS	\$1,000,000	47123 / 1928					
11/13/2006	WD	\$1,990,000	43213 / 739					
4/26/2004	WD	\$707,000	37354 / 1372					
				Adj. Bldg. S.F. (Card, Sketch)		3288		
				Units/Beds/Baths		1/3/3		
				Eff./Act. Year Built: 2006/2005				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc







Vessel Information

Manufacturer	Grady White Express
Model	360 Express
Length	39.25'
Beam	13.2
Owner	David Cunningham
Boat Name	Gweilo Express

MTKPS233C

Mail To:
DAVID LAWRENCE CUNNINGHAM JR
909 CORDOVA RD
FT LAUDERDALE, FL 33316-1451



FLORIDA VESSEL REGISTRATION

CO/AGY 1 / 17 T# 1645616481
B# 1457435

FL/DO # DO1230824 DECAL 01269520 Expires Midnight Wed 8/7/2024

YR/MK	2011/NTL	BODY	VS		Reg. Tax	341.83	Class Code	100
HIN	NTLEP4011011			TITLE	Init. Reg		Tax Months	24
HULL	WDIFBG	PROPU	OUTBRD	FUEL	County Fee	196.15	Back Tax Mos	12
USE	PLSRE	TYPE	OPEN	LENGTH	Mail Fee		Credit Class	
DL/FEID	C552172612870				Sales Tax		Credit Months	
Date Issued	8/4/2022				Voluntary Fees			
					Grand Total	537.98		

DAVID LAWRENCE CUNNINGHAM JR
909 CORDOVA RD
FT LAUDERDALE, FL 33316-1451

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.



UNITED STATES OF AMERICA

DEPARTMENT OF HOMELAND SECURITY
UNITED STATES COAST GUARD

NATIONAL VESSEL DOCUMENTATION CENTER

CERTIFICATE OF DOCUMENTATION

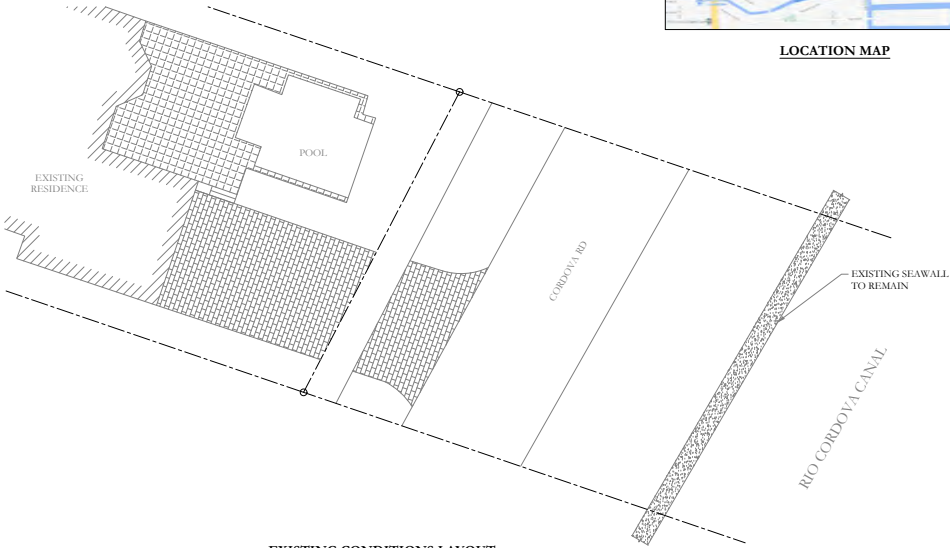
VESSEL NAME GWEILD EXPRESS		OFFICIAL NUMBER 1220824	IMO OR OTHER NUMBER NTLEP301011	YEAR COMPLETED 2010
HAILING PORT FT LAUDERDALE FL		HULL MATERIAL FRP (FIBERGLASS)		MECHANICAL PROPULSION YES
GROSS TONNAGE 20 GRT	NET TONNAGE 20 NRT	LENGTH 36.5	BREADTH 13.2	DEPTH 6.5
PLACE BUILT GREENVILLE NC				
OWNERS DAVID CUNNINGHAM		OPERATIONAL ENDORSEMENTS RECREATION		
MANAGING OWNER DAVID L. CUNNINGHAM JR. 595 CORDOVA RD FORT LAUDERDALE FL 33316				
RESTRICTIONS NONE				
ENTITLEMENTS NONE				
REMARKS NONE				
ISSUE DATE JANUARY 11, 2022		THIS CERTIFICATE EXPIRES JANUARY 31, 2027		

Christian H. Walker
DIRECTOR, NATIONAL VESSEL DOCUMENTATION CENTER





LOCATION MAP



EXISTING CONDITIONS LAYOUT

Mark E. Weber, P.E.
LICENSE #33065 | CA 30702
AW ENGINEERING, INC.
3000 S. Bascom Avenue
Palo Alto, CA 94304
Office: 650-754-3347
www.awengineering.net

PREPARED BY:
P & M MARINE
CORPORATION, INC.
125 South Main Street, Suite 200
Dana Point, CA 92629

Prepared By: David C. Crampton
David C. Crampton
1000 Cordova Road
Fort Lauderdale, Florida

DATE: 10/10/2013
BY: J. J. J. J.

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BY: J. J. J. J.

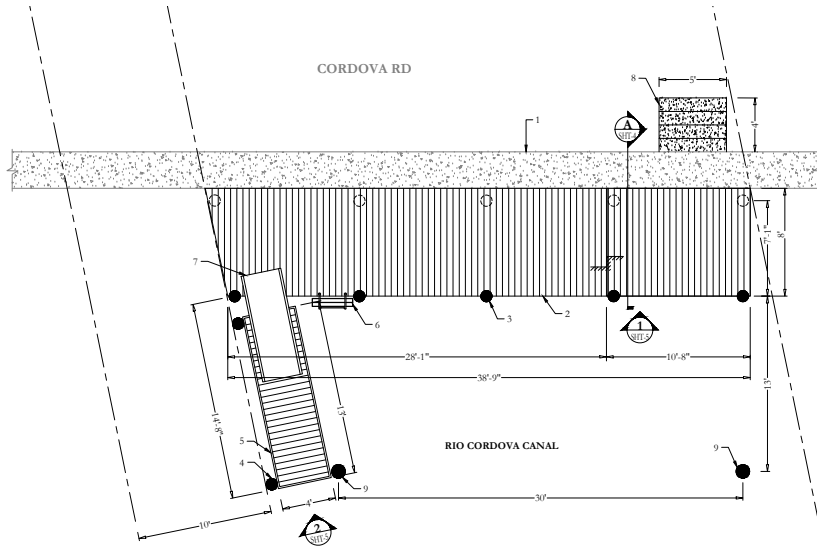
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BY: J. J. J. J.

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BY: J. J. J. J.

DATE: 10/10/2013
BY: J. J. J. J.

DATE: 10/10/2013
BY: J. J. J. J.

DATE: 10/10/2013
BY: J. J. J. J.



- IDENTIFICATION:**
1. EXISTING SEAWALL.
 2. PROPOSED NEW 38'-4 1/2" X 8' MARGINAL WOOD DOCK (317 SQ. FT. TOTAL, SEE SHEET 3 & 4 FOR DETAILS).
 3. PROPOSED 10" Ø WOOD DOCK PILE.
 4. PROPOSED (2) 10" Ø WOOD @ FLOATING DOCK.
 5. PROPOSED 13' X 4' FLOATING DOCK (52 SQ. FT. TOTAL).
 6. PROPOSED LADDER. FINAL LADDER LOCATION TO BE DETERMINED.
 7. ALUMINUM GANGWAY BY OTHERS.
 8. PROPOSED 5' X 6' WOOD STAIRS (SEE SHT-4 FOR DETAILS).
 9. PROPOSED (2) 12" Ø WOOD MOORING PILE.

PROPOSED WOOD DOCK LAYOUT
SCALE: 3/8" = 1'-0"

CANAL WIDTH: 100' PER PLAT BOOK 8,
PAGE 7.

Mark E. Weber, P.E.
LICENSE #83995 | CA 9702
AW ENGINEERING, INC.
3000 N. Highway 101
Pomona, Ranch, Florida 33069
Cell: 754-353-0167
WWW.AWEngineering.net

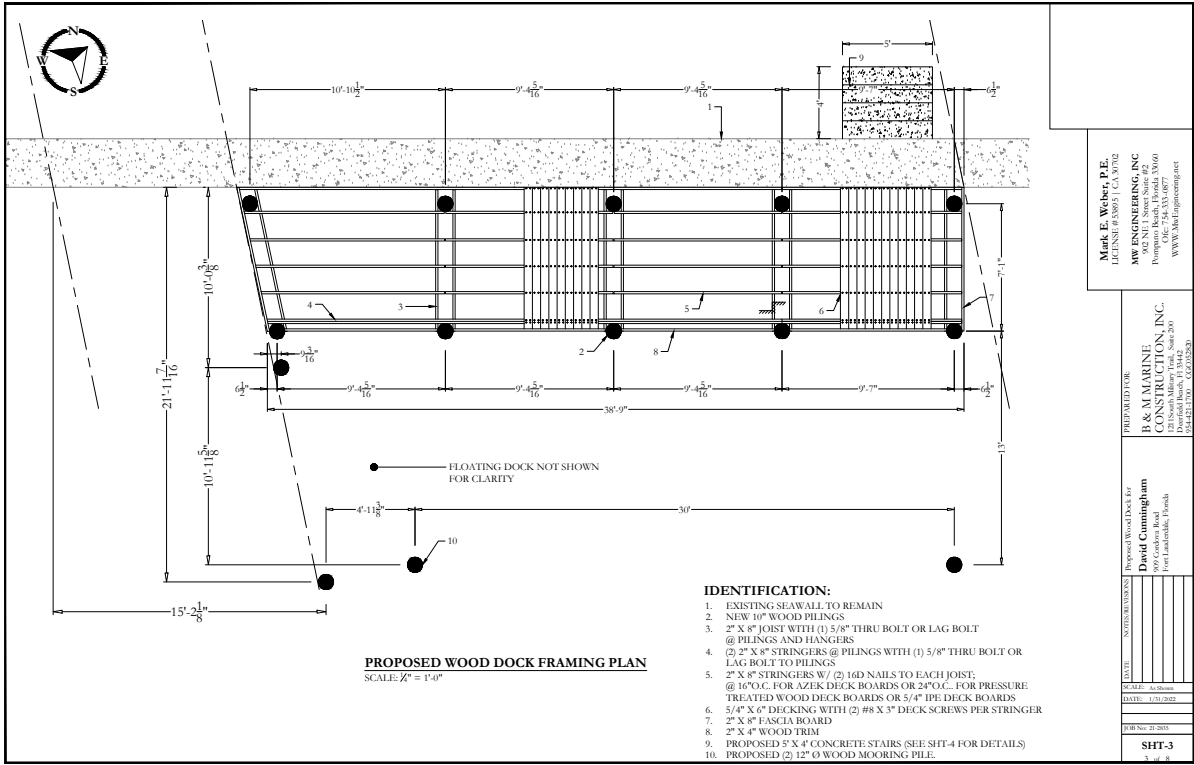
PREPARED BY:
R & M MARINE
ENGINEERING, INC.
125 South Alamo Trail, Suite 200
Davenport, FL 33442
Phone: 888-344-4420

Proposed New Dock & Gangway
David Cordova
889 Cordova Road
Fort Lauderdale, Florida

DATE: 10/24/2023

PROJECT: 23-003

SHT-2



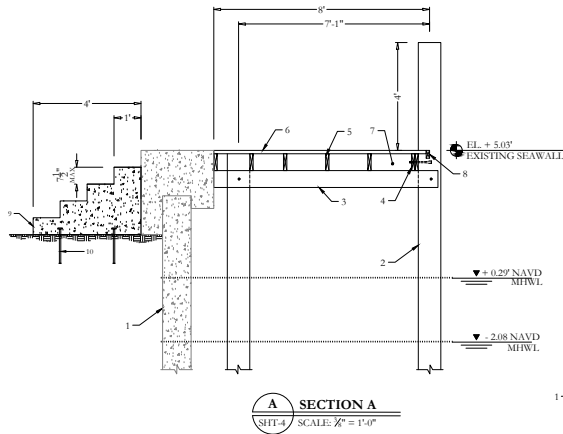
Mark E. Weber, P.E.
LICENSE #33093 | CA 30702
AW ENGINEERING, INC.
302 S. Main Street
P.O. Box 1000
Petaluma, CA 94954
Phone: 707-784-3307
Fax: 707-784-3308
WWW.AWENGINEERING.COM

PREPARED BY:
R & M MARINE
CONSTRUCTION, INC.
12500 Highway 101, Suite 200
Dana Point, CA 92629
Phone: 949-261-1111
Fax: 949-261-1112

Project Name: Dock & G
Client: David Cunningham
3000 Garden Road
Fort Lauderdale, Florida
33309

DATE	10/10/2019
BY	MEP
CHECKED	MEP
DATE	10/10/2019

PROJECT NO: 21-2015
SHT-3
3 of 8

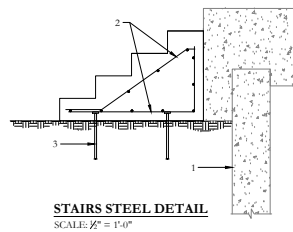


SECTION A IDENTIFICATION:

1. EXISTING SEAWALL CAP
2. NEW 10" Ø WOOD PILINGS
3. 2" X 8" JOIST WITH (1) 5/8" THRU BOLT OR LAG BOLT @ PILINGS AND HANGERS
4. (2) 2" X 8" STRINGERS @ PILINGS WITH (1) 5/8" THRU BOLT OR LAG BOLT TO PILINGS
5. 2" X 8" STRINGERS W/ (2) 14D NAILS TO EACH JOIST; @ 16" O.C. FOR AZEK DECK BOARDS OR 24" O.C. FOR PRESSURE TREATED WOOD DECK BOARDS OR 5/4" IPE DECK BOARDS
6. 5/4" X 6" DECKING WITH (2) #8 X 3" DECK SCREWS PER STRINGER
7. 2" X 8" FASCIA BOARD
8. 2" X 4" WOOD TRIM
9. PROPOSED 5' X 4" CONCRETE STAIRS. RISER AMOUNT TO BE FIELD DETERMINED.
10. (4) 5 TON, 2.78" Ø PIN PILING @ 15' O.C. W/ 6" X 6" X 1/2" STEEL PLATE.

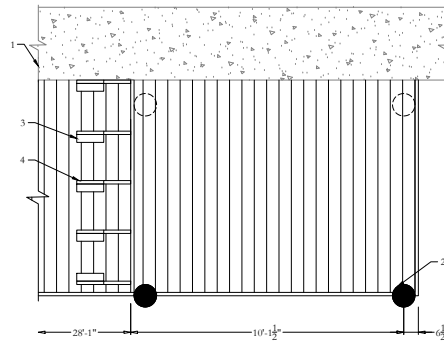
WOOD DOCK STAIRS IDENTIFICATION:

1. EXISTING SEAWALL CAP
2. NEW 10" Ø WOOD PILINGS
3. 2" X 4" SLEEPER
4. PROPOSED WOOD STAIRS. 2" X 12" STAIR RISERS @ MAX 24" O.C. RISER AMOUNT TO BE FIELD DETERMINED.



STAIRS STEEL IDENTIFICATION:

1. EXISTING SEAWALL TO REMAIN
2. #5 L-BARS @ 18" O.C. & (9) #5 BARS CONTINUOUS, MIN. 4" & (5) #5 STAIR Z-BARS
3. (4) 5 TON, 2.78" Ø PIN PILING @ 15' O.C. W/ 6" X 6" X 1/2" STEEL PLATE.



WOOD DOCK STAIRS FRAMING DETAIL

SCALE: 1/2" = 1'-0"

Mark E. Weber, P.E.
LICENS# 003895 | CA 30702
AW ENGINEERING, INC.
1000 S. Bascom Avenue
Pomona, CA 91768
Cell: 714-343-1677
WWW.AWEngineering.net

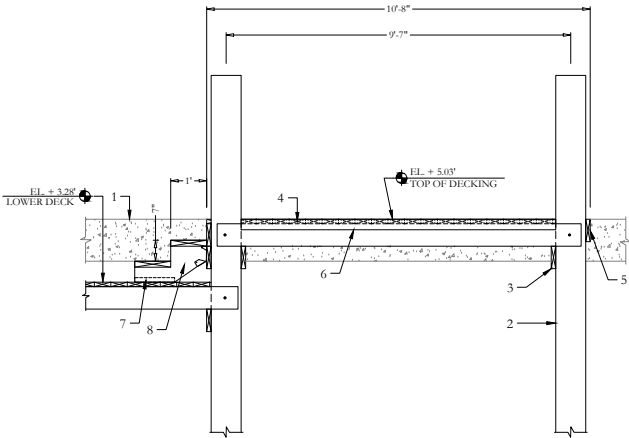
PROJECT OWNER
R & M MARINE
CONSTRUCTION, INC.
121 South Main Street, Suite 200
Pomona, CA 91768

DESIGNER
David Cunningham
1000 S. Bascom Avenue
Pomona, CA 91768

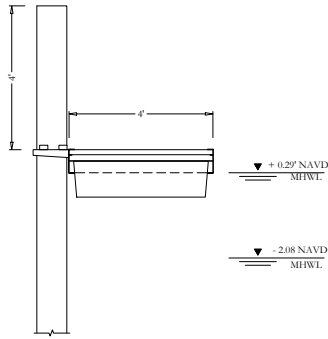
DATE: 11/11/2021

PROJECT: 2021011101

SHEET: 4 of 8



1 DETAIL 1
SHT-5 SCALE: 3/4" = 1'-0"



2 DETAIL 2
SHT-5 SCALE: 3/4" = 1'-0"

DETAIL 1 IDENTIFICATION:

- EXISTING SEAWALL CAP
- NEW 10" O WOOD PILING
- 2" X 8" SUBSTRINGER WITH (1) 5/8" THRU BOLT OR LAG BOLT @ PILING AND HANGERS
- 5/4" X 6" DECKING WITH (2) #8 X 3" DECK SCREWS PER STRINGER
- 2" X 8" FASCIA BOARD
- 2" X 4" WOOD TRIM
- 2" X 4" SLEEPER
- PROPOSED WOOD STAIRS, 2" X 12" STAIR RISERS @ MAX 24" O.C. RISER AMOUNT TO BE FIELD DETERMINED

DETAIL 2 IDENTIFICATION:

- PROPOSED 10" WOOD FLOATING DOCK PILE
- PROPOSED 13" X 4" PREFABRICATED ALUMINUM FLOATING DOCK

Mark E. Weber, P.E.
LICENSE # 33093 | CA 30702
AW ENGINEERING, INC.
1000 S. Bascom Avenue, Suite 100
Palo Alto, CA 94308
Phone: 650-794-3307
Fax: 650-794-3308
WWW.AWEngineering.net

PREPARED BY:
P & M MARINE
CONSTRUCTION, INC.
12 South Main Street, Suite 200
Dana Point, CA 92629
Tel: 949-261-1234

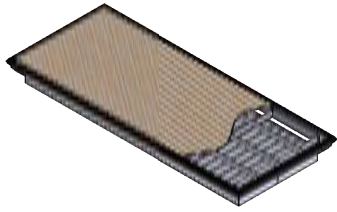
Reviewed By: David C. Crampton
David Crampton
1000 Landville, Fort
Landville, Fort

DATE: 10/10/2015
BY: M.E. Weber

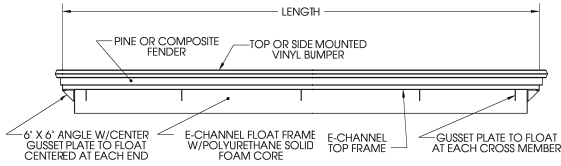
DATE: 10/10/2015
BY: M.E. Weber

DATE: 10/10/2015
BY: M.E. Weber

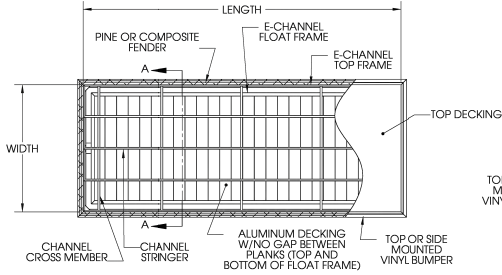
SHT-5



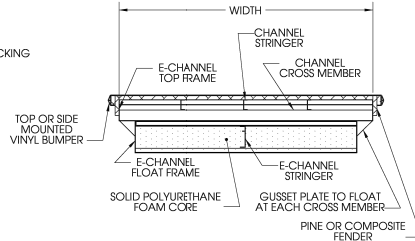
ISOMETRIC VIEW OF ALUMINUM TOP DECKED FULL FLOATING DOCK
SCALE: NTS



ELEVATION VIEW FOR TOP DECKED FULL FLOATING DOCK
SCALE: NTS



PLAN VIEW OF ALUMINUM TOP DECKED FULL FLOATING DOCK
SCALE: NTS



SECTION A-A
SCALE: NTS

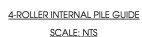
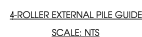
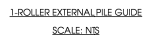
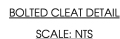
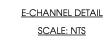
Mark E. Weber, P.E.
LICENSURE #33995 CA 3072
MW ENGINEERING, INC.
10000 Sycamore Drive, Suite 200
Pomona, CA 91768-3560
Phone: 951-784-3338/877
WWW.MWENGINEERING.NET

PREPARED FOR
R & M MARINE
CONSTRUCTION, INC.
1217 North Main Street, Suite 200
Brea, CA 92621-4420

Prepared Working Draft for
David Cunningham
9000 Golden Road
Brea, CA 92621-4420

DATE	DATE	DATE	DATE	DATE	DATE
1/1/2011	1/1/2011	1/1/2011	1/1/2011	1/1/2011	1/1/2011
DATE	DATE	DATE	DATE	DATE	DATE
1/1/2011	1/1/2011	1/1/2011	1/1/2011	1/1/2011	1/1/2011
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DATE	DATE	DATE	DATE	DATE	DATE
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SHT-6
7 of 8



David Cunningham
209 Corbova Road
Fort Lauderdale, Florida

DATE:	NOTES/REVISIONS
SCALE:	As Shown

DATE: 1/31/2002

JOB No. 21-2035

SHT-7
7 of 8

1. Contractor 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 appearing 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.

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. All pilings shall be driven to develop a minimum allowable bearing capacity of 10 tons and shall penetrate a minimum of 8' into yielding material or 2' min. penetration into rock is required.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weigh not 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 or geotechnical 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.

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 epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.
8. For cap overpours, min. 4" epoxy #5 bars or L-bars into top and/or from of existing cap, staggered @ 24" o.c., down 4" embedment.

- Concrete piles shall attain 5000 psi compressive strength in 28 days.
- Concrete piles shall be reinforced with four $\frac{3}{16}$ " O-ls transverse, 270 kips, and 5 ga. spiral ties.
- Concrete piles shall be 12"x12" square, minimum length of 20'.
- Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel.
- For all prestressed piles, extend pile strands a min. of 18" into dock/cap slab steel or cut strands even w/ top of pile and doweled & epoxy (2) #5 L-bars, 12" long w/ 12" bend, into top of piles, w/ a min. of 4" embedment.
- New batter and vertical piles and pilings shall have a minimum 4" penetration into the new cap form. New dock piles to have a minimum 3" penetration into the new dock slab form.

1. Wood piles to be 2.5lb CCA treated in accordance with AWP Standard C18.
2. Wood piles shall be a minimum diameter of 10"; Miami Dade County requires minimum diameter of 12".

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Yellow Pine Grade #1, Fb=1200 PSI and Fv=175 PSI.
3. All decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.

Mark E. Weber, P.E.
LICENSE#53895 | CA 30702

MW ENGINEERING, INC.
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
O/C: 754-333-0877
WWW.MWEngineering.net

PREPARED FOR
**B & M MARINE
CONSTRUCTION, INC.**
1211 South Military Trail, Suite 200
Deerfield Beach, FL 33442
(407) 434-2200 FAX (407) 434-2201

David Cunningham
909 Condora Road
Fort Lauderdale, Florida

DATE:				
SCALE:	As Shown			
DATE:	1/11/2011			

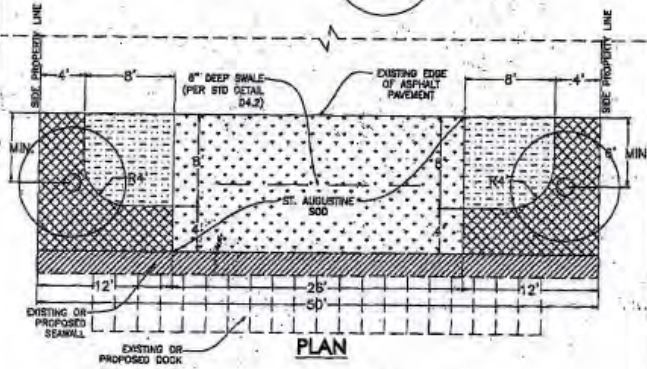
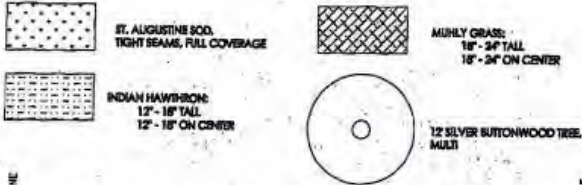
JOB No: 21-2835

SHT-8

8 of 8

Exhibit B

LEGEND



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 BARI 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'



Exhibit A

Side Set Back
Property Line

50'

40'

Property Line
Side Set Back

sidewalk 5'

Cordova Rd

Edge of Pavement

Public Swale

50'

40x8 Fixed Dock

13x7
Fixed
Dock

Marginal Dock 40'

8'

24'

Centerline
Waterway

Ex 1

Sec. 8-144. - Private use of public property abutting waterways.

The city commission, by resolution duly adopted, may grant a dock permit for the use by private persons of certain public property abutting or touching a waterway, including some public property described in section 8-143 as set forth herein, except: (i) areas being utilized as municipal docks for which docking fees are being charged and collected and those areas under license by the city; (ii) street ends as more particularly defined herein; (iii) city parks; (iv) subject to certain conditions set forth in subsection (17) hereof. Upland parcels with property lines that abut or are contiguous to a navigable waterway independent of that described in section 8-143(a), and (v), certain upland parcels falling within the ambit of the Florida Supreme Court case of *Burkart v. City of Fort Lauderdale*, 168 So. 2d 65 (Fla. 1964) and more particularly defined below in subsection (18) hereof, said dock permits may be granted under the following conditions and restrictions, to-wit:

- (1) Application for a dock permit under this section shall be accompanied by an administrative fee, the amount of which shall be reflective of the cost of administering the application, review and adoption of resolution granting a permit for the use by private persons of public property abutting or touching a waterway and shall be established from time to time by the city commission by duly adopted resolution. As to upland parcels, the application shall also be accompanied by a survey of the upland parcel and adjacent waterway qualifying for the dock permit with the side property lines and side yard setback lines extended into the abutting waterway. The application shall further be accompanied by a sketch and description illustrating the specific location and dimensions of the dock area and public swale area, as more particularly defined below, to be reviewed and recommended for approval to the city commission. An application for a dock permit may be filed by contract vendee prior to obtaining fee simple title to the upland parcel, provided, however, the granting of a dock permit will not be effective until such time as the conveyance of fee simple title of the upland parcel to the applicant has been recorded in the Public Records of Broward County, Florida.
 - (a) Ten (10) days prior to adoption of the resolution granting a dock permit, the applicant shall: (i) execute a covenant running with the land, in a form and content acceptable to the city attorney, binding the obligation of maintenance, repair, and reconstruction and timely removal of the dock and appurtenant seawall to the applicant/permit holder and qualifying upland parcel and providing for a claim of lien to be recorded against the qualifying upland parcel for costs expended by the city in maintaining, repairing, or reconstructing the permitted dock upon the failure permit holder's obligations relative thereto and removal of the permitted dock upon failure of the dock permit holder to remove the dock within the time specified in subsection 4(c) hereof, which such covenant shall be recorded by the city in the Public Records of Broward County, Florida, at the permit holder's

expense. In the event a claim of lien is recorded against the upland parcel and the city is thereafter reimbursed for the costs underlying the claim of lien, the city shall record a release, discharge or satisfaction of the claim of lien. In the event the dock and all appurtenances are timely removed, the covenant running with the land shall be released and discharged by the city, executed by the city manager or deputy city manager and such release or discharge shall be recorded by the city in the Public Records of Broward County, Florida, at the expense of the permit holder.

- (2) The dock permit granted herein shall not be effective until such time as: (i) a certified copy of the resolution granting the dock permit has been recorded in the Public Records of Broward County, Florida by the city at the expense of the applicant/permit holder; (ii) together with a recorded copy of the covenant running with the land as referenced in subsection 1(a) above; and (iii) a copy of the recorded resolution and covenant running with the land is filed with the city's office of marine facilities. In order to optimize and preserve the existing character of the surrounding neighborhood, applicants for a permit under this section are limited to owners of upland parcels as hereinafter defined.

- (a) An "upland parcel" is a parcel of land that by extending the side property lines thereof to perpendicularly intersect with the boundary lines of the adjacent waterway defined in section 8-143, where the upland parcel lies directly across the street from the public property abutting or touching a waterway identified in city code section 8-143, for which one may qualify for applying for a dock permit ("Public Dock Permit Parcel"). To qualify as an upland parcel, a principal building must be situated thereon. The owner(s) of the upland parcel, including contract vendees thereof, shall be the only person(s) eligible to apply for a dock permit for the public dock permit parcel across the street from the upland parcel.
- (b) For a public dock permit parcel for an upland parcel where there is a curvature to the boundaries of the waterway, the office of marine facilities shall make recommendations to the marine advisory board with respect to criteria: (i) the length of the dock; (ii) the size and dimensions of the envelope within which a vessel may be berthed; (iii) dock area and public swale area as defined below. In its review, the marine advisory board shall make recommendations to the city commission as to: (i), (ii) and (iii) above, as well as other relevant terms and conditions. Applicants for a dock permit under this subsection 2(b) shall be limited to owners of upland parcels for which side property lines intersect in a non-perpendicular manner with the boundary lines of the adjacent waterway as defined in section 8-143.

- (3) To allow the general public's access to the waterway abutting the public dock permit

parcel, the permitted length of a marginal permitted dock shall not exceed the width of the corresponding upland parcel as measured from the extension into the waterway of the side yard setbacks for the principal building on the upland parcel. The permitted length of a marginal permitted dock under subsection 2(b) above shall be determined by the city commission upon review of the marine advisory board recommendations. No vessel may be berthed in such a manner that it encroaches into the area proscribed under section 47-19.3(h). The permitted berthing envelope for a vessel shall be determined by the city commission upon review of the marine advisory board recommendations for public dock permit parcels described in subsection 2(b) above. The berthing of a vessel in such a manner that encroaches into the area proscribed under section 47-19.3(h) or exceeds the permitted berthing envelope as determined by the city commission for public dock permit parcels described in section 2(b) hereof shall be unlawful and a violation of this Code as set forth in section 1-6.

- (4) (a) 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 section 47-19.3(f). "Boat slips, docks, boat davits, hoists and similar mooring structures" of the city's Unified Land Development Code and other relevant terms and conditions imposed by the resolution granting the dock permit. Permit holder shall also be required, during the term of the dock permit, to post and maintain a city-issued sign on the dock indicating the Resolution No. that authorized the permit to use the dock.
- (b) The permit to use the dock 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, subject to survivability of the obligation to remove the dock pursuant to subsection 4(c) below and the obligations within the covenant running with the land as set forth in subsection 1(a) hereof.
- (c) Except as set forth in subsection 4(e)(d) below, 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. This provision shall be a continuing obligation that survives expiration of the permit to use the dock.
- (d) In the event a dock permit is granted to a successor applicant for the same public dock permit parcel within the time proscribed in subsection 4(d) hereof, the obligation to remove the dock and all appurtenances thereto shall be discharged as to the former permit holder and a release and discharge of the covenant

running with the upland parcel shall be executed by the city manager or deputy city manager and recorded by the city in the Public Records of Broward County, Florida at the expense of the permit holder.

- (e) The dock permit granted may be revoked by the city commission for good cause shown upon at least ninety (90) days advance notice to the permit holder and an opportunity for the permit holder to be heard.
- (5) All improvements such as docks, seawalls and the like which are made or placed upon the public 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 regulatory authorities having subject matter jurisdiction regarding such matters. All maintenance and repairs shall be performed according to city engineering standards and all applicable regulatory codes including the city's Unified Land Development Code regulations, Florida Building Code and Broward County Amendments thereto.
- (6) All docks installed pursuant to this section 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 elevation 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. Penetrating the city seawall to support the dock or permanently attaching improvements, such as cleats, ladders, ramps, mooring whips or similar devices to the city's seawall is prohibited, unless: (a) specifically recommended pursuant to the dock building permit review process; or (b) where the seawall and dock are being constructed by the dock permit holder; or (c) upon demonstration of hardship, as it relates to accommodations under the Americans with Disability Act, as same may be amended from time to time and as authorized in the resolution granting the dock permit.
- (7) The holder of the permit shall be responsible for maintaining improvements within the dock area, as hereinafter defined and for maintaining and beautifying the public swale area, as hereinafter defined. The public swale area shall be landscaped in accordance with: (i) the established landscape plan for the area in question adopted by the department of sustainable development; or (ii) a landscape plan approved by the department of sustainable development and embodied in the resolution adopted by the city commission granting the permit under this section. Failure to do so shall be grounds for revocation of the permit.
 - (a) For the purposes of this section, the term "dock area" shall mean that area bounded by: (i) the upland cap of the seawall abutting the dock; and (ii) extending over the water the length and width of the dock; and (iii) including the area within which the vessel may be berthed and all appurtenances to the dock area. The length of the dock shall not exceed: (1) the distance between the extension into the waterway of the two (2) side yard setbacks for the principal building on the

corresponding upland parcel; nor (2) the boundaries of the dock as set by the city commission pursuant to subsection 2(b) above, whichever (1) or (2) above is applicable.

- (b) For the purposes of this section, the term "public swale area" shall be the area: (1) within the waterward extension of the side property lines of the upland parcel from the edge of the adjacent publicly dedicated right-of-way closest to the waterway to the wet-faced edge of the seawall cap, excluding therefrom the dock; or (2) the boundaries of the dock as set by the city commission pursuant to subsection 2(b) above, whichever (1) or (2) above is applicable.
- (8) Parking in the public swale area, where allowed, is intended to be temporary in nature. Overnight or long-term parking by persons associated with upland property owners under subsection 2(a) or (b) hereof both with and without a dock permit is discouraged. There shall be no fueling of vessels from tank trucks along the adjacent publicly dedicated right-of-way.
- (9) The holder of such dock permit shall not charge or collect any rent or fees from anyone using such dock constructed on the public dock permit parcel. Signage such as "private dock" may be placed on the dock within the dock area. No signage shall be placed upon or within the public swale area. Only vessels owned by the permit holder and registered with the city as part of the dock permit application or amended thereafter may be moored at the permitted dock. Except as to a tender, there shall be no rafting of vessels from the vessel moored at the permitted dock. The berthing of a vessel at a public dock permit parcel that is not authorized pursuant to the city commission granting a dock permit ("Unauthorized Vessel") shall be unlawful and a violation of the Code pursuant to section 1-6.
- (10) A permit granted to a permit holder to construct a dock or authorization to use an existing dock upon the public dock permit parcel and the acceptance and use of same by the permit holder shall constitute a 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.
- (11) 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.
- (12) The violation of any provisions of this section or any regulations relating thereto hereinafter enacted or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and a violation of this Code pursuant to section 1-6 and may also constitute cause for revocation of the permit.
- (13) The resolution granting the permit or the administrative approval of the permit for a renewal term may specify additional reasonable terms and conditions pertaining to the

use or improvement of the public dock permit parcel.

- (14) Only public lands which are not needed by the city for public docking purposes are available for private use under the terms hereof, and the supervisor of marine facilities shall furnish to the city manager a complete list of all street-ends and other city-owned property abutting waterways which is not needed for dockage purposes from time to time, provided, however, no dock permits shall be issued under subsection (15), (16), (17), and (18), except in compliance with the terms and conditions thereof.
- (15) No dock permits shall be issued for public dock permit parcels where the public right-of-way terminates at the waterway (e.g. "street ends"). For dock permits that were issued for street-ends prior to June 1, 2019, those dock permits shall continue to remain valid, until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and this section, other than the prohibition against issuance of dock permits for street-ends.
- (16) To preserve the general public's right to intermittently use and have access to city parks located on waterways, no dock permits shall be issued for parcels where the public right-of-way is located within city-owned land that is used for park purposes. For dock permits that were issued for city-owned land that was used for park purposes at the time of issuance, those dock permits shall continue to remain valid, until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and in this section, other than the prohibition against issuance of dock permits along public rights-of-way within city-owned lands used for park purposes.
- (17) Other than upland parcels referenced in subsection (18) below, subject to exceptions hereinafter set forth, no dock permits shall be issued for upland parcels that abut and are contiguous to a waterway and have riparian rights relative thereto after July 1, 2025 or after such date that the city raises the seawall with municipal funds, whichever is first. For dock permits that were issued prior to June 1, 2019 for upland parcels that abutted and are contiguous to a waterway and to which riparian rights have attached thereto, those dock permits shall continue to remain valid until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and this section, other than the prohibition against issuance of dock permits for upland parcels that abut a waterway and have riparian rights. Any permits for these upland parcels issued after June 1, 2019 will require the raising of the seawall by the applicant to the current elevation standard as a condition of the dock permit.
- (18) In accordance with the Florida Supreme Court holding in *Burkart v. City of Fort Lauderdale*, 168 So. 2d 65 (Fla. 1964), dock permits shall not be required for the following lots and blocks set forth on the Plat of IDLEWYLD, as recorded in Plat Book 1,

Page 19 of the Public Records of Broward County, Florida: Lots 1—5 and 11—12 Block 1; Lots 1—6 Blocks 2, 3, 4, 5, 6, and 8; Lots 1-7, Block 8; and Lots 1—3 and 27—32, Block 12 thereof.

(Code 1953, § 11-12; Ord. No. C-68-23, § 2, 6-4-68; Ord. No. C-87-95, § 1, 11-17-87; Ord. No. C-17-28, § 20, 9-13-17; Ord. No. C-19-22, § 1, 10-2-19)

ITEM VI

MEMORANDUM MF NO. 22-08

DATE: May 11, 2022

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: June 2, 2022 MAB Meeting – Application for Dock Permit – Robert & Jena Atlass / 1009 Cordova Road

Attached for your review is an application from Robert & Jena Atlass / 1009 Cordova Road (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of a 40' long x 10' wide floating dock and access ramps extending a maximum distance of +/- 12' from the wetface of the seawall on public property abutting the waterway adjacent to 1009 Cordova Road. City Code Section 8-144 (**Exhibit 1**) 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 Cordova 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, re-construct 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: Robert and Jena Atlass

Address: 1009 Cordova Road

Fort Lauderdale, FL 33316

Type of Agreement: New Permit with Existing Dock and Landscape Plan

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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: **ROBERT S ATLASS AND JENA RISSMAN ATLASS, HUSBAND AND WIFE**

TELEPHONE NO: (954) 439-5625 (home/cellular) (305) 542-1619 (Jena) (business) EMAIL: jena@atlassadr.com

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

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

4. SITE ADDRESS: **1009 CORDOVA ROAD, FORT LAUDERDALE, FL 33316** ZONING: **Residential**

LEGAL DESCRIPTION AND FOLIO NUMBER:

LOT 29, BLOCK 22, RIO VISTA ISLES UNIT 3, according to the Plat thereof, recorded in Plat Book 7, Page 47, of the Public Records of Broward County, Florida.

Property ID#: 5042 11 18 1890

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

Applicant's Signature

Date

5/10/2022

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

Formal Action taken on _____

Commission Action

Formal Action taken on _____

Recommendation _____
Action _____

Marine Advisory Board,

My wife and I recently purchased the property at 1009 Cordova Rd from Gex and Jamie Richardson. Prior to our purchase, the Richardsons were issued a permit by the Board (Resolution No. 21-122) and a Building Permit by the City of Fort Lauderdale (BLD-BDSP-22010015). The construction of the Dock was completed by the Richardsons and we intend to retain the dock as constructed, together with the landscape plan as approved by the Board, in accordance with both the MAB Dock Permit and the Building Permit. See copies of the pictures of the completed Dock included with our Application.

We are requesting that a Permit be issued to us by the Board. We are occupying the subject property as our primary residence and intend to dock our boat at the subject dock.

Respectfully,

Robert & Jena Atlass

Prepared by:

Thomas T. Coon, Jr., Esq.
Capstone Title Partners, LLC
888 S. Andrews Avenue, Suite 204
Fort Lauderdale, FL 33316
954-467-9899

Return to:

Craig D. Savage, P.A.
18851 NE 29th Avenue, Suite 303
Aventura, FL 33180

File Number: 22-040

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of May, 2022 between Gex F. Richardson and Jamie G. Richardson, husband and wife, whose post office address is 401 SE 25th Avenue #302, Fort Lauderdale, FL 33301, grantor, and Robert S. Atlass and Jena Rissman Atlass, husband and wife, whose post office address is 1009 Cordova Road, Fort Lauderdale, FL 33316, 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:

Lot 29, Block 22, RIO VISTA ISLES UNIT 3, according to the Plat thereof, recorded in Plat Book 7, Page 47, of the Public Records of Broward County, Florida.

Parcel Identification Number: 504211-18-1890

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**.

[PREVIOUS](#)[NEXT](#)[VIEW MAP](#)[PRINT](#)[NEW SEARCH](#)[PHOTOGRAPHS](#)[BCPA HOME](#)[Click here to display your 2021 TRIM Notice.](#)

Site Address	1009 CORDOVA ROAD, FORT LAUDERDALE FL 33316-1449	ID #	5042 11 18 1890
Property Owner	ATLASS, ROBERT S ATLASS, JENA RISSMAN	Millage	0312
Mailing Address	1009 CORDOVA RD FORT LAUDERDALE FL 33316-1449	Use	01-01
Abbreviated Legal Description	RIO VISTA ISLES UNIT 3 7-47 B LOT 29 BLK 22		

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\(8\)](#).

**IT'S IMPORTANT THAT YOU KNOW:**

The 2022 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

[Click here to see 2021 Exemptions and Taxable Values as reflected on the Nov. 1, 2021 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$250,000	\$1,261,350	\$1,511,350	\$1,207,300	
2021	\$250,000	\$922,140	\$1,172,140	\$1,172,140	\$21,544.04
2020	\$250,000	\$869,500	\$1,119,500	\$1,119,500	\$21,223.93

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,511,350	\$1,511,350	\$1,511,350	\$1,511,350
Portability	0	0	0	0
Assessed/SOH 21	\$1,207,300	\$1,207,300	\$1,207,300	\$1,207,300
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,157,300	\$1,182,300	\$1,157,300	\$1,157,300

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
5/5/2022	WD-Q	\$2,875,000	118128149
10/20/2020	QCD-D	\$531,000	117002728
2/4/2014	WD-T	\$100	112080221
6/18/2012	QCD-D	\$5,000	48855 / 1633
4/21/2006	WD	\$3,300,000	42199 / 1389

Land Calculations

Price	Factor	Type
\$40.00	6,250	SF
Adj. Bldg. S.F. (Card, Sketch)		3899
Units/Beds/Baths		1/4/3
Eff./Act. Year Built: 1991/1990		

[Special Assessments](#)

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:

Witness Name: Thomas T Coon Jr

Witness Name: Lynne Coon

Witness Name: Thomas T Coon Jr

Witness Name: Lynne Coon

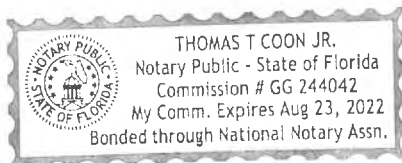
Gex F. Richardson (Seal)
Gex F. Richardson

Jamie G. Richardson (Seal)
Jamie G. Richardson

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 5th day of May, 2022 by Gex F. Richardson and Jamie G. Richardson, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

See attached survey supplied by owner for exact property information.

Address	1000 CORDOVA ROAD, FORT LAUDERDALE, FL 33307	CD #	2004111-00000
County	DADE COUNTY, FL	Map	2004
Tract	LOT 28, BLOCK 22, CORDOVA ROAD, FORT LAUDERDALE, FL 33307	Page	22
Project Name	1000 CORDOVA ROAD, FORT LAUDERDALE, FL 33307		



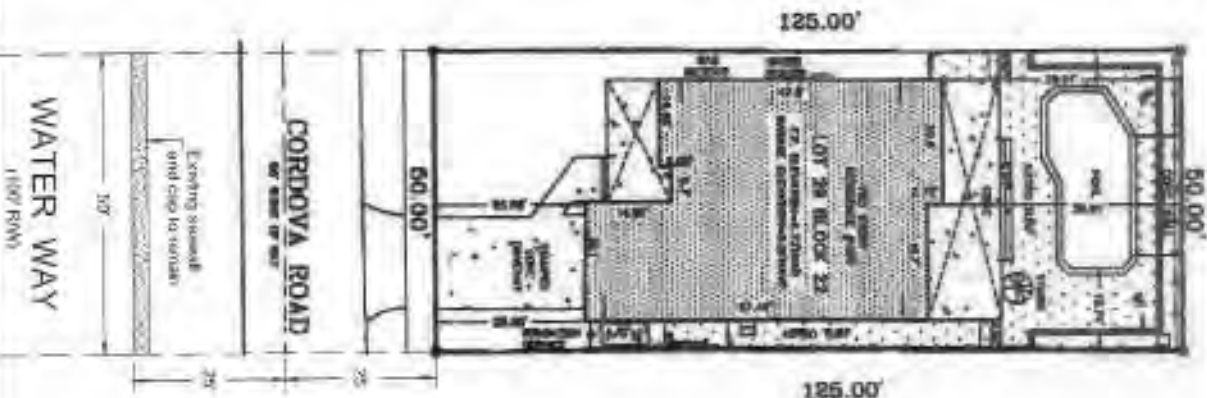
Location Map

ZONING DESCRIPTION:

MS-8
Vessel when moored on docks will maintain a minimum 5' side yard set back

Existing Site Plan

Scale: 1" = 20'

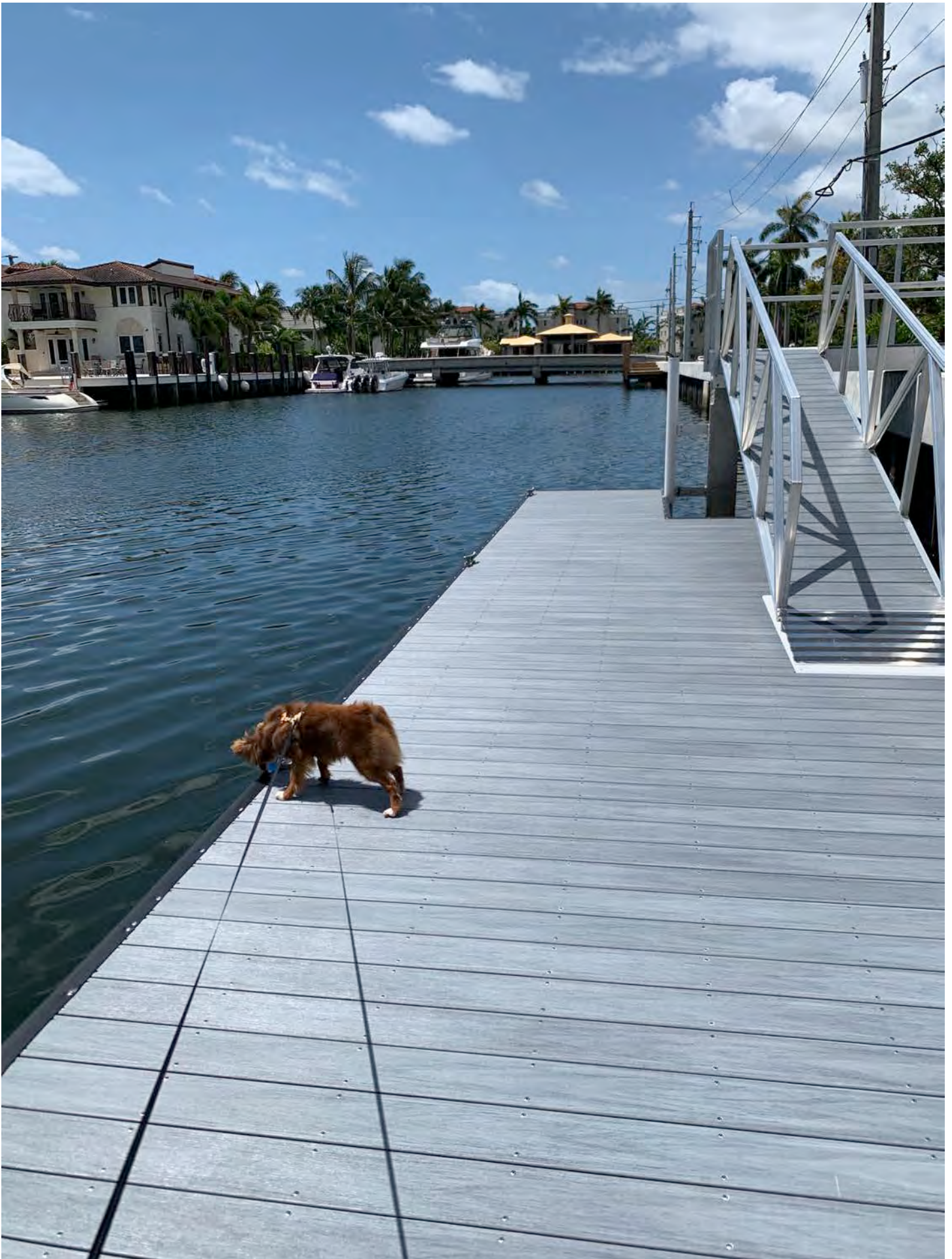


1000 CORDOVA ROAD
PRINCE BAY LUXURY HOMES
517 Coconut Isle Drive
Fort Lauderdale, Florida 33301
(954) 651-2185

Project:
Proposed Dock
Olex & Janina Richardson
1009 Cordova Road
Fort Lauderdale, Florida 33307

Survey by: J. J. J. J.
Licensed Professional Surveyor
1000 Cordova Road, Fort Lauderdale, FL 33307
Survey Date: 10/05/2004
Survey No: 1000-00000











VESSEL INFORMATION

Manufacturer:	Jupiter
Model:	29 Open Fisherman
Length:	29 ft 6 in
Beam:	9 ft 4 in
Owner:	Robert Atlass
Boat Name:	Unhinged



FLORIDA VESSEL REGISTRATION

FL/DO # **FL8066NH** DECAL **09417825** Expires **Midnight Sat 5/27/2023**

YR/MK **2007/MEV** BODY **VS**
 HIN **MEV29114H607**
 HULL **F8GLSS** PROPU **OUTBRD**
 USE **PLSRE** TYPE **OPEN**
 DUTIED **A342777591876**
 Date Issued **5/4/2022**

TITLE **97110182**
 FUEL **GAS**
 LENGTH **29'6"**

CO/AGY **10 / 11** TR **16453716299**
 BR **4628025**

Reg. Tax	84.00	Class Code	100
Int. Reg.		Tax Months	12
County Fee	34.63	Back Tax Mon	0
Mail Fee	0.85	Credit Class	0
Sales Tax		Credit Month	0
Voluntary Fees			
Grand Total	123.48		

IMPORTANT INFORMATION

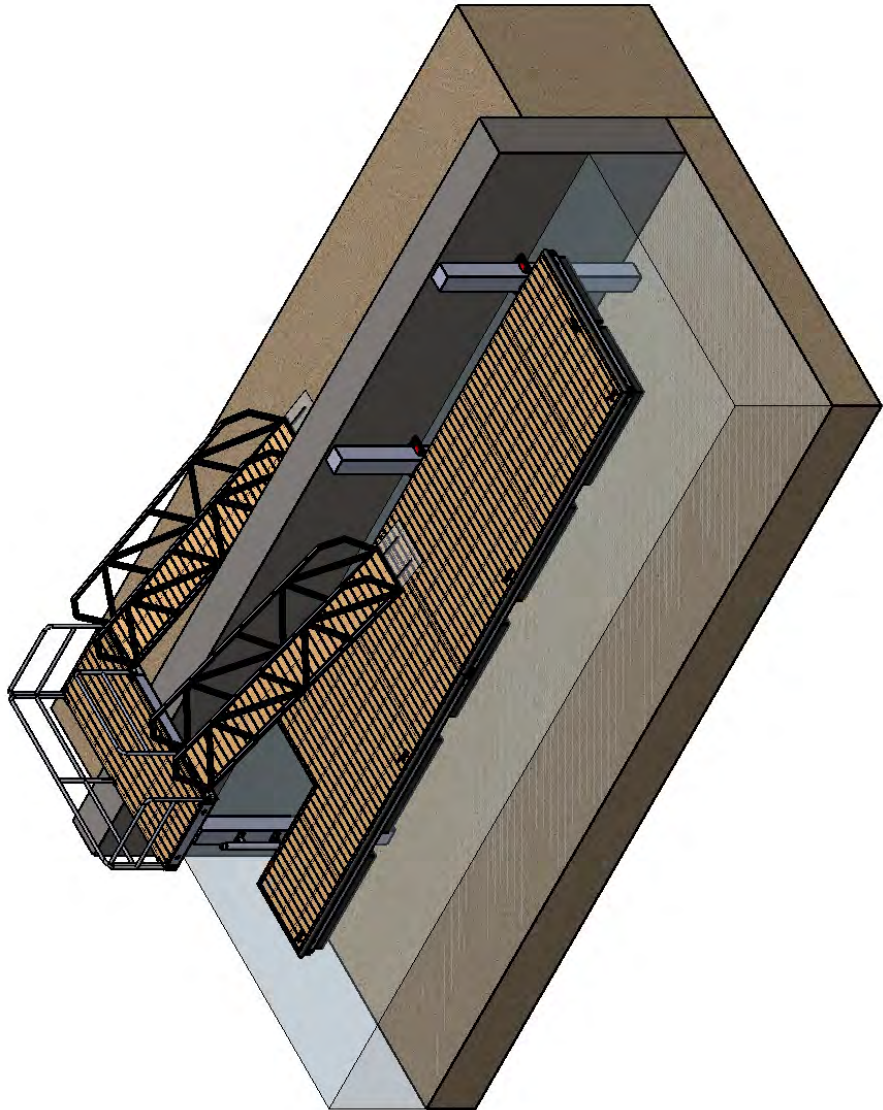
1. Your registration must be updated to your new address within 30 days of moving.
2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not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

ROBERT STUART ATLAS
 1009 CORDOVA RD
 FORT LAUDERDALE, FL 33316

4 3 2 1

GEX RICHARDSON
ISOMETRIC VIEW - OVERALL

REVISIONS			
ZONE	REV.	DESCRIPTION	DATE
			APPROVED



B

A

B

A

PART: 10' X 40' Dock Layout

REF #: Gex Richardson

INVOICE #: 8302

REV
SCALE: 1:20
SHEET 1 OF 9

DRAWN: D. Rebolgar
CHECKED: N. Graham
DATE: 9/27/2021

Tolerances are 1/16"
unless specified otherwise
AccuDock
Your First Choice for Floating Dock Solutions

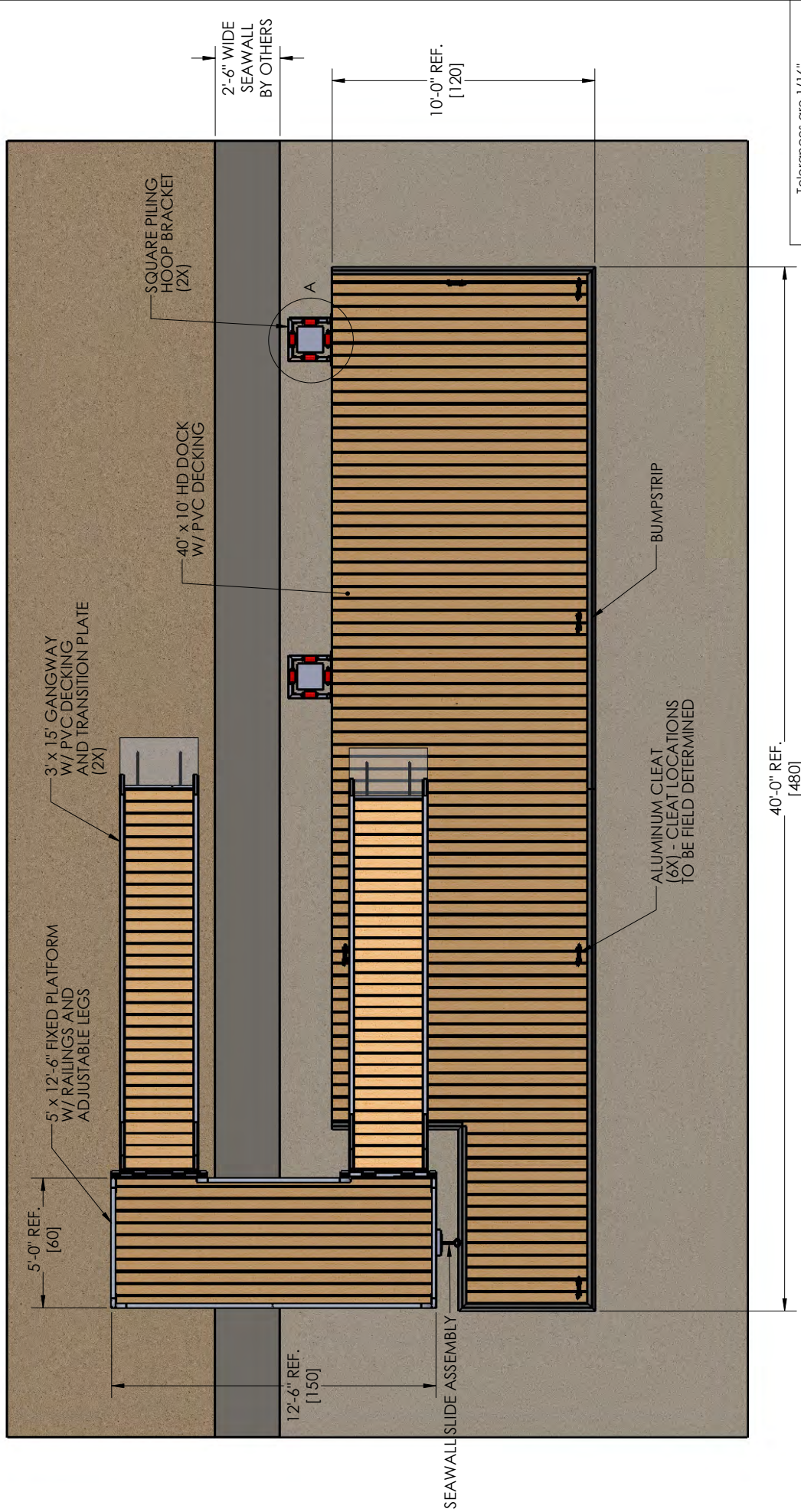
4

3

2

1

GEX RICHARDSON
PLAN VIEW - WITH CALL-OUTS



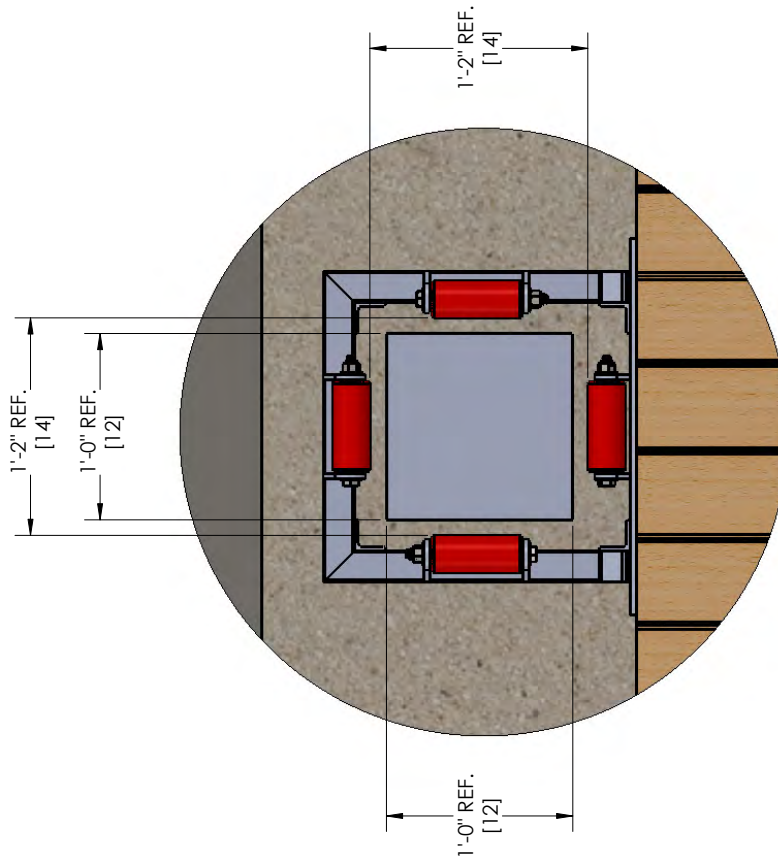
Tolerances are 1/16" unless specified otherwise

AccuDock
Your First Choice for Floating Dock Solutions

PART: 10' X 40' Dock Layout	REF #: Gex Richardson	INVOICE #: 8302	REV	DRAWN: D. Rebolkar
			SCALE: 1:96	CHECKED: N. Graham
			SHEET 2 OF 9	DATE: 9/27/2021

4 3 2 1

GEX RICHARDSON
 PILING BRACKET DETAIL VIEW - WITH DIMENSIONS



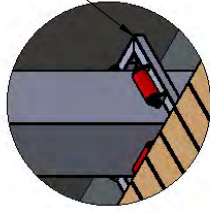
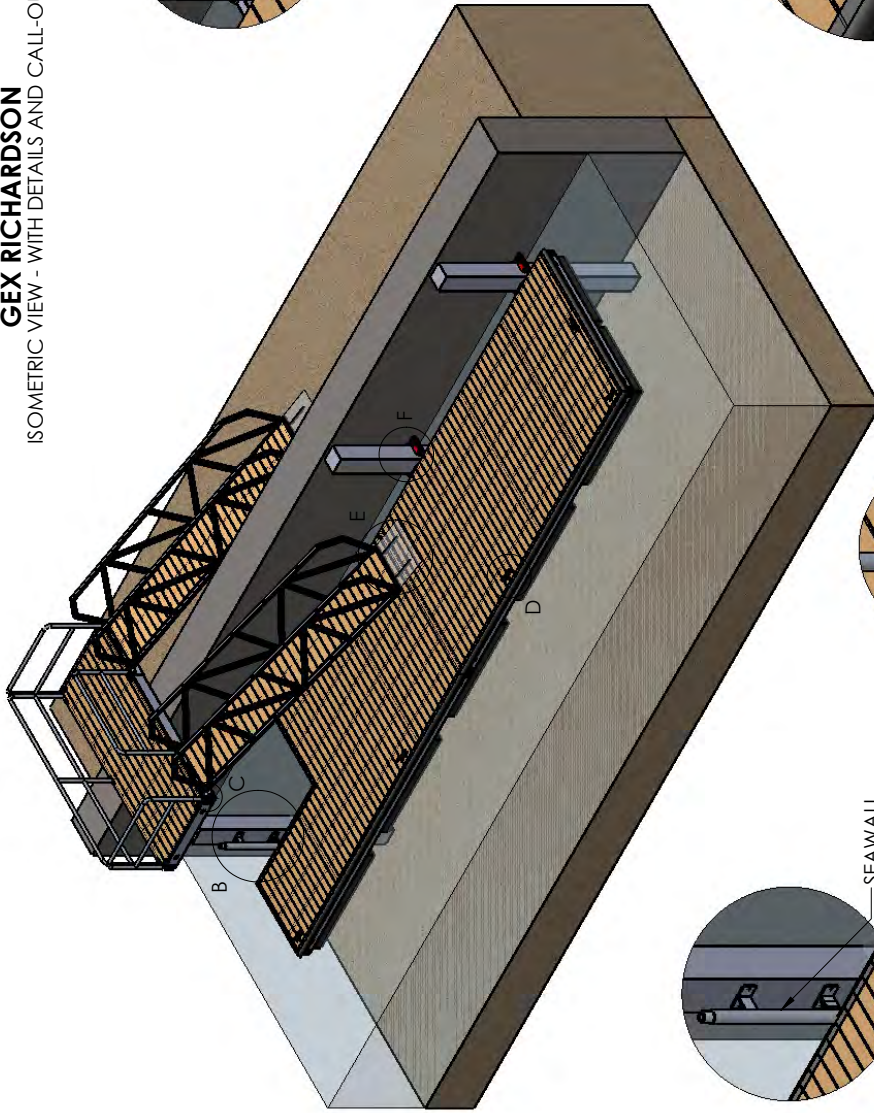
DETAIL A
 SCALE 1 : 8

Tolerances are 1/16"
 unless specified otherwise
AccuDock
 Your First Choice for Floating Dock Solutions

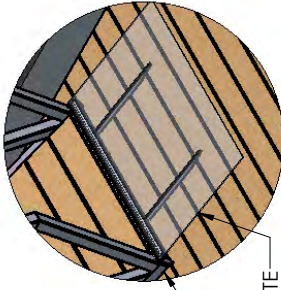
PART: 10' X 40' Dock Layout	REF #: Gex Richardson	INVOICE #: 8302	REV	DRAWN: D. Rebolkar	1
			SCALE: 1:128	CHECKED: N. Graham	
			SHEET 3 OF 9	DATE: 9/27/2021	

4 3 2 1

GEX RICHARDSON
ISOMETRIC VIEW - WITH DETAILS AND CALL-OUTS



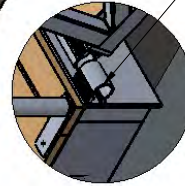
DETAIL F
SCALE 1 : 20



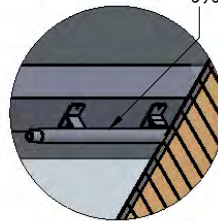
DETAIL E
SCALE 1 : 20



DETAIL D
SCALE 1 : 12



DETAIL C
SCALE 1 : 12



DETAIL B
SCALE 1 : 32

NOTE:
INCLUDED ROLLER PAD
NOT ILLUSTRATED

ROLLER ASSY. -
NOT VISIBLE

TRANSITION PLATE

S-STYLE
ALUMINUM CLEAT

BUMPSTRIP

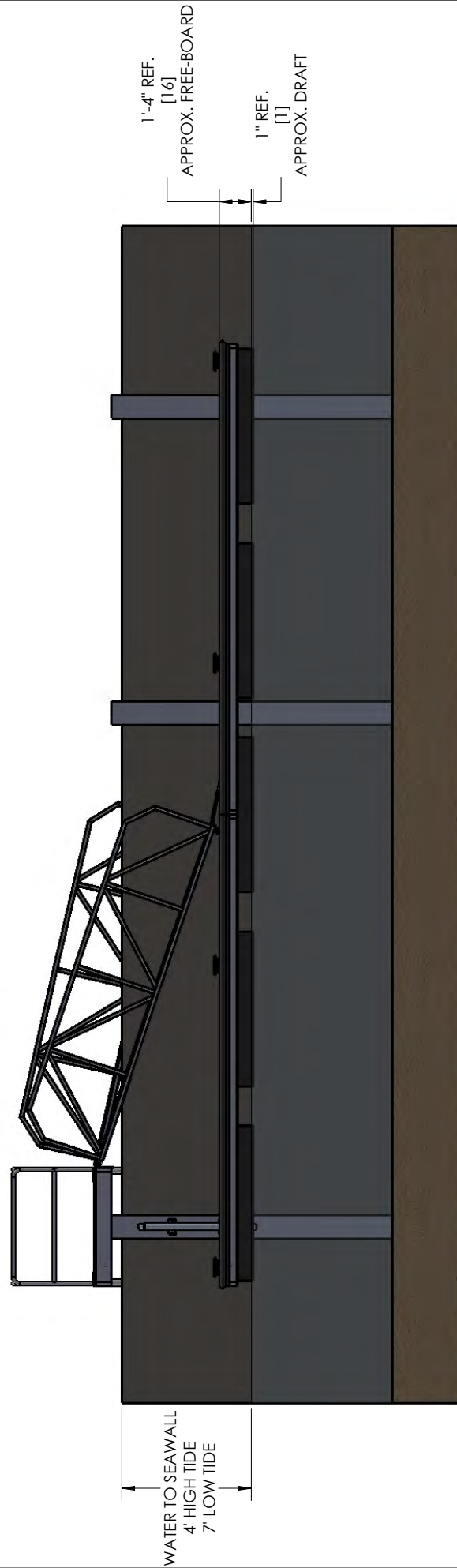
Tolerances are 1/16\"/>
unless specified otherwise

AccuDock
Your First Choice for Floating Dock Solutions

PART: 10' X 40' Dock Layout	REV	DRAWN: D. Rebolgar
	SCALE: 1:128	CHECKED: N. Graham
	SHEET 4 OF 9	DATE: 9/27/2021
REF #: Gex Richardson	INVOICE #: 8302	

4 3 2 1

GEX RICHARDSON
FRONT VIEW - WITH DIMENSIONS
AND CALL-OUTS



WATER TO SEAWALL
4' HIGH TIDE
7' LOW TIDE

1'-4" REF.
[16]
APPROX. FREE-BOARD

1" REF.
[1]
APPROX. DRAFT

Tolerances are 1/16"
unless specified otherwise

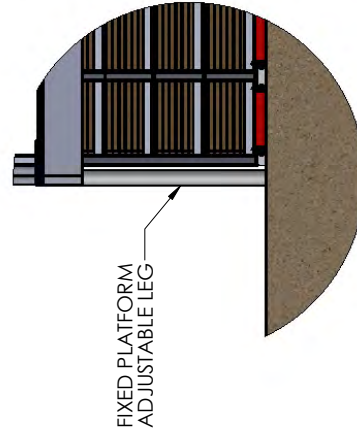
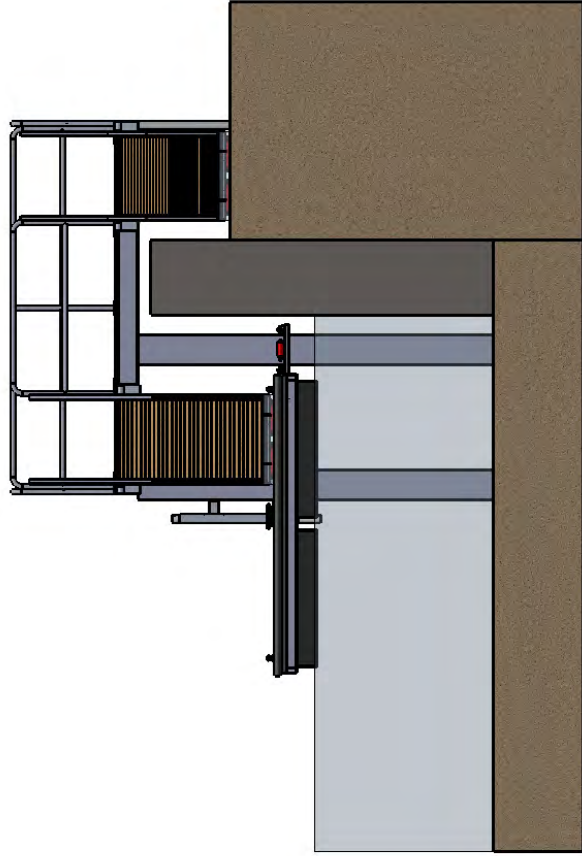
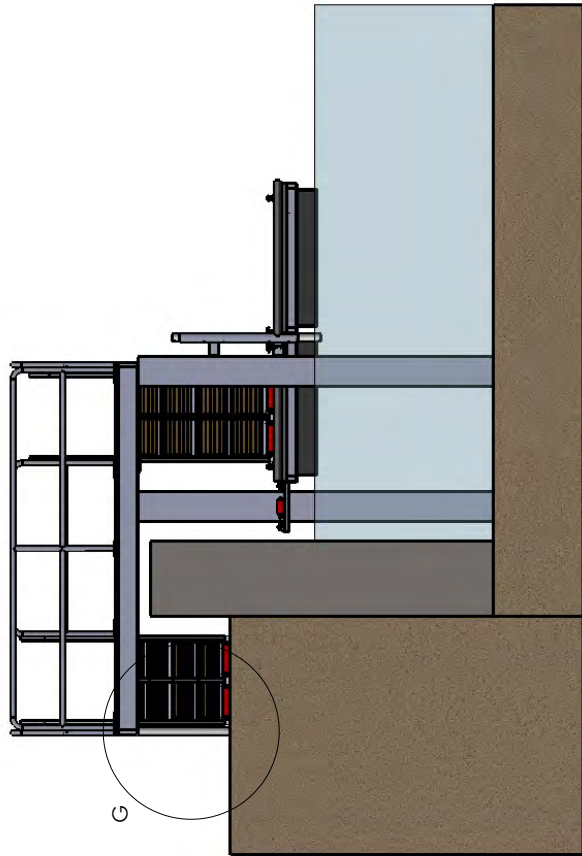
AccuDock
Your First Choice for Floating Dock Solutions

PART: 10' X 40' Dock Layout	REF #: Gex Richardson	INVOICE #: 8302	REV	DRAWN: D. Rebolgar
			SCALE: 1:96	CHECKED: N. Graham
			SHEET 5 OF 9	DATE: 9/27/2021

4 3 2 1

4 3 2 1

GEX RICHARDSON
SIDE VIEWS - WITH DETAILS AND CALL-OUTS



DETAIL G
SCALE 1 : 25

Tolerances are 1/16"
unless specified otherwise

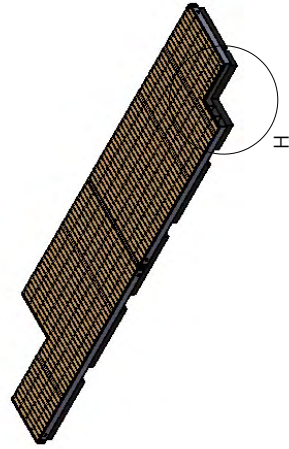
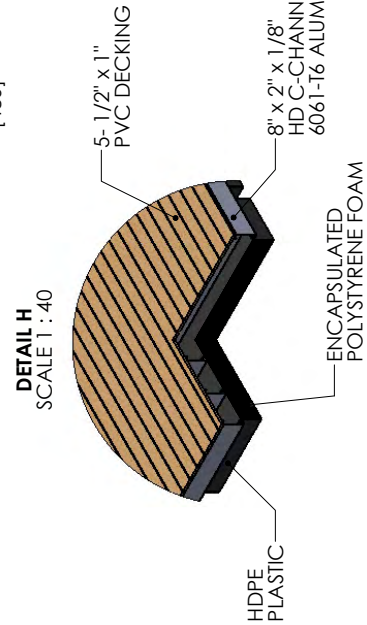
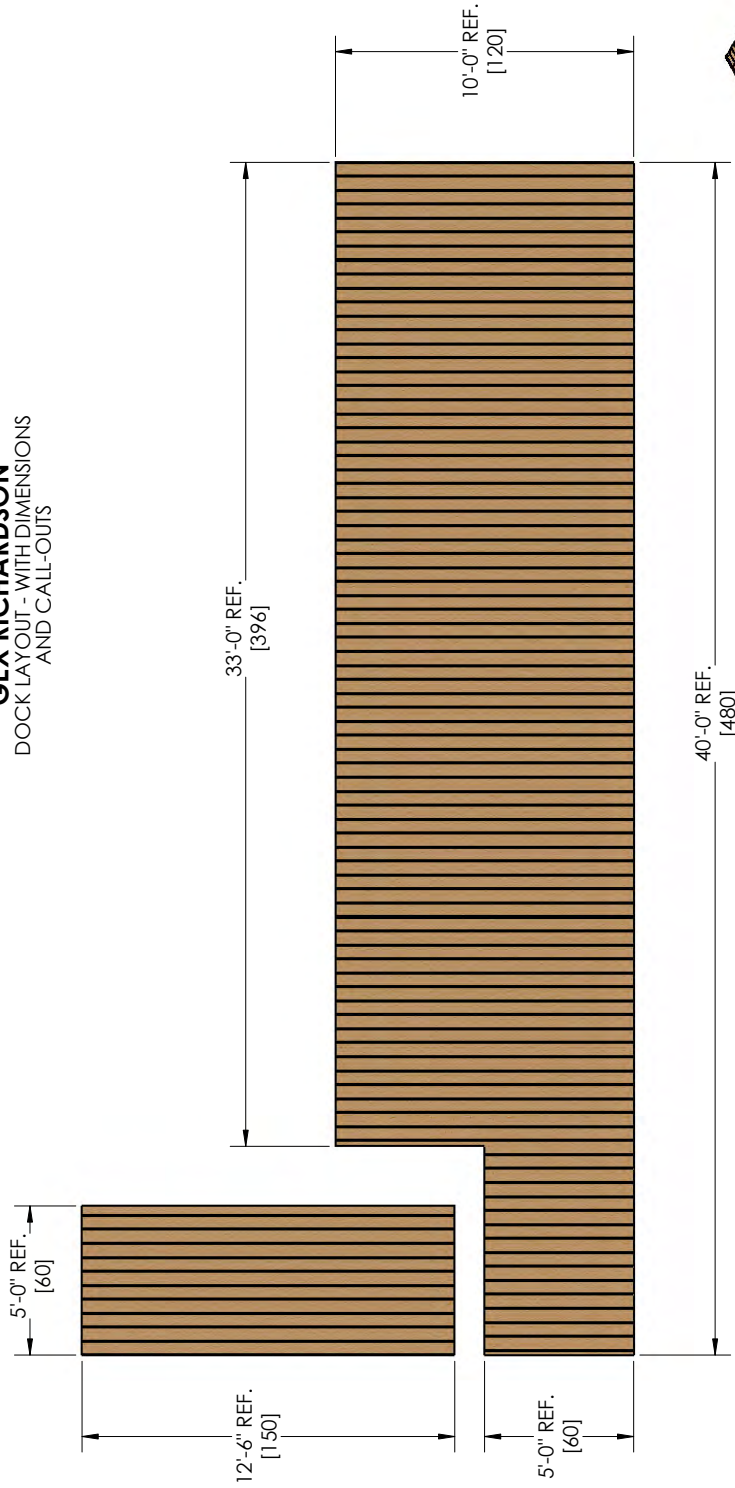
AccuDock
Your First Choice for Floating Dock Solutions

PART: 10' X 40' Dock Layout	REF #: Gex Richardson	INVOICE #: 8302	REV	DRAWN: D. Rebolgar
			SCALE: 1:96	CHECKED: N. Graham
			SHEET 6 OF 9	DATE: 9/27/2021

4 3 2 1

4 3 2 1

GEX RICHARDSON
DOCK LAYOUT - WITH DIMENSIONS
AND CALL-OUTS



Tolerances are 1/16" unless specified otherwise

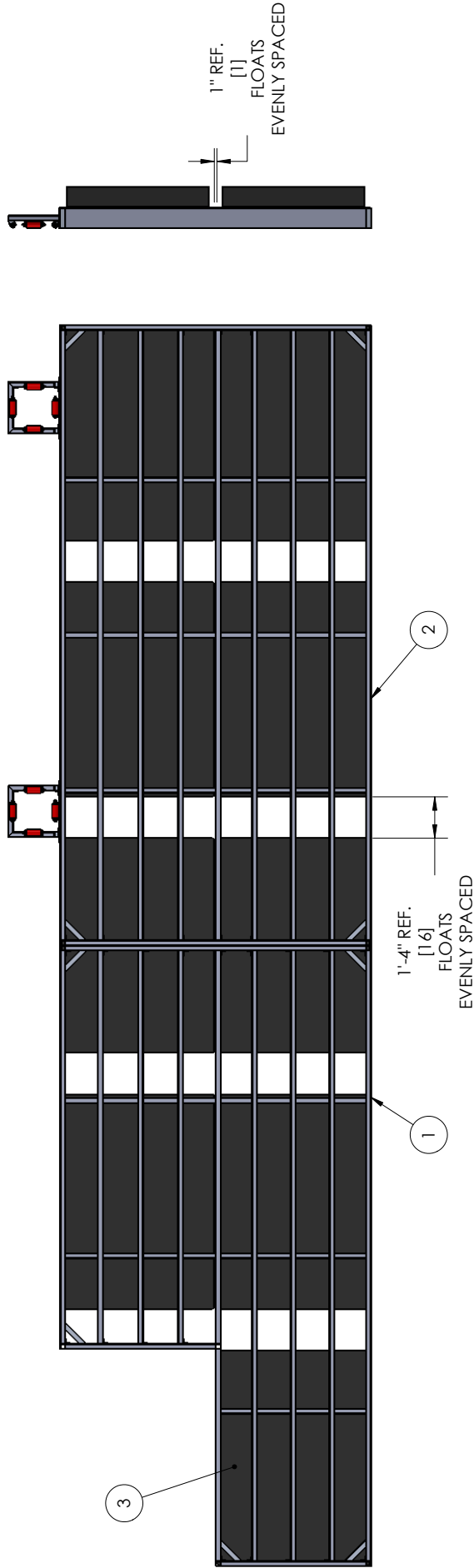
AccuDock
Your First Choice for Floating Dock Solutions

PART: 10' X 40' Dock Layout	REF #: Gex Richardson	INVOICE #: 8302	REV	DRAWN: D. Rebolgar
			SCALE: 1:96	CHECKED: N. Graham
			SHEET 7 OF 9	DATE: 9/27/2021

4 3 2 1

4 3 2 1

GEX RICHARDSON
PLAN VIEW - HD FRAME AND
FLOAT LAYOUT



B

A

B

A

Tolerances are 1/16"
unless specified otherwise
AccuDock
Your First Choice for Floating Dock Solutions

PART: 10' X 40' Dock Layout	REF #: Gex Richardson	INVOICE #: 8302	REV	DRAWN: D. Rebolkar	1
			SCALE: 1:96	CHECKED: N. Graham	
			SHEET 8 OF 9	DATE: 9/27/2021	

4

3

2

1

4 3 2 1

ITEM NO.	DESCRIPTION	QTY.	PROJECT QTY.	NOTES
1	10' x 20' x 8" HD Frame - with 5' x 7' cutout section	1	1	
2	10' x 20' x 8" HD Frame	1	1	
3	5' x 7' x 8" Black Float	9	9	

B

B

A

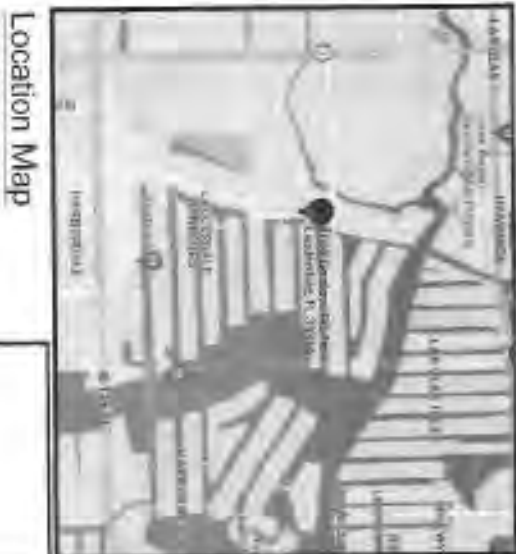
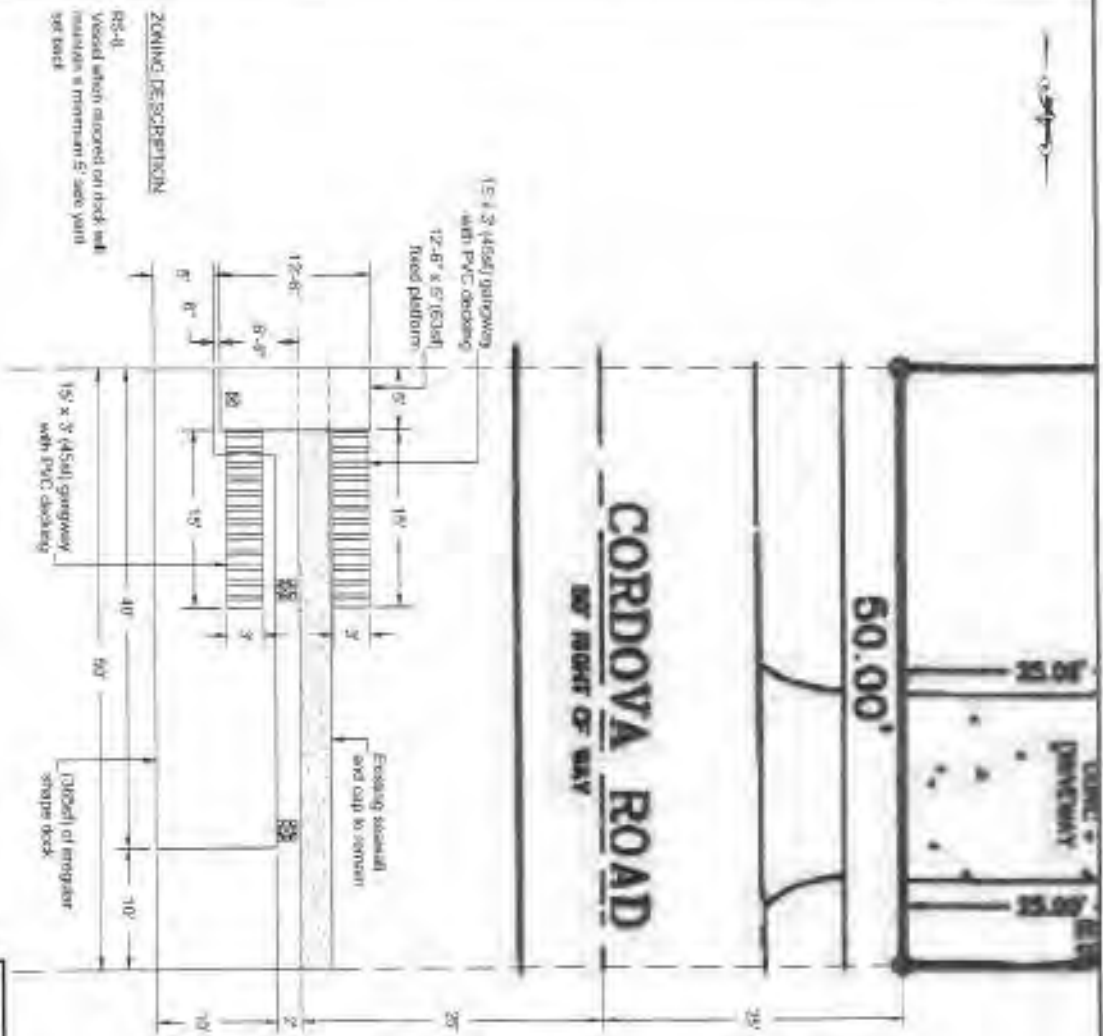
A

PART:	10' X 40' Dock Layout	REF #: Gex Richardson	INVOICE #: 8302	REV	DRAWN: D. Rebolkar	Tolerances are 1/16" unless specified otherwise	
				SCALE: 1:96	CHECKED: N. Graham		
				SHEET 9 OF 9	DATE: 9/27/2021	Your First Choice for Floating Dock Solutions	

4 3 2 1

See attached survey supplied by owner for exact property information.

No. Address	104 CORDOVA ROAD, FORT LAUDERDALE, FL 33301	SL. #	SCALE 1" = 100'
Property Name	PRINCE BAY ARCHITECTURAL & DESIGN GROUP, PRINCE BAY LUXURY HOMES	Project	SL. #
Working Address	517 CONCORDIA DRIVE, FORT LAUDERDALE, FL 33301	Sheet	31
Client Name	PRINCE BAY ARCHITECTURAL & DESIGN GROUP	Drawn	
Drawn By	PRINCE BAY ARCHITECTURAL & DESIGN GROUP	Check	



Location Map

ZONING DESCRIPTION

RS-4
Vessel when moored on dock with minimum 5' side yard set back

Proposed Site Plan

Scale: 1" = 20'

WATER WAY

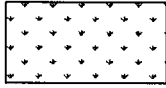
(1140' ROW)

PRINCE BAY ARCHITECTURAL & DESIGN GROUP
517 CONCORDIA DRIVE
FORT LAUDERDALE, FLORIDA 33301
(954) 421-1700

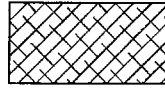
Project:
Proposed Dock
Gen & Jamie Richardson
1009 Cordova Road
Fort Lauderdale, Florida 33301

Scale: 2" = 10'
DATE: 11/11/2011
DRAWN: J. RICHARDSON
CHECKED: J. RICHARDSON
DATE: 11/11/2011
PROJECT: 1009 CORDOVA ROAD
CLIENT: GEN & JAMIE RICHARDSON

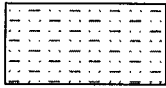
LEGEND



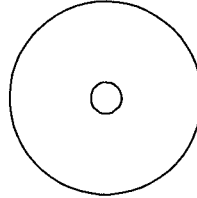
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



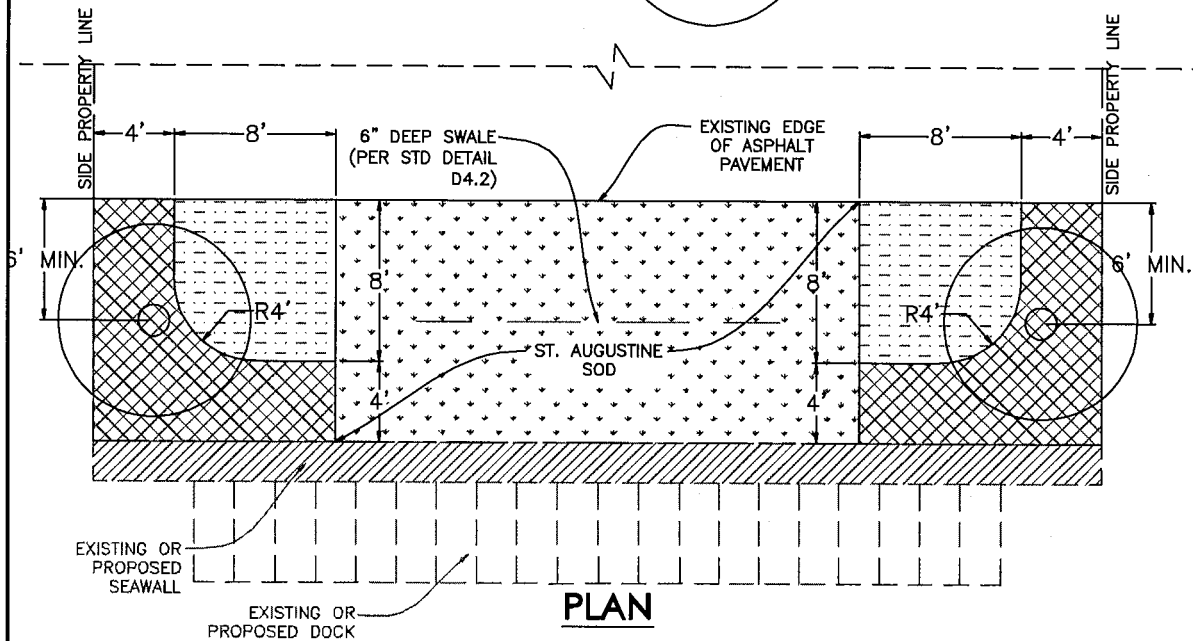
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



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

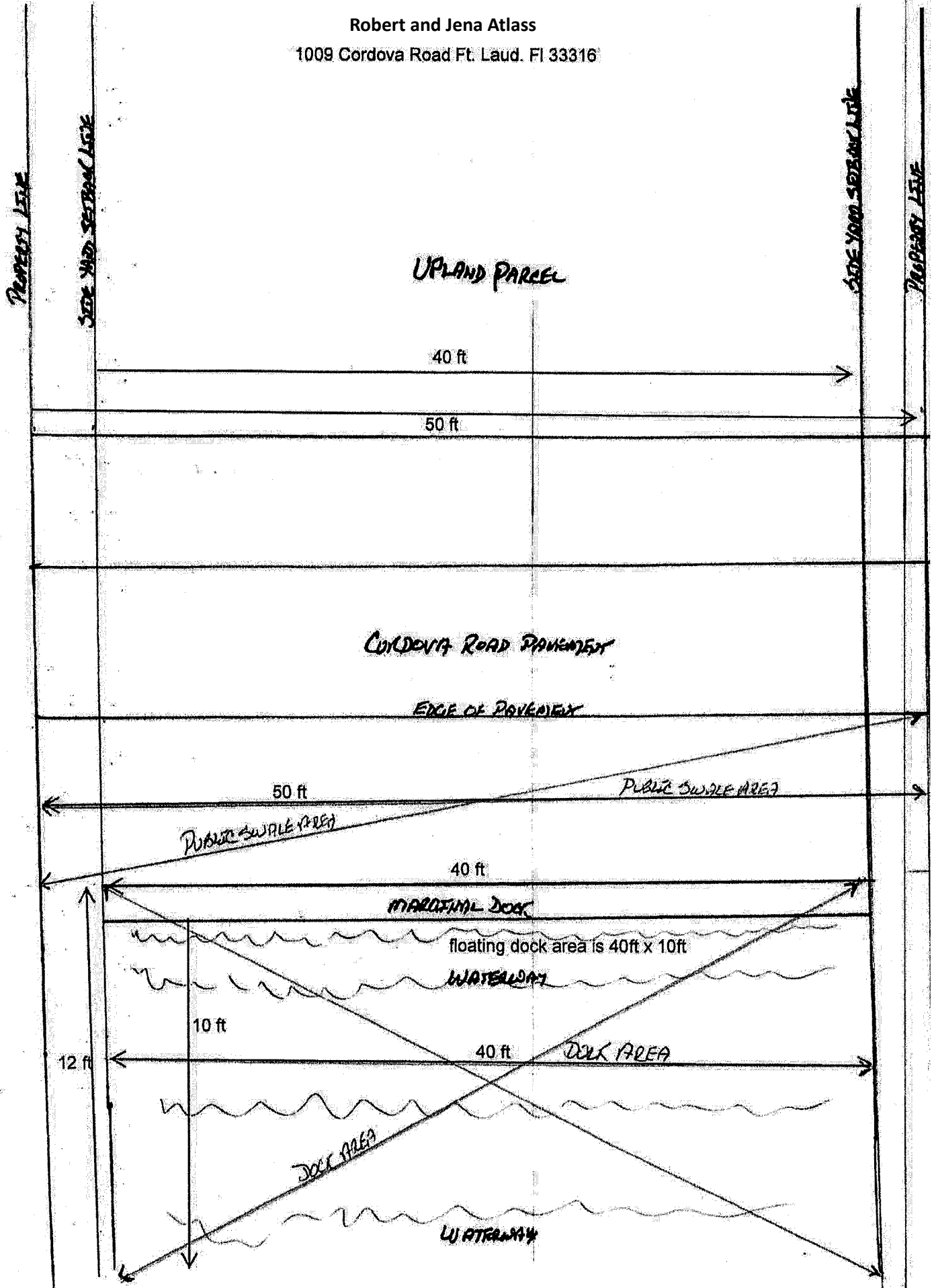
REVISED:

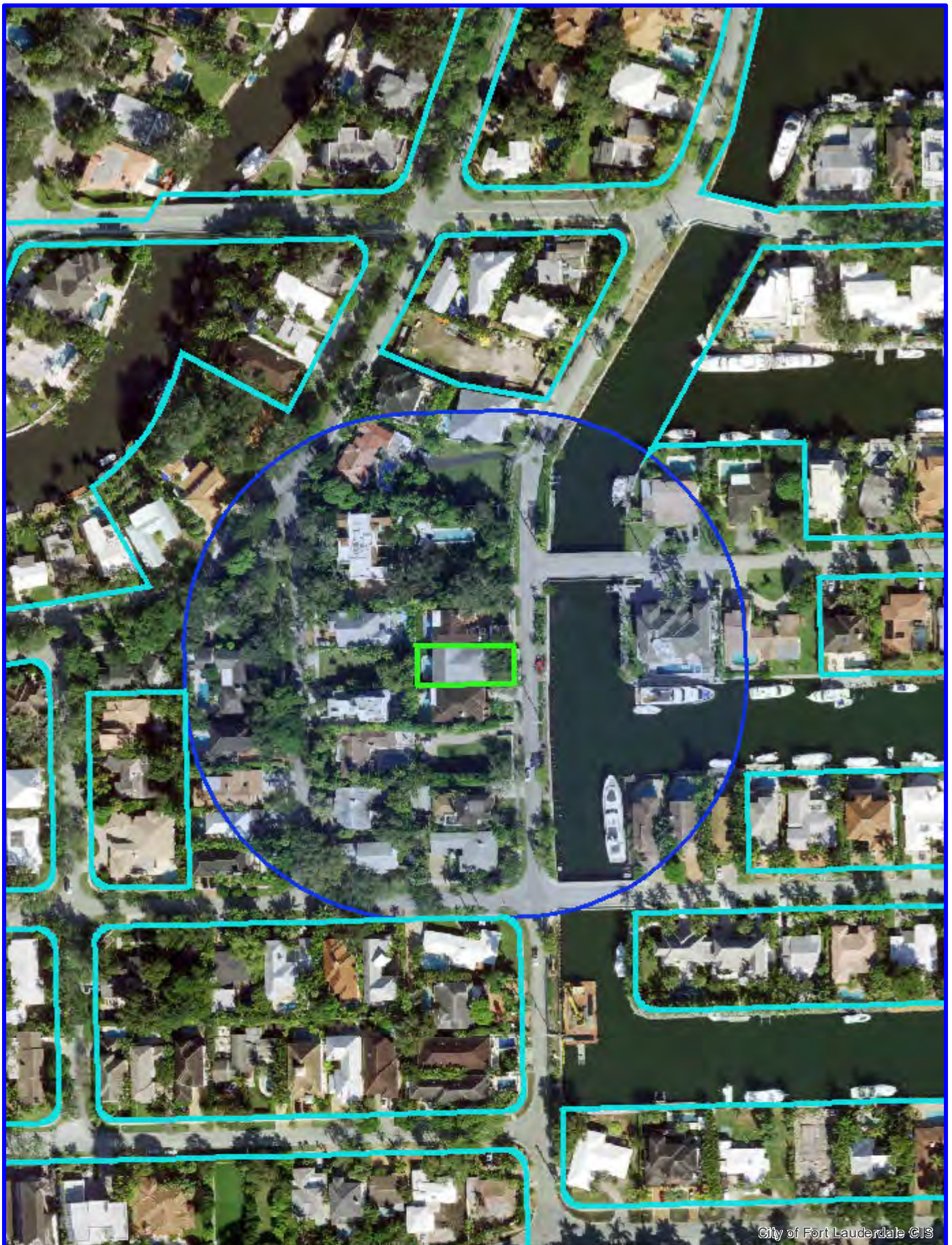
URBAN DESIGN & PLANNING
ENGINEERING DIVISION

LANDSCAPING PLAN (ROW)

SCALE:
1"=10'

Robert and Jena Atlass
1009 Cordova Road Ft. Laud. FL 33316





City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

1009 Cordova Road



0 90 180 Feet

GIS
Fort Lauderdale

Ex 1

Sec. 8-144. - Private use of public property abutting waterways.

The city commission, by resolution duly adopted, may grant a dock permit for the use by private persons of certain public property abutting or touching a waterway, including some public property described in section 8-143 as set forth herein, except: (i) areas being utilized as municipal docks for which docking fees are being charged and collected and those areas under license by the city; (ii) street ends as more particularly defined herein; (iii) city parks; (iv) subject to certain conditions set forth in subsection (17) hereof. Upland parcels with property lines that abut or are contiguous to a navigable waterway independent of that described in section 8-143(a), and (v), certain upland parcels falling within the ambit of the Florida Supreme Court case of *Burkart v. City of Fort Lauderdale*, 168 So. 2d 65 (Fla. 1964) and more particularly defined below in subsection (18) hereof, said dock permits may be granted under the following conditions and restrictions, to-wit:

- (1) Application for a dock permit under this section shall be accompanied by an administrative fee, the amount of which shall be reflective of the cost of administering the application, review and adoption of resolution granting a permit for the use by private persons of public property abutting or touching a waterway and shall be established from time to time by the city commission by duly adopted resolution. As to upland parcels, the application shall also be accompanied by a survey of the upland parcel and adjacent waterway qualifying for the dock permit with the side property lines and side yard setback lines extended into the abutting waterway. The application shall further be accompanied by a sketch and description illustrating the specific location and dimensions of the dock area and public swale area, as more particularly defined below, to be reviewed and recommended for approval to the city commission. An application for a dock permit may be filed by contract vendee prior to obtaining fee simple title to the upland parcel, provided, however, the granting of a dock permit will not be effective until such time as the conveyance of fee simple title of the upland parcel to the applicant has been recorded in the Public Records of Broward County, Florida.
 - (a) Ten (10) days prior to adoption of the resolution granting a dock permit, the applicant shall: (i) execute a covenant running with the land, in a form and content acceptable to the city attorney, binding the obligation of maintenance, repair, and reconstruction and timely removal of the dock and appurtenant seawall to the applicant/permit holder and qualifying upland parcel and providing for a claim of lien to be recorded against the qualifying upland parcel for costs expended by the city in maintaining, repairing, or reconstructing the permitted dock upon the failure permit holder's obligations relative thereto and removal of the permitted dock upon failure of the dock permit holder to remove the dock within the time specified in subsection 4(c) hereof, which such covenant shall be recorded by the city in the Public Records of Broward County, Florida, at the permit holder's

expense. In the event a claim of lien is recorded against the upland parcel and the city is thereafter reimbursed for the costs underlying the claim of lien, the city shall record a release, discharge or satisfaction of the claim of lien. In the event the dock and all appurtenances are timely removed, the covenant running with the land shall be released and discharged by the city, executed by the city manager or deputy city manager and such release or discharge shall be recorded by the city in the Public Records of Broward County, Florida, at the expense of the permit holder.

- (2) The dock permit granted herein shall not be effective until such time as: (i) a certified copy of the resolution granting the dock permit has been recorded in the Public Records of Broward County, Florida by the city at the expense of the applicant/permit holder; (ii) together with a recorded copy of the covenant running with the land as referenced in subsection 1(a) above; and (iii) a copy of the recorded resolution and covenant running with the land is filed with the city's office of marine facilities. In order to optimize and preserve the existing character of the surrounding neighborhood, applicants for a permit under this section are limited to owners of upland parcels as hereinafter defined.

- (a) An "upland parcel" is a parcel of land that by extending the side property lines thereof to perpendicularly intersect with the boundary lines of the adjacent waterway defined in section 8-143, where the upland parcel lies directly across the street from the public property abutting or touching a waterway identified in city code section 8-143, for which one may qualify for applying for a dock permit ("Public Dock Permit Parcel"). To qualify as an upland parcel, a principal building must be situated thereon. The owner(s) of the upland parcel, including contract vendees thereof, shall be the only person(s) eligible to apply for a dock permit for the public dock permit parcel across the street from the upland parcel.
- (b) For a public dock permit parcel for an upland parcel where there is a curvature to the boundaries of the waterway, the office of marine facilities shall make recommendations to the marine advisory board with respect to criteria: (i) the length of the dock; (ii) the size and dimensions of the envelope within which a vessel may be berthed; (iii) dock area and public swale area as defined below. In its review, the marine advisory board shall make recommendations to the city commission as to: (i), (ii) and (iii) above, as well as other relevant terms and conditions. Applicants for a dock permit under this subsection 2(b) shall be limited to owners of upland parcels for which side property lines intersect in a non-perpendicular manner with the boundary lines of the adjacent waterway as defined in section 8-143.

- (3) To allow the general public's access to the waterway abutting the public dock permit

parcel, the permitted length of a marginal permitted dock shall not exceed the width of the corresponding upland parcel as measured from the extension into the waterway of the side yard setbacks for the principal building on the upland parcel. The permitted length of a marginal permitted dock under subsection 2(b) above shall be determined by the city commission upon review of the marine advisory board recommendations. No vessel may be berthed in such a manner that it encroaches into the area proscribed under section 47-19.3(h). The permitted berthing envelope for a vessel shall be determined by the city commission upon review of the marine advisory board recommendations for public dock permit parcels described in subsection 2(b) above. The berthing of a vessel in such a manner that encroaches into the area proscribed under section 47-19.3(h) or exceeds the permitted berthing envelope as determined by the city commission for public dock permit parcels described in section 2(b) hereof shall be unlawful and a violation of this Code as set forth in section 1-6.

- (4) (a) 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 section 47-19.3(f). "Boat slips, docks, boat davits, hoists and similar mooring structures" of the city's Unified Land Development Code and other relevant terms and conditions imposed by the resolution granting the dock permit. Permit holder shall also be required, during the term of the dock permit, to post and maintain a city-issued sign on the dock indicating the Resolution No. that authorized the permit to use the dock.
- (b) The permit to use the dock 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, subject to survivability of the obligation to remove the dock pursuant to subsection 4(c) below and the obligations within the covenant running with the land as set forth in subsection 1(a) hereof.
- (c) Except as set forth in subsection 4(e)(d) below, 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. This provision shall be a continuing obligation that survives expiration of the permit to use the dock.
- (d) In the event a dock permit is granted to a successor applicant for the same public dock permit parcel within the time proscribed in subsection 4(d) hereof, the obligation to remove the dock and all appurtenances thereto shall be discharged as to the former permit holder and a release and discharge of the covenant

running with the upland parcel shall be executed by the city manager or deputy city manager and recorded by the city in the Public Records of Broward County, Florida at the expense of the permit holder.

- (e) The dock permit granted may be revoked by the city commission for good cause shown upon at least ninety (90) days advance notice to the permit holder and an opportunity for the permit holder to be heard.
- (5) All improvements such as docks, seawalls and the like which are made or placed upon the public 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 regulatory authorities having subject matter jurisdiction regarding such matters. All maintenance and repairs shall be performed according to city engineering standards and all applicable regulatory codes including the city's Unified Land Development Code regulations, Florida Building Code and Broward County Amendments thereto.
- (6) All docks installed pursuant to this section 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 elevation 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. Penetrating the city seawall to support the dock or permanently attaching improvements, such as cleats, ladders, ramps, mooring whips or similar devices to the city's seawall is prohibited, unless: (a) specifically recommended pursuant to the dock building permit review process; or (b) where the seawall and dock are being constructed by the dock permit holder; or (c) upon demonstration of hardship, as it relates to accommodations under the Americans with Disability Act, as same may be amended from time to time and as authorized in the resolution granting the dock permit.
- (7) The holder of the permit shall be responsible for maintaining improvements within the dock area, as hereinafter defined and for maintaining and beautifying the public swale area, as hereinafter defined. The public swale area shall be landscaped in accordance with: (i) the established landscape plan for the area in question adopted by the department of sustainable development; or (ii) a landscape plan approved by the department of sustainable development and embodied in the resolution adopted by the city commission granting the permit under this section. Failure to do so shall be grounds for revocation of the permit.
 - (a) For the purposes of this section, the term "dock area" shall mean that area bounded by: (i) the upland cap of the seawall abutting the dock; and (ii) extending over the water the length and width of the dock; and (iii) including the area within which the vessel may be berthed and all appurtenances to the dock area. The length of the dock shall not exceed: (1) the distance between the extension into the waterway of the two (2) side yard setbacks for the principal building on the

corresponding upland parcel; nor (2) the boundaries of the dock as set by the city commission pursuant to subsection 2(b) above, whichever (1) or (2) above is applicable.

- (b) For the purposes of this section, the term "public swale area" shall be the area: (1) within the waterward extension of the side property lines of the upland parcel from the edge of the adjacent publicly dedicated right-of-way closest to the waterway to the wet-faced edge of the seawall cap, excluding therefrom the dock; or (2) the boundaries of the dock as set by the city commission pursuant to subsection 2(b) above, whichever (1) or (2) above is applicable.
- (8) Parking in the public swale area, where allowed, is intended to be temporary in nature. Overnight or long-term parking by persons associated with upland property owners under subsection 2(a) or (b) hereof both with and without a dock permit is discouraged. There shall be no fueling of vessels from tank trucks along the adjacent publicly dedicated right-of-way.
- (9) The holder of such dock permit shall not charge or collect any rent or fees from anyone using such dock constructed on the public dock permit parcel. Signage such as "private dock" may be placed on the dock within the dock area. No signage shall be placed upon or within the public swale area. Only vessels owned by the permit holder and registered with the city as part of the dock permit application or amended thereafter may be moored at the permitted dock. Except as to a tender, there shall be no rafting of vessels from the vessel moored at the permitted dock. The berthing of a vessel at a public dock permit parcel that is not authorized pursuant to the city commission granting a dock permit ("Unauthorized Vessel") shall be unlawful and a violation of the Code pursuant to section 1-6.
- (10) A permit granted to a permit holder to construct a dock or authorization to use an existing dock upon the public dock permit parcel and the acceptance and use of same by the permit holder shall constitute a 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.
- (11) 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.
- (12) The violation of any provisions of this section or any regulations relating thereto hereinafter enacted or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and a violation of this Code pursuant to section 1-6 and may also constitute cause for revocation of the permit.
- (13) The resolution granting the permit or the administrative approval of the permit for a renewal term may specify additional reasonable terms and conditions pertaining to the

use or improvement of the public dock permit parcel.

- (14) Only public lands which are not needed by the city for public docking purposes are available for private use under the terms hereof, and the supervisor of marine facilities shall furnish to the city manager a complete list of all street-ends and other city-owned property abutting waterways which is not needed for dockage purposes from time to time, provided, however, no dock permits shall be issued under subsection (15), (16), (17), and (18), except in compliance with the terms and conditions thereof.
- (15) No dock permits shall be issued for public dock permit parcels where the public right-of-way terminates at the waterway (e.g. "street ends"). For dock permits that were issued for street-ends prior to June 1, 2019, those dock permits shall continue to remain valid, until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and this section, other than the prohibition against issuance of dock permits for street-ends.
- (16) To preserve the general public's right to intermittently use and have access to city parks located on waterways, no dock permits shall be issued for parcels where the public right-of-way is located within city-owned land that is used for park purposes. For dock permits that were issued for city-owned land that was used for park purposes at the time of issuance, those dock permits shall continue to remain valid, until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and in this section, other than the prohibition against issuance of dock permits along public rights-of-way within city-owned lands used for park purposes.
- (17) Other than upland parcels referenced in subsection (18) below, subject to exceptions hereinafter set forth, no dock permits shall be issued for upland parcels that abut and are contiguous to a waterway and have riparian rights relative thereto after July 1, 2025 or after such date that the city raises the seawall with municipal funds, whichever is first. For dock permits that were issued prior to June 1, 2019 for upland parcels that abutted and are contiguous to a waterway and to which riparian rights have attached thereto, those dock permits shall continue to remain valid until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and this section, other than the prohibition against issuance of dock permits for upland parcels that abut a waterway and have riparian rights. Any permits for these upland parcels issued after June 1, 2019 will require the raising of the seawall by the applicant to the current elevation standard as a condition of the dock permit.
- (18) In accordance with the Florida Supreme Court holding in *Burkart v. City of Fort Lauderdale*, 168 So. 2d 65 (Fla. 1964), dock permits shall not be required for the following lots and blocks set forth on the Plat of IDLEWYLD, as recorded in Plat Book 1,

Page 19 of the Public Records of Broward County, Florida: Lots 1—5 and 11—12 Block 1; Lots 1—6 Blocks 2, 3, 4, 5, 6, and 8; Lots 1-7, Block 8; and Lots 1—3 and 27—32, Block 12 thereof.

(Code 1953, § 11-12; Ord. No. C-68-23, § 2, 6-4-68; Ord. No. C-87-95, § 1, 11-17-87; Ord. No. C-17-28, § 20, 9-13-17; Ord. No. C-19-22, § 1, 10-2-19)

ITEM VII

MEMORANDUM MF NO. 22-10

DATE: May 18, 2022

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: June 2, 2022 MAB Meeting – Application for Dock Permit – Steven and Dana Marin/
811 Cordova Road

Attached for your review is an application from Steven and Dana Marin / 811 Cordova Road (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the installation of a 45' long x 8' wide fixed lower dock and 15' x 15' fixed upper dock (platform) and associated access steps extending a maximum distance of +/- 15 from the wet face of the seawall on public property abutting the waterway adjacent to 811 Cordova Road. City Code Section 8-144 (**Exhibit 1**) 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 Lake Juanita 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 or 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: Steven and Dana Marin

Site Address: 811 Cordova Road
Fort 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: Steven and Dana Marin

TELEPHONE NO: 305-785-1050
(home/cellular)

EMAIL: stevenbmarin@gmail.com

2. **APPLICANT'S ADDRESS** (if different than the site address):

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

4. **SITE ADDRESS:** 811 Cordova Rd. Ft. Lauderdale, FL 33316 **ZONING:** Residential RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER: RIO VISTA ISLES UNIT 3 7-47 B PT LOT 51 LYING S OF A/C 60 N OF & PARA WITH S/L LOT 52, ALL LOT 52 BLK 30.
FOLIO NUMBER: 504211-18-3690

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

Applicant's Signature



Date 5/20/22

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

City of Fort Lauderdale

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

Marine Advisory Board Action

Formal Action taken on _____

Commission Action

Formal Action taken on _____

Recommendation _____
Action _____

Marine Advisory Board,

My wife and I recently purchased our home at 811 Cordova Road. The previous dock that was present on the adjacent waterfront property was demolished in connection with the City's new seawall construction. We would now like to build a new dock on such adjacent waterfront property.

We are requesting approval that a Permit be issued to us by your Board so that we can build a new dock. The dock will be for personal vessel usage (not rented).

We are proposing to build a dock with a 15x15 upper portion connected to a 45x8 wide lower portion, plans attached.

Respectfully,

Steven and Dana Marin

Prepared by:

Joseph M. Balocco, Jr., Esq.
Balocco & Abril, PLLC
4332 East Tradewinds Avenue
Lauderdale By-The-Sea, FL 33308

Return to:

Marc D. Kleiner, Esq.
Kleiner Law Group
2875 NE 191st Street
Suite 703A
Aventura, FL 33180

WARRANTY DEED
(STATUTORY FORM-SECTION 689.02 F.S.)

THIS INDENTURE made this 30th day of November, 2021 BETWEEN Andrew M. Satee, Individually and as Trustee of the Satee Qualified Personal Residence Trust dated October 30, 1995, Grantor, located at the following address: 1309 NE 3rd Street, Fort Lauderdale, FL 33301 and Steven Marin and Dana Newman Marin, husband and wife, Grantee, located at the following address: 811 Cordova Road, Fort Lauderdale, FL 33316.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration 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:

That Part of Lot 51, Block 30, Rio Vista Isles, Unit 3, according to the Plat thereof recorded in Plat Book 7, Page 47, of the Public Records of Broward County, Florida, lying South of a line which is sixty (60) feet North of (as measured along the West line thereof and parallel) to the South line of Lot 52, Block 30; together with all of said Lot 52, Block 30 above described.

Parcel Identification Number: 504211-18-3690

SUBJECT TO land use designations, 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.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 1309 NE 3rd Street, Fort Lauderdale, FL 33301.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as the context requires.

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:


1st Witness Signature


Andrew M. Satee, Individually and as Trustee of the
Satee Qualified Personal Residence Trust dated October
30, 1995

Jaebolbecq T.
1st Witness Printed Name

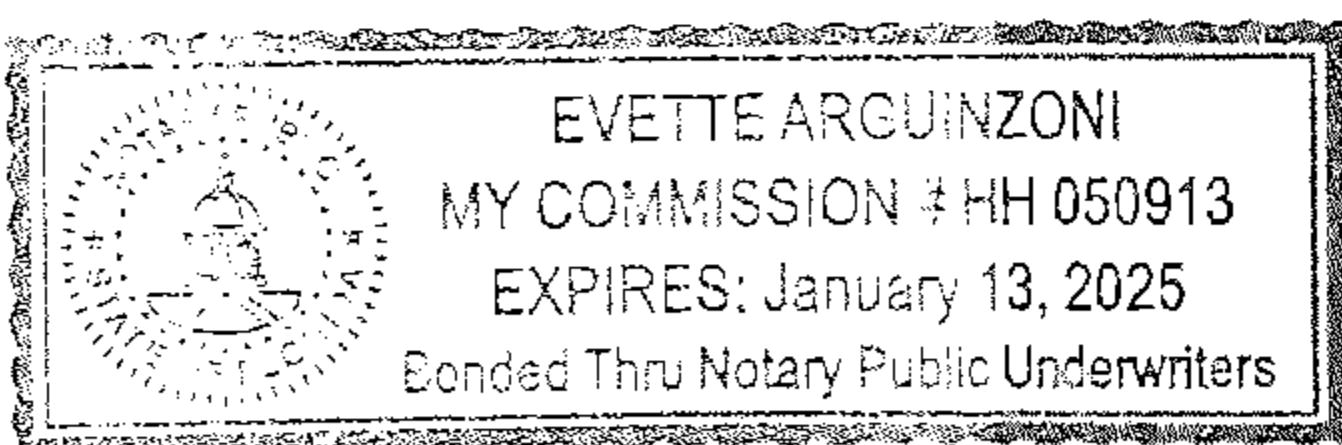

2nd Witness Signature

Evette Arguinzon
2nd Witness Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 29th day of November, 2021, by Andrew M. Satee,
Individually and as Trustee of the Satee Qualified Personal Residence Trust dated October 30,
1995, who is personally known to me or has produced FLDL as
identification.

[Notary Seal]





Notary Public

Evette Arguinzon

Name typed, printed or stamped

My Commission Expires: 1/13/2025



Site Address	811 CORDOVA ROAD, FORT LAUDERDALE FL 33316-1431	ID #	5042 11 18 3690
Property Owner	MARIN, STEVEN & DANA	Millage	0312
Mailing Address	811 CORDOVA RD FORT LAUDERDALE FL 33316-1431	Use	01-01
Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B PT LOT 51 LYING S OF A/C 60 N OF & PARA WITH S/L LOT 52, ALL LOT 52 BLK 30		

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*	\$328,480	\$1,077,040	\$1,405,520	\$1,405,520	
2021	\$328,480	\$787,400	\$1,115,880	\$317,240	\$5,678.25
2020	\$328,480	\$742,970	\$1,071,450	\$312,860	\$5,572.41

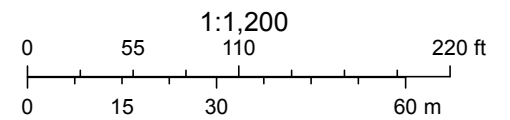
2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,405,520	\$1,405,520	\$1,405,520	\$1,405,520
Portability	0	0	0	0
Assessed/SOH 22	\$1,405,520	\$1,405,520	\$1,405,520	\$1,405,520
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,355,520	\$1,380,520	\$1,355,520	\$1,355,520

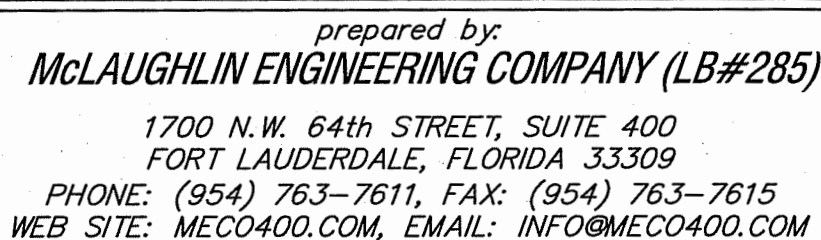
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/29/2021	WD-Q	\$1,564,000	117769711	\$40.00	8,212	SF
12/21/1995	WD	\$100	24305 / 923			
12/21/1995	WD	\$100	24305 / 921			
7/1/1991	WD	\$100	18658 / 623			
2/1/1969	WD					
				Adj. Bldg. S.F. (Card, Sketch)		3022
				Units		1
				Eff./Act. Year Built: 1976/1971		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		



May 15, 2022





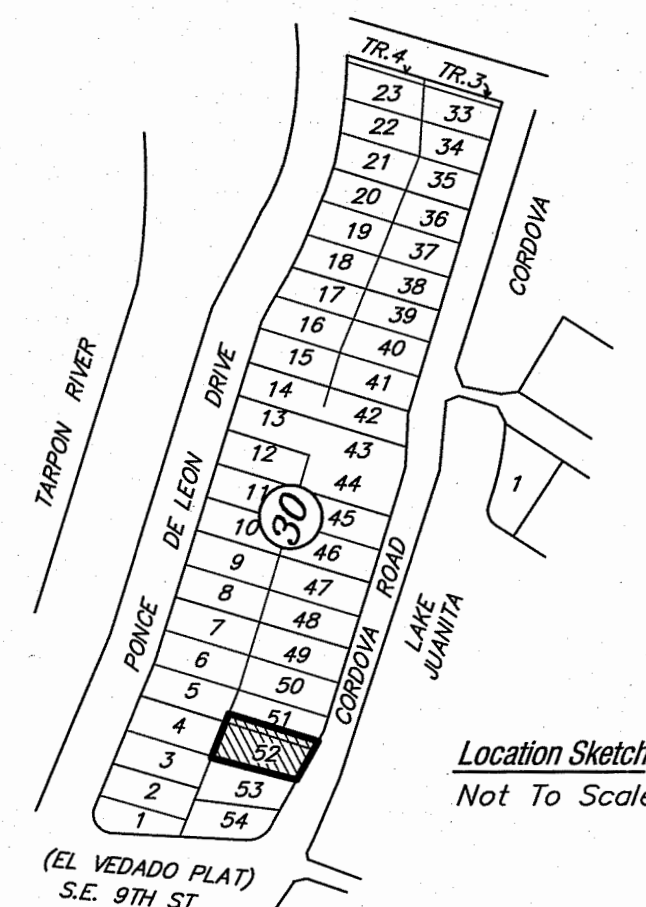
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
A.L.T. = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.B. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
B. = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B. = CONCRETE BLOCK AND STUCCO
C. = CENTERLINE OF RIGHT-OF-WAY
CH. = CHORD
CH.BRG. = CHORD BEARING
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.C.L. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
E. = ELECTRIC
ELEV. OR EL. = ELEVATION
ft. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.P. = FLORIDA POWER AND LIGHT CO.
G.T.M. = GREASE TRAP MANHOLE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
LB. = LICENSE BUSINESS
M. = MILE
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
M.W. = MEAN HIGH WATER
M.S.C. = MISCELLANEOUS
M.L.P. = METAL LIGHT POLE
± = MORE AND LESS
NGS = NATIONAL GEODETIC SURVEY
NPS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
O.W. = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVE
P.C.C. = POLYCHORD CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.F. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
S. = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
W.M. = WATER METER
W. = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W/F = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/M.C. CAP = WITH MC LAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP # 285
W. = HANDICAPPED PARKING SPACE



Location Sketch
Not To Scale

That part of Lot 51, Block 30, RIO VISTA ISLES UNIT 3, according to the plat thereof recorded in Plat Book 7, Page 47, of the public records of Broward County, Florida, lying South of a line which is 60 feet North of (as measured along the West line thereof) and parallel to the South line of Lot 52, said Block 30, together with all of said Lot 52, Block 30.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 8,186 square feet or 0.1879 acres, more or less.

- 2) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 3) Underground improvements if any not located.
- 4) This drawing is not valid unless sealed with an authorized surveyors seal.
- 5) Boundary survey information does not infer Title or Ownership.
- 6) All iron rods 5/8", unless otherwise noted.
- 7) Reference Bench Mark: Brass Disk at intersection of Cordova Road and S.E. 10th Street, Elevation= 5.91 (NGVD29) converted to 4.31 (NAVD88).
- 8) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\pm$ 6.59, Elev. = 6.59
- 9) This property lies in Flood Zone "AE", Elev.=5.0 Per Flood Insurance Rate Map No. 12011C0557 H, Dated: August 18, 2014. Community Panel No. 125105.
- 10) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corsscon 6.0.1) obtained from <http://www.tech.army.mil/>

Steven Marin and Dana Newman Marin;
USB Bank USA, ISAOA ATIMA;
Chicago Title Insurance Company;
Kleiner Law Group

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Dated at Fort Lauderdale, Florida, this 6th day of March, 2006.
Resurveyed this 17th day of November, 2021.*

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida

06 - 2 - 019(21)













VESSEL INFORMATION

Currently, we do not own a boat. We are actively looking and will update the Marine Advisory Board as soon as we purchase a vessel.

Respectfully,

Steven and Dana Marin

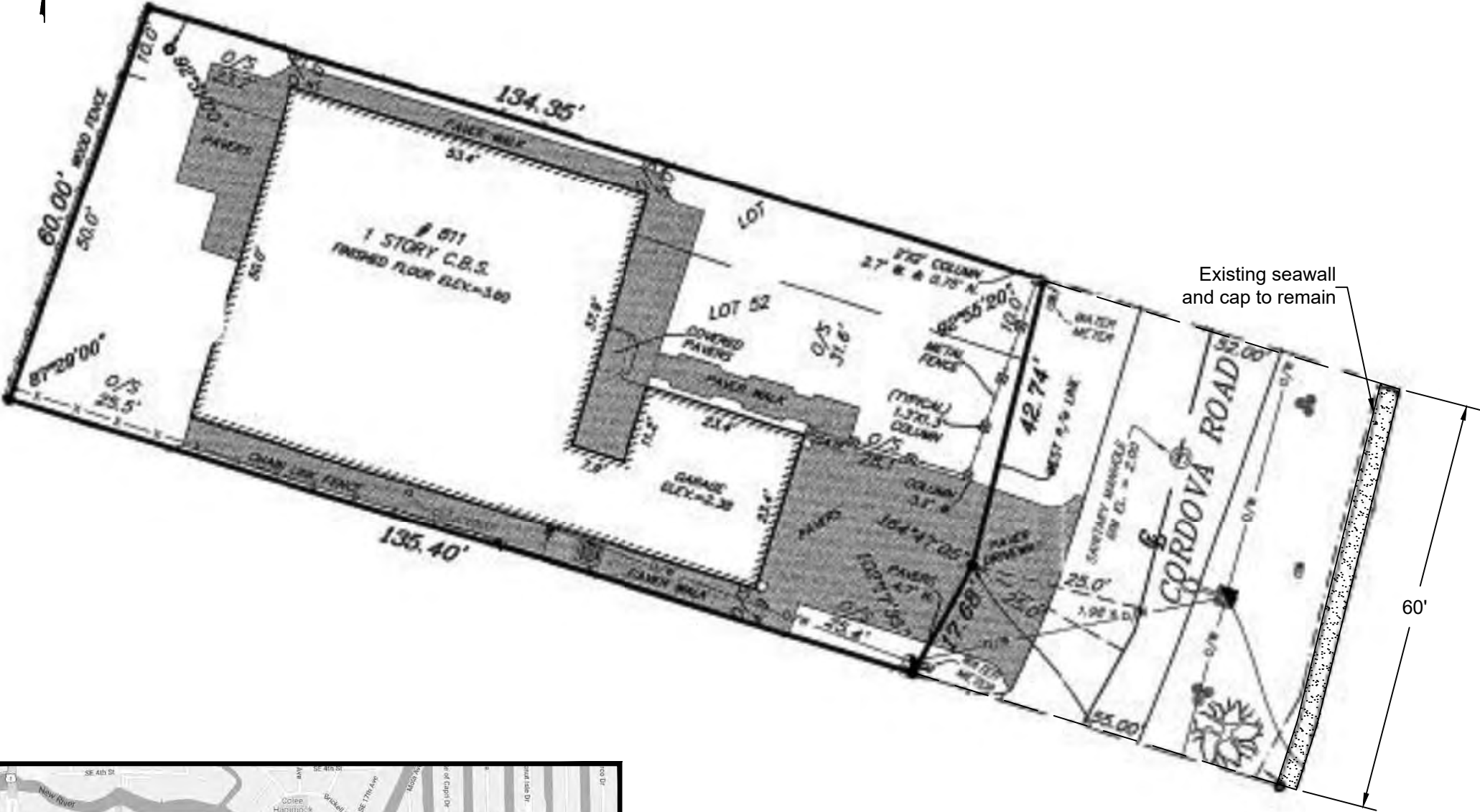


See attached survey supplied by owner for exact property information.

Site Address	811 CORDOVA ROAD, FORT LAUDERDALE FL 33316-1431	ID #	5042 11 18 3690
Property Owner	MARIN, STEVEN & DANA	Millage	0312
Mailing Address	811 CORDOVA RD FORT LAUDERDALE FL 33316-1431	Use	01
Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B PT LOT 51 LYING S OF A/C 60 N OF & PARA WITH S/L LOT 52, ALL LOT 52 BLK 30		

ZONING DESCRIPTION:

RS-8
Vessel when moored on dock will maintain a minimum 5' side yard set back



Existing Site Plan

Scale: 1" = 20'



Location Map

PREPARED FOR:

B&M MARINE CONSTRUCTION INC
1211 South Military Trail, Suite 200
Deerfield Beach, Florida 33442
(954) 421-1700

Project:

Proposed Dock
Steven Marin
811 Cordova Road
Fort Lauderdale, Florida 33316

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

7th St
A
Fg

Lo

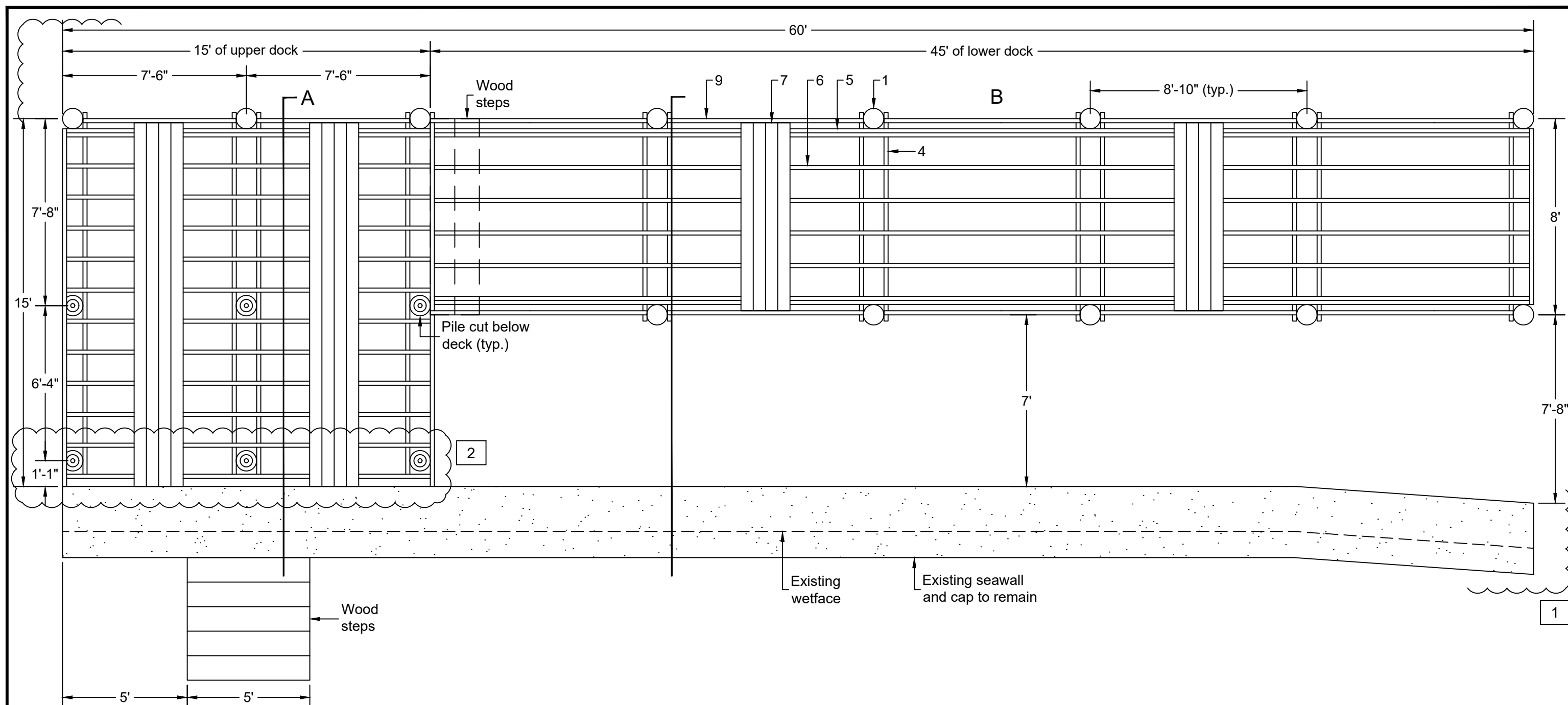


Pla

ps

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702

MW ENGINEERING, INC
902 NE 1 Street Suite #2
Orlando Beach, Florida 33060
Ofc: 754-333-0877
WWW.MWEngineering.net



Framing Plan

Scale 1/4" = 1'-0"

DOCK NOTE IDENTIFICATION:

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

2	05.19.22	Dock Piles Added
1	05.09.22	Dock Width Adjusted
△ REVISIONS □ CORRECTIONS		

PREPARED FOR:

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 1211 South Military Trail, Suite 200
 Deerfield Beach, Florida 33442
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Project:
Proposed Dock
Steven Marin
811 Cordova Road
Fort Lauderdale, Florida 33316

Sheet 3 of 5

MARK E. WEBER, P.E.
 LICENSE #53895 | CA 30702
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 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060
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 WWW.MwEngineering.net

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

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 required capacity (min. 10 tons) 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 ¼ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
- 5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

PILE NOTES:

- 1. Wood piles to be 2.5 lb. CCA treated in accordance with AWWPA standard C18.
- 2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".

WOOD DOCK NOTES:

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

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PROPOSED LANDSCAPING PLAN

No plan proposed. See City's landscaping plan detail attached.

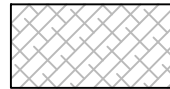
Respectfully,

Steven and Dana Marin

LEGEND



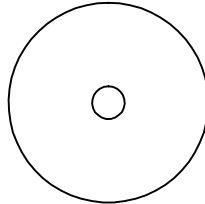
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



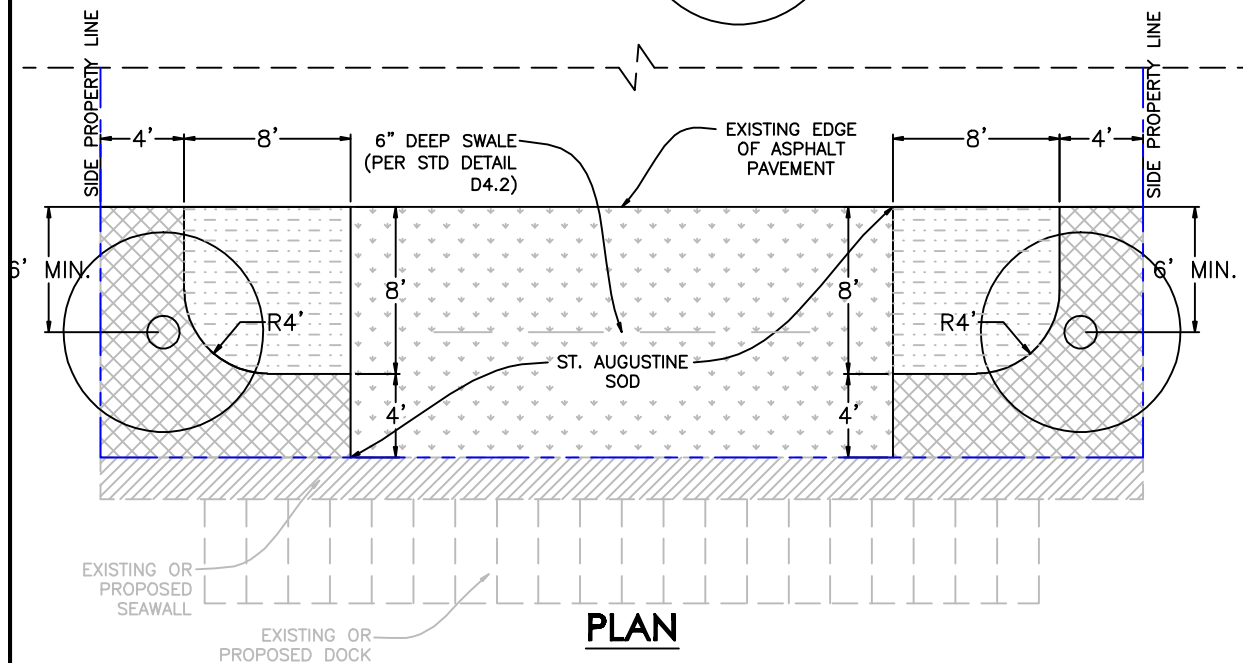
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



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



12' SILVER BUTTONWOOD TREE,
MULTI



PLAN

GENERAL NOTES:

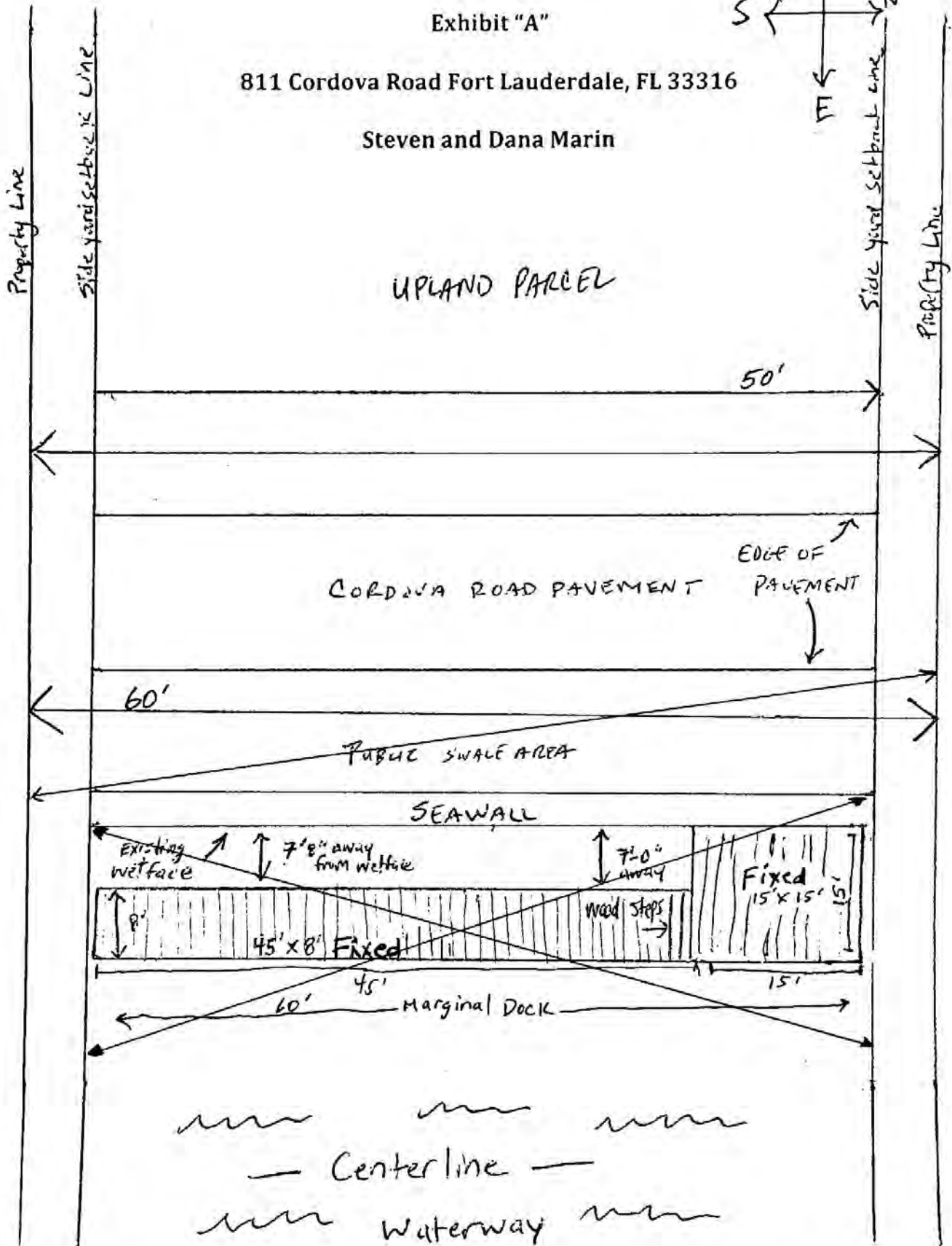
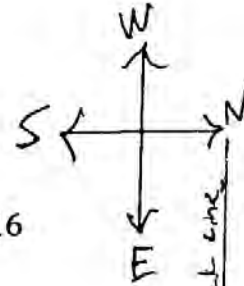
1. ALL IRRIGATION & PLANT MATERIAL SHALL BE INSTALLED & MAINTAINED BY APPLICANT.
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY BEST MANAGEMENT PRACTICES.
4. ALL AREAS TO RECEIVE AUTOMATIC IRRIGATION FROM A PERMANENT WATER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

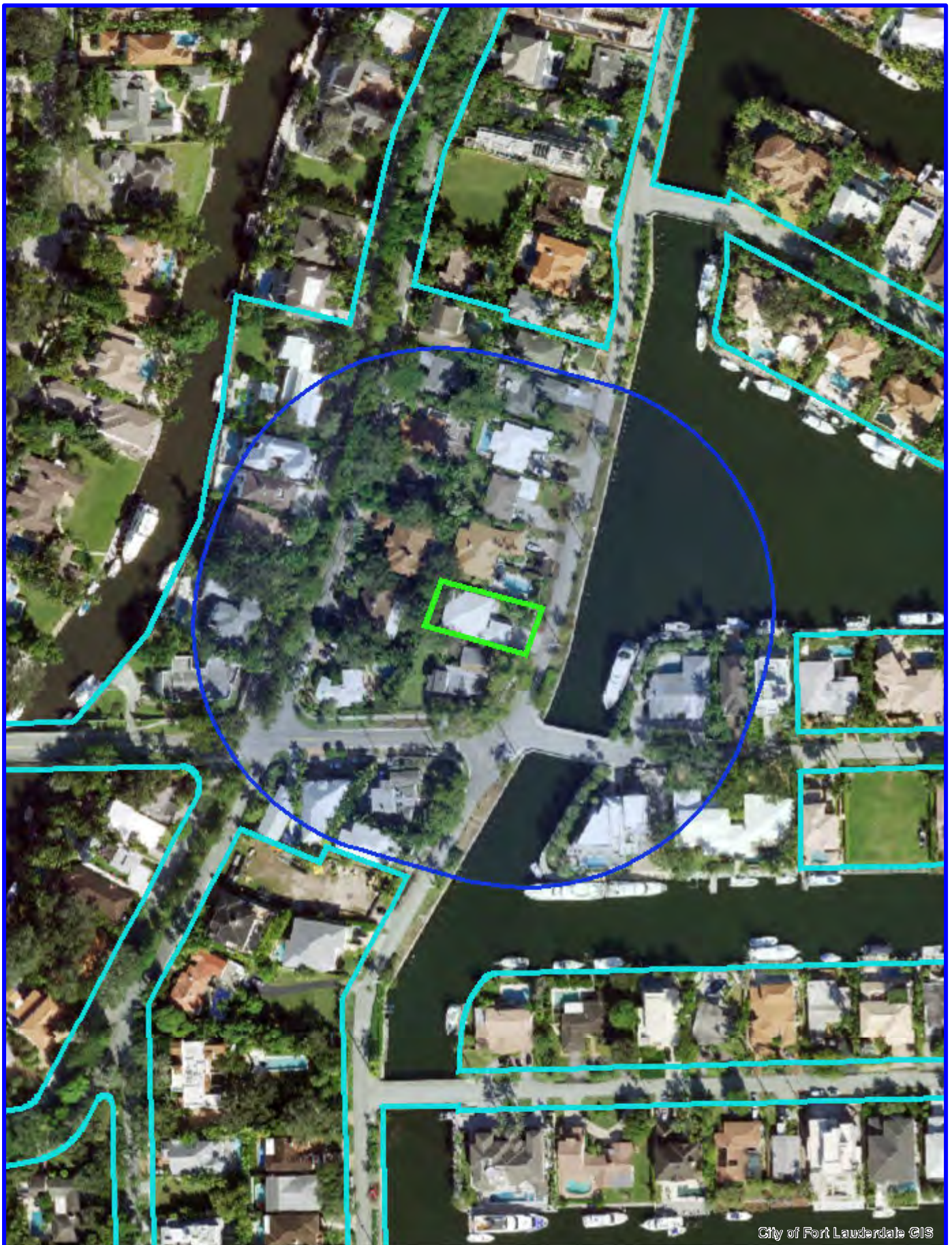
ISSUED: 2/2015		CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT		
REVISED:		URBAN DESIGN & PLANNING ENGINEERING DIVISION	LANDSCAPING PLAN (ROW)	SCALE: 1"=10'

Exhibit "A"

811 Cordova Road Fort Lauderdale, FL 33316

Steven and Dana Marin





City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

811 Cordova Road



0 90 180 Feet

GIS
Fort Lauderdale

Ex 1

Sec. 8-144. - Private use of public property abutting waterways.

The city commission, by resolution duly adopted, may grant a dock permit for the use by private persons of certain public property abutting or touching a waterway, including some public property described in section 8-143 as set forth herein, except: (i) areas being utilized as municipal docks for which docking fees are being charged and collected and those areas under license by the city; (ii) street ends as more particularly defined herein; (iii) city parks; (iv) subject to certain conditions set forth in subsection (17) hereof. Upland parcels with property lines that abut or are contiguous to a navigable waterway independent of that described in section 8-143(a), and (v), certain upland parcels falling within the ambit of the Florida Supreme Court case of *Burkart v. City of Fort Lauderdale*, 168 So. 2d 65 (Fla. 1964) and more particularly defined below in subsection (18) hereof, said dock permits may be granted under the following conditions and restrictions, to-wit:

- (1) Application for a dock permit under this section shall be accompanied by an administrative fee, the amount of which shall be reflective of the cost of administering the application, review and adoption of resolution granting a permit for the use by private persons of public property abutting or touching a waterway and shall be established from time to time by the city commission by duly adopted resolution. As to upland parcels, the application shall also be accompanied by a survey of the upland parcel and adjacent waterway qualifying for the dock permit with the side property lines and side yard setback lines extended into the abutting waterway. The application shall further be accompanied by a sketch and description illustrating the specific location and dimensions of the dock area and public swale area, as more particularly defined below, to be reviewed and recommended for approval to the city commission. An application for a dock permit may be filed by contract vendee prior to obtaining fee simple title to the upland parcel, provided, however, the granting of a dock permit will not be effective until such time as the conveyance of fee simple title of the upland parcel to the applicant has been recorded in the Public Records of Broward County, Florida.
 - (a) Ten (10) days prior to adoption of the resolution granting a dock permit, the applicant shall: (i) execute a covenant running with the land, in a form and content acceptable to the city attorney, binding the obligation of maintenance, repair, and reconstruction and timely removal of the dock and appurtenant seawall to the applicant/permit holder and qualifying upland parcel and providing for a claim of lien to be recorded against the qualifying upland parcel for costs expended by the city in maintaining, repairing, or reconstructing the permitted dock upon the failure permit holder's obligations relative thereto and removal of the permitted dock upon failure of the dock permit holder to remove the dock within the time specified in subsection 4(c) hereof, which such covenant shall be recorded by the city in the Public Records of Broward County, Florida, at the permit holder's

expense. In the event a claim of lien is recorded against the upland parcel and the city is thereafter reimbursed for the costs underlying the claim of lien, the city shall record a release, discharge or satisfaction of the claim of lien. In the event the dock and all appurtenances are timely removed, the covenant running with the land shall be released and discharged by the city, executed by the city manager or deputy city manager and such release or discharge shall be recorded by the city in the Public Records of Broward County, Florida, at the expense of the permit holder.

- (2) The dock permit granted herein shall not be effective until such time as: (i) a certified copy of the resolution granting the dock permit has been recorded in the Public Records of Broward County, Florida by the city at the expense of the applicant/permit holder; (ii) together with a recorded copy of the covenant running with the land as referenced in subsection 1(a) above; and (iii) a copy of the recorded resolution and covenant running with the land is filed with the city's office of marine facilities. In order to optimize and preserve the existing character of the surrounding neighborhood, applicants for a permit under this section are limited to owners of upland parcels as hereinafter defined.

- (a) An "upland parcel" is a parcel of land that by extending the side property lines thereof to perpendicularly intersect with the boundary lines of the adjacent waterway defined in section 8-143, where the upland parcel lies directly across the street from the public property abutting or touching a waterway identified in city code section 8-143, for which one may qualify for applying for a dock permit ("Public Dock Permit Parcel"). To qualify as an upland parcel, a principal building must be situated thereon. The owner(s) of the upland parcel, including contract vendees thereof, shall be the only person(s) eligible to apply for a dock permit for the public dock permit parcel across the street from the upland parcel.
- (b) For a public dock permit parcel for an upland parcel where there is a curvature to the boundaries of the waterway, the office of marine facilities shall make recommendations to the marine advisory board with respect to criteria: (i) the length of the dock; (ii) the size and dimensions of the envelope within which a vessel may be berthed; (iii) dock area and public swale area as defined below. In its review, the marine advisory board shall make recommendations to the city commission as to: (i), (ii) and (iii) above, as well as other relevant terms and conditions. Applicants for a dock permit under this subsection 2(b) shall be limited to owners of upland parcels for which side property lines intersect in a non-perpendicular manner with the boundary lines of the adjacent waterway as defined in section 8-143.

- (3) To allow the general public's access to the waterway abutting the public dock permit

parcel, the permitted length of a marginal permitted dock shall not exceed the width of the corresponding upland parcel as measured from the extension into the waterway of the side yard setbacks for the principal building on the upland parcel. The permitted length of a marginal permitted dock under subsection 2(b) above shall be determined by the city commission upon review of the marine advisory board recommendations. No vessel may be berthed in such a manner that it encroaches into the area proscribed under section 47-19.3(h). The permitted berthing envelope for a vessel shall be determined by the city commission upon review of the marine advisory board recommendations for public dock permit parcels described in subsection 2(b) above. The berthing of a vessel in such a manner that encroaches into the area proscribed under section 47-19.3(h) or exceeds the permitted berthing envelope as determined by the city commission for public dock permit parcels described in section 2(b) hereof shall be unlawful and a violation of this Code as set forth in section 1-6.

- (4) (a) 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 section 47-19.3(f). "Boat slips, docks, boat davits, hoists and similar mooring structures" of the city's Unified Land Development Code and other relevant terms and conditions imposed by the resolution granting the dock permit. Permit holder shall also be required, during the term of the dock permit, to post and maintain a city-issued sign on the dock indicating the Resolution No. that authorized the permit to use the dock.
- (b) The permit to use the dock 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, subject to survivability of the obligation to remove the dock pursuant to subsection 4(c) below and the obligations within the covenant running with the land as set forth in subsection 1(a) hereof.
- (c) Except as set forth in subsection 4(e)(d) below, 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. This provision shall be a continuing obligation that survives expiration of the permit to use the dock.
- (d) In the event a dock permit is granted to a successor applicant for the same public dock permit parcel within the time proscribed in subsection 4(d) hereof, the obligation to remove the dock and all appurtenances thereto shall be discharged as to the former permit holder and a release and discharge of the covenant

running with the upland parcel shall be executed by the city manager or deputy city manager and recorded by the city in the Public Records of Broward County, Florida at the expense of the permit holder.

- (e) The dock permit granted may be revoked by the city commission for good cause shown upon at least ninety (90) days advance notice to the permit holder and an opportunity for the permit holder to be heard.
- (5) All improvements such as docks, seawalls and the like which are made or placed upon the public 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 regulatory authorities having subject matter jurisdiction regarding such matters. All maintenance and repairs shall be performed according to city engineering standards and all applicable regulatory codes including the city's Unified Land Development Code regulations, Florida Building Code and Broward County Amendments thereto.
- (6) All docks installed pursuant to this section 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 elevation 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. Penetrating the city seawall to support the dock or permanently attaching improvements, such as cleats, ladders, ramps, mooring whips or similar devices to the city's seawall is prohibited, unless: (a) specifically recommended pursuant to the dock building permit review process; or (b) where the seawall and dock are being constructed by the dock permit holder; or (c) upon demonstration of hardship, as it relates to accommodations under the Americans with Disability Act, as same may be amended from time to time and as authorized in the resolution granting the dock permit.
- (7) The holder of the permit shall be responsible for maintaining improvements within the dock area, as hereinafter defined and for maintaining and beautifying the public swale area, as hereinafter defined. The public swale area shall be landscaped in accordance with: (i) the established landscape plan for the area in question adopted by the department of sustainable development; or (ii) a landscape plan approved by the department of sustainable development and embodied in the resolution adopted by the city commission granting the permit under this section. Failure to do so shall be grounds for revocation of the permit.
 - (a) For the purposes of this section, the term "dock area" shall mean that area bounded by: (i) the upland cap of the seawall abutting the dock; and (ii) extending over the water the length and width of the dock; and (iii) including the area within which the vessel may be berthed and all appurtenances to the dock area. The length of the dock shall not exceed: (1) the distance between the extension into the waterway of the two (2) side yard setbacks for the principal building on the

corresponding upland parcel; nor (2) the boundaries of the dock as set by the city commission pursuant to subsection 2(b) above, whichever (1) or (2) above is applicable.

- (b) For the purposes of this section, the term "public swale area" shall be the area: (1) within the waterward extension of the side property lines of the upland parcel from the edge of the adjacent publicly dedicated right-of-way closest to the waterway to the wet-faced edge of the seawall cap, excluding therefrom the dock; or (2) the boundaries of the dock as set by the city commission pursuant to subsection 2(b) above, whichever (1) or (2) above is applicable.
- (8) Parking in the public swale area, where allowed, is intended to be temporary in nature. Overnight or long-term parking by persons associated with upland property owners under subsection 2(a) or (b) hereof both with and without a dock permit is discouraged. There shall be no fueling of vessels from tank trucks along the adjacent publicly dedicated right-of-way.
- (9) The holder of such dock permit shall not charge or collect any rent or fees from anyone using such dock constructed on the public dock permit parcel. Signage such as "private dock" may be placed on the dock within the dock area. No signage shall be placed upon or within the public swale area. Only vessels owned by the permit holder and registered with the city as part of the dock permit application or amended thereafter may be moored at the permitted dock. Except as to a tender, there shall be no rafting of vessels from the vessel moored at the permitted dock. The berthing of a vessel at a public dock permit parcel that is not authorized pursuant to the city commission granting a dock permit ("Unauthorized Vessel") shall be unlawful and a violation of the Code pursuant to section 1-6.
- (10) A permit granted to a permit holder to construct a dock or authorization to use an existing dock upon the public dock permit parcel and the acceptance and use of same by the permit holder shall constitute a 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.
- (11) 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.
- (12) The violation of any provisions of this section or any regulations relating thereto hereinafter enacted or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and a violation of this Code pursuant to section 1-6 and may also constitute cause for revocation of the permit.
- (13) The resolution granting the permit or the administrative approval of the permit for a renewal term may specify additional reasonable terms and conditions pertaining to the

use or improvement of the public dock permit parcel.

- (14) Only public lands which are not needed by the city for public docking purposes are available for private use under the terms hereof, and the supervisor of marine facilities shall furnish to the city manager a complete list of all street-ends and other city-owned property abutting waterways which is not needed for dockage purposes from time to time, provided, however, no dock permits shall be issued under subsection (15), (16), (17), and (18), except in compliance with the terms and conditions thereof.
- (15) No dock permits shall be issued for public dock permit parcels where the public right-of-way terminates at the waterway (e.g. "street ends"). For dock permits that were issued for street-ends prior to June 1, 2019, those dock permits shall continue to remain valid, until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and this section, other than the prohibition against issuance of dock permits for street-ends.
- (16) To preserve the general public's right to intermittently use and have access to city parks located on waterways, no dock permits shall be issued for parcels where the public right-of-way is located within city-owned land that is used for park purposes. For dock permits that were issued for city-owned land that was used for park purposes at the time of issuance, those dock permits shall continue to remain valid, until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and in this section, other than the prohibition against issuance of dock permits along public rights-of-way within city-owned lands used for park purposes.
- (17) Other than upland parcels referenced in subsection (18) below, subject to exceptions hereinafter set forth, no dock permits shall be issued for upland parcels that abut and are contiguous to a waterway and have riparian rights relative thereto after July 1, 2025 or after such date that the city raises the seawall with municipal funds, whichever is first. For dock permits that were issued prior to June 1, 2019 for upland parcels that abutted and are contiguous to a waterway and to which riparian rights have attached thereto, those dock permits shall continue to remain valid until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and this section, other than the prohibition against issuance of dock permits for upland parcels that abut a waterway and have riparian rights. Any permits for these upland parcels issued after June 1, 2019 will require the raising of the seawall by the applicant to the current elevation standard as a condition of the dock permit.
- (18) In accordance with the Florida Supreme Court holding in *Burkart v. City of Fort Lauderdale*, 168 So. 2d 65 (Fla. 1964), dock permits shall not be required for the following lots and blocks set forth on the Plat of IDLEWYLD, as recorded in Plat Book 1,

Page 19 of the Public Records of Broward County, Florida: Lots 1—5 and 11—12 Block 1; Lots 1—6 Blocks 2, 3, 4, 5, 6, and 8; Lots 1-7, Block 8; and Lots 1—3 and 27—32, Block 12 thereof.

(Code 1953, § 11-12; Ord. No. C-68-23, § 2, 6-4-68; Ord. No. C-87-95, § 1, 11-17-87; Ord. No. C-17-28, § 20, 9-13-17; Ord. No. C-19-22, § 1, 10-2-19)