



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
FORT LAUDERDALE FIRE RESCUE DEPARTMENT
528 NW 2ND STREET, STATION #2
FORT LAUDERDALE, FLORIDA 33311
3RD FLOOR CONFERENCE ROOM
THURSDAY, JUNE 6, 2024 – 5:00 P.M.

Cumulative Attendance
January-December 2024

Steve Witten, Chair	P	6	0
James Harrison, Vice Chair	A	3	3
Tyler Brunelle	A	5	1
Robyn Chiarelli	A	3	3
Jason Dunbar	P	3	0
Barry Flanigan	P	6	0
Robert Franks	A	4	2
Elisabeth George	P	6	0
Brewster Knott	A	3	3
John Lynch	P	5	1
Norbert McLaughlin	P	6	0
Noelle Norvell	A	3	3
Ed Rebholz	A	4	2
Bill Walker	P	4	2
Robert Washington	P	5	1

As of this date, there are 15 appointed members to the Board, which means 8 would constitute a quorum.

Staff

Andrew Cuba, Marine Facilities Manager
Jonathan Luscomb, Marine Facilities Supervisor
Sergeant Travis O’Neil, Marine Unit Supervisor

Communications to City Commission

None.

- I. Call to Order / Roll Call

Chair Witten called the meeting to order at 6:00 p.m.

- II. **Statement of Quorum**

Roll was called and it was noted a quorum was present at the meeting.

III. Approval of Minutes – May 2, 2024

Motion made by Ms. George, seconded by Mr. Lynch, to approve. In a voice vote, the **motion** passed unanimously.

IV. Waterway Crime & Boating Safety Report / Code Enforcement Update

Sergeant Travis O'Neil, Marine Unit Supervisor, reported the following activity from May 2024:

- 186 calls for service
- 8 vessel crashes with no significant injuries
- 1 vessel fire

Sgt. O'Neil added that there were no significant issues at the Air and Sea Show, although there were fewer Police boats in service than expected.

Sgt. O'Neil also advised that the Marine Unit, along with other Florida law enforcement entities, participated in a Memorial Day Weekend operation called Not This Weekend. This was a very productive effort, resulting in an arrest for Boating Under the Influence as well as several resource violations and the shutdown of three illegal charters. Over 200 stops were made and over 200 citations written, four of which were criminal.

Chair Witten advised that there have been several incidents witnessed of boaters sanding or painting their boats over the waterway. Sgt. O'Neil stated that this is typically a Code Enforcement issue rather than a Marine Unit issue, as the Marine Unit cannot enforce this violation. He added that the violation would have to be witnessed by an Officer before an individual can be charged, as it is a misdemeanor.

Mr. Flanigan recommended against Board members giving their names when reporting these types of violations. Ms. George noted, however, that this is a requirement for all violations reported to Code Enforcement.

Mr. McLaughlin asked if the Marine Unit enforces for Code violations. Sgt. O'Neil replied that this is not typically done; however, if Code Enforcement is unavailable, the Marine Unit can respond if necessary. He cautioned that enforcement of Ordinances is not the Marine Unit's purview,.

Chair Witten reported that at their May 7, 2024 meeting, the City Commission declined to move forward with the proposed moratorium on dock waivers on the New River. He noted that many supporters of the moratorium had not been present at the City Commission meeting, and had received communication from stakeholders expressing concern that the public perception of the moratorium was inaccurate. Chair Witten concluded that he did

not wish to invest further time in discussion of a moratorium, and requested feedback from the Board on where they should go from here.

It was noted that a bathymetric survey of the New River will continue in order to determine the waterway's center, which will assist the Board in future discussion of waivers.

John Kelly, member of the public, commented that it was clear misinformation had been disseminated about the proposed moratorium, and that politics may have played a role in the misinformation. He expressed concern that not enough residents fully appreciate the role of the marine economy in Fort Lauderdale, emphasizing the significance of marine services based on the New River.

Mr. Flanigan observed that if it becomes more difficult for boats to access businesses on the New River, their owners are likely to seek those services in other municipalities. He advised that boats are willing to be towed up the New River due to the quality of the work available there.

V. Dock Waiver – 1947 NE 21st Street / Christopher Place

Lisa McConnell, representing the Applicant, showed a PowerPoint presentation on the Application, which requests extension of a pier and boat lift past the 25 ft. limitation on the Middle River. The waiver is for approximately 14 ft. past the 25 ft. limitation, based on the Applicant's property line. She showed photographs of the property and surrounding area, pointing out that the waterway at the subject location is in excess of 200 ft. wide.

Ms. McConnell continued that the vessel the Applicant plans to place on the boat lift is 28 ft. The structural plans for the extension have been approved by the appropriate environmental agencies before submittal to the City for building review. The boat lift is requested for protection from severe weather events.

The Applicant has reached out to his neighbors to ensure they are aware of his waiver request. Ms. McConnell added that she has submitted several voluntary letters of consent by these neighbors along with the Application.

Chair Witten asked if there were any letters of objection to the requested waiver. Mr. Cuba replied that all properties within 300 ft. of the subject property were notified, and none responded in objection.

Motion made by Mr. Lynch, seconded by Mr. Dunbar, to approve. In a roll call vote, the **motion** passed unanimously (8-0).

VI. Dock Permit – 601 Cordova Road / JFB Assets Mgmt. Ltd. Partnership, Jean Francois Boisvert

This Item was pulled from the Agenda.

VII. Dock Waiver – 700 SW 4th Place / Scott Eric Jordan and Erin Mary Myers

Tyler Chappell, representing the Applicants, showed photographs of the site, pointing out that the existing dock is dilapidated and falling apart. The property lines of most properties on the north side of the river are interior of existing seawalls. The Applicants plan to raise their seawall height to 5 ft., as their back yard is subject to flooding during king tides.

Mr. Chappell reviewed the dimensions of the requested structures, noting that a waiver of 1.5 ft. is requested for the 26.5 ft. floating dock. Extraordinary circumstances include the fact that all structures would fall within the 30% limitation of the waterway. The section of the New River in the subject area is roughly 225 ft. to 230 ft. wide as measured from wet face to wet face of the seawalls. This section of the waterway has significant boat traffic.

The subject property has been vacant for some time, and the Applicants propose a boat lift at the site. They also plan to dock a 60 ft. boat at the outside slip. Mr. Chappell provided letters of support from neighboring property owners and reviewed the distances associated with other waivers that have been granted in the area.

Mr. McLaughlin requested clarification of the size of the vessel to be placed on the boat lift. Mr. Chappell replied that the interior vessel is approximately 24 ft., with the outside vessel will be 60 ft.

It was asked whether there is a waiver associated with the existing piles at the property. Mr. Chappell replied that he had not seen any waiver associated with the piles. It was further clarified that the piles had been properly permitted, but were incorrectly installed and not recorded thereafter.

There being no further questions from the Board at this time, Chair Witten 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. Walker, seconded by Mr. Flanigan, to approve. In a roll call vote, the **motion** passed unanimously (8-0).

VIII. Old / New Business

Chair Witten stated that the Board's meeting in July is scheduled for Tuesday, July 9, 2024 due to the Independence Day holiday the previous week. No meeting is scheduled in August.

Chair Witten also noted that Board members Robert Franks, Brewster Knott, John Lynch, and Ed Rebholz have been reappointed for another term.

Mr. McLaughlin addressed measurements from property lines or the wet faces of seawalls, pointing out that property lines may extend some distance into the waterway. This would mean a variance measured from the property line would extend significantly further into the waterway. He advised that measurements are traditionally taken from the wet face of the seawall for this reason.

Chair Witten recalled that one issue related to using the wet face of the seawall as a measurement was that seawalls may be in disrepair. Mr. Cuba explained that while Code may indicate a distance from the property line, if the property line is waterward then the measurement will be taken “from the property line that is landward.” Chair Witten concluded that this can be discussed further at a subsequent meeting when Assistant City Attorney Bob Dunckel is present to provide additional clarification.

It was asked if the City has any appetite for adding docks that can be used by small boaters, with the suggestion of a location off Sebastian Road where public parking is available. Dinghy docks could be installed there for beach access. Mr. Cuba advised that this could be discussed further.

It was also noted that due to the City’s anchoring Ordinances, a new dock at this location could be filled by cruisers who want to briefly go ashore, which can lead to issues with trash, noise, and other concerns for neighbors. Mr. Cuba also pointed out that a public dock would also need to meet the requirements of the Americans with Disabilities Act (ADA).

Chair Witten recognized Mr. Cuba and Mr. Luscomb for their years of work with the Marine Advisory Board and dedication to the marine community. Mr. Luscomb has worked with the Board for 15 years, while Mr. Cuba has worked with them for 18 years.

Mr. Luscomb clarified that the bathymetric survey is not yet complete because the City is waiting to secure insurance from the vendor that will perform the survey. It is expected to begin next week and take approximately three days.

Mr. Luscomb also reported that the City has met with a design/permitting consultant to discuss the seawalls in front of the wharf. The City originally approached the consultant regarding a walkway at that location; however, the price for this structure would have been prohibitive, so plans are now for a seawall that will provide continuity with the rest of the New River. Plans include two floating docks with a living seawall behind each of them. The Public Works Department is seeking financial assistance from the Florida Inland Navigational District (FIND) for this project.

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:08 p.m.

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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. 24-11

DATE: July 3, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: July 9, 2024 MAB Meeting – Application for Dock Permit – Neal & Susan Mehlman / 909 Cordova Road

Attached for your review is an application from Neal & Susan Mehlman / 909 Cordova Road.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of an existing 39.7'+/- long x 7.4'+/- wide marginal dock and access steps extending a maximum distance of 7.4'+/- from the seawall cap on public property abutting the waterway adjacent to 909 Cordova Road. City Code Section 8-144 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.

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

AC

Attachment

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

**NEAL AND SUSAN MEHLMAN
909 CORDOVA ROAD
APPLICATION FOR PRIVATE USE OF PUBLIC PROPERTY
ABUTTING WATERWAYS**

**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; **Neal Mehlman and Susan Mehlman**

TELEPHONE NO: _____ 312-206-6422 EMAIL: nmehlman@comcast.net
(home) (business)

2. APPLICANT'S ADDRESS (if different than the site address): **3300 NE 40th Ct, Fort Lauderdale, FL 33308**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
The applicant requests a waiver for the private use of public land abutting waterways within the City of Fort Lauderdale for an existing marginal dock.

4. SITE ADDRESS: **909 Cordova Rd, Fort Lauderdale, FL 33316** ZONING: **RS-8**

LEGAL DESCRIPTION AND FOLIO NUMBER:
**RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 20
Folio No. 504211190070**

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Warranty Deed, Survey, Zoning Aerial, Photos, Project Plans

Susan Mehlman
Neal Mehlman
Applicant's Signature

6/28/2024
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
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____

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EXHIBIT II SUMMARY DESCRIPTION

Summary Description
909 Cordova Road
TCG Project No. 24-0029.001

The project site is located along the Rio Cordova at 909 Cordova Road, in Section 11, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Rio Cordova, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 2 miles to the south at the Port Everglades Inlet. As the project site is located along the Rio Cordova, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing ± 50.4 in. ft. sheet pile seawall recently installed by the City of Fort Lauderdale under the Cordova Road Seawall Project and a ± 269 sq. ft. composite dock (39.7' x 7.4') with steps located on the uplands. The existing dock is located at a maximum distance of 65.2' from the applicant's property line and a maximum distance of 7.4' from the existing seawall cap. As this property is owned by the city, the existing composite dock requires approval of private use of public property abutting a waterway.

If this request is approved, the applicant will comply with all other necessary codes of ordinances (Sec. 8-144).

EXHIBIT III WARRANTY DEED & BCPA

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:

Moraitis, Cofar, Karney, Moraitis & Quailey
915 Middle River Dr Suite 506
Fort Lauderdale, FL 33304
FileNo: 19R-138K

Parcel Identification No. 5042 11 19 0070

[Space 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 15th 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, grantee*,

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 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.

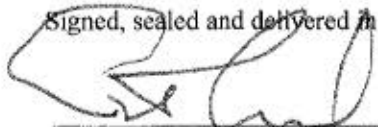
Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

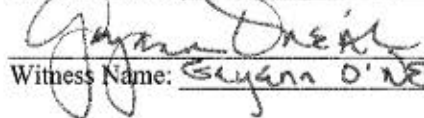
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as 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:


Witness Name: DAVID L. CUNNINGHAM, JR.

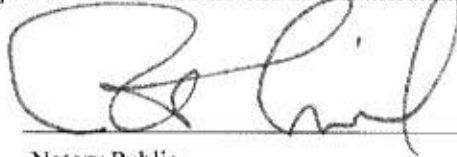

Witness Name: SUSAN O'NEAL


JOHN R. FLETEMEYER (Seal)

State of Florida

County of Broward

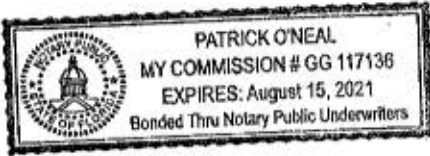
The foregoing warranty deed was acknowledged before me this 8 day of March, 2019 by JOHN R. FLETEMEYER, who is personally known or has produced a driver's license as identification.



Notary Public

Printed Name: Patrick O'Neal

My Commission Expires: Aug. 15, 2021



PROPERTY SUMMARY

Tax Year: 2024	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 504211190070	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): MEHLMAN, NEAL MEHLMAN, SUSAN	Adj. Bldg. S.F: 3288	Email: realprop@bcpa.net
Mailing Address: 909 CORDOVA RD FORT LAUDERDALE, FL 33316	Bldg Under Air S.F: 3240	Zoning : RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
Physical Address: 909 CORDOVA ROAD FORT LAUDERDALE, 33316-1451	Effective Year: 2006	Abbr. Legal Des.: RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 20
	Year Built: 2005	
	Units/Beds/Baths: 1 / 4 / 4	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$217,640	\$1,374,780	0	\$1,592,420	\$1,548,480	
2023	\$217,640	\$1,527,670	0	\$1,745,310	\$1,503,380	\$28,136.04
2022	\$217,640	\$1,437,910	0	\$1,655,550	\$1,459,600	\$26,845.41

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,592,420	\$1,592,420	\$1,592,420	\$1,592,420
Portability	0	0	0	0
Assessed / SOH 20	\$1,548,480	\$1,548,480	\$1,548,480	\$1,548,480
Granny Flat				
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
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,498,480	\$1,523,480	\$1,498,480	\$1,498,480

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/12/2024	Warranty Deed Qualified Sale	\$2,950,000	119640838
05/17/2022	Quit Claim Deed Non-Sale Title Change	\$100	118190090
03/08/2019	Warranty Deed Qualified Sale	\$1,550,000	115677400
12/03/2012	Quit Claim Deed Non-Sale Title Change		49326 / 1967
05/18/2010	Warranty Deed Qualified Short Sale	\$1,000,000	47123 / 1928

LAND CALCULATIONS

Unit Price	Units	Type
\$40.00	5,441 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504211190070	06/12/2024	Warranty Deed	Qualified Sale	\$2,950,000	119640838	909 CORDOVA RD FORT LAUDERDALE, FL 33316
504211190010	02/26/2024	Warranty Deed	Qualified Sale	\$4,100,000	119416884	1326 PONCE DE LEON DR FORT LAUDERDALE, FL 33316
504211190021	06/16/2023	Warranty Deed	Qualified Sale	\$3,850,000	118933466	1334 PONCE DE LEON DR FORT LAUDERDALE, FL 33316
504211190030	12/01/2021	Warranty Deed	Excluded Sale	\$2,300,000	117776010	1342 PONCE DE LEON DR FORT LAUDERDALE, FL 33316
504211190010	04/26/2021	Warranty Deed	Excluded Sale	\$2,372,500	117240834	1326 PONCE DE LEON DR FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Residential (R) 1						(F1) 1.00		

SCHOOL

Harbordale Elementary: A
Sunrise Middle: C
Fort Lauderdale High: A

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 4	County Comm. Name Lamar P. Fisher	US House Rep. District 23	US House Rep. Name Jared Moskowitz
Florida House Rep. District 100	Florida House Rep. Name Chip LaMarca	Florida Senator District 37	Florida Senator Name Jason W. B. Pizzo	School Board Member Sarah Leonardi

EXHIBIT IV ORIGINAL SURVEY

LEGAL DESCRIPTION:

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.

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPANO BEACH, FL. 33060

BOUNDARY SURVEY

PHONE: (754) 264-2166
FAX: (954) 827-0535

JOB NO.
12-200-20

PROPERTY ADDRESS: 909 CORDOVA ROAD
FORT LAUDERDALE, FL

Scale: 1" = 20'

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND THE NORTH LINE OF SAID LOT 199 REFERENCE BEARING (S 77°56'44" W)
2. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK NO. 3711 ELEVATION=7.264' NGVD29. ELEVATIONS SHOWN ARE REFERENCED TO NAVD88.
3. MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
4. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
5. EASEMENTS SHOWN HEREON ARE PER THE PLAT.
6. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.

CERTIFIED TO:
CUNNINGHAM

CPP DENOTES CONCRETE POWER POLE
F.I.R. DENOTES FOUND IRON ROD
NO ID. DENOTES NO IDENTIFICATION
D.E. DENOTES DRAINAGE EASEMENT
CONC. DENOTES CONCRETE
U.E. DENOTES UTILITY EASEMENT
R/W DENOTES RIGHT OF WAY
LS DENOTES LICENSED LAND SURVEYOR
P.S.M. DENOTES PROFESSIONAL LAND SURVEYOR
N/A DENOTES NOT APPLICABLE
IRR DENOTES IRRIGATION PUMP

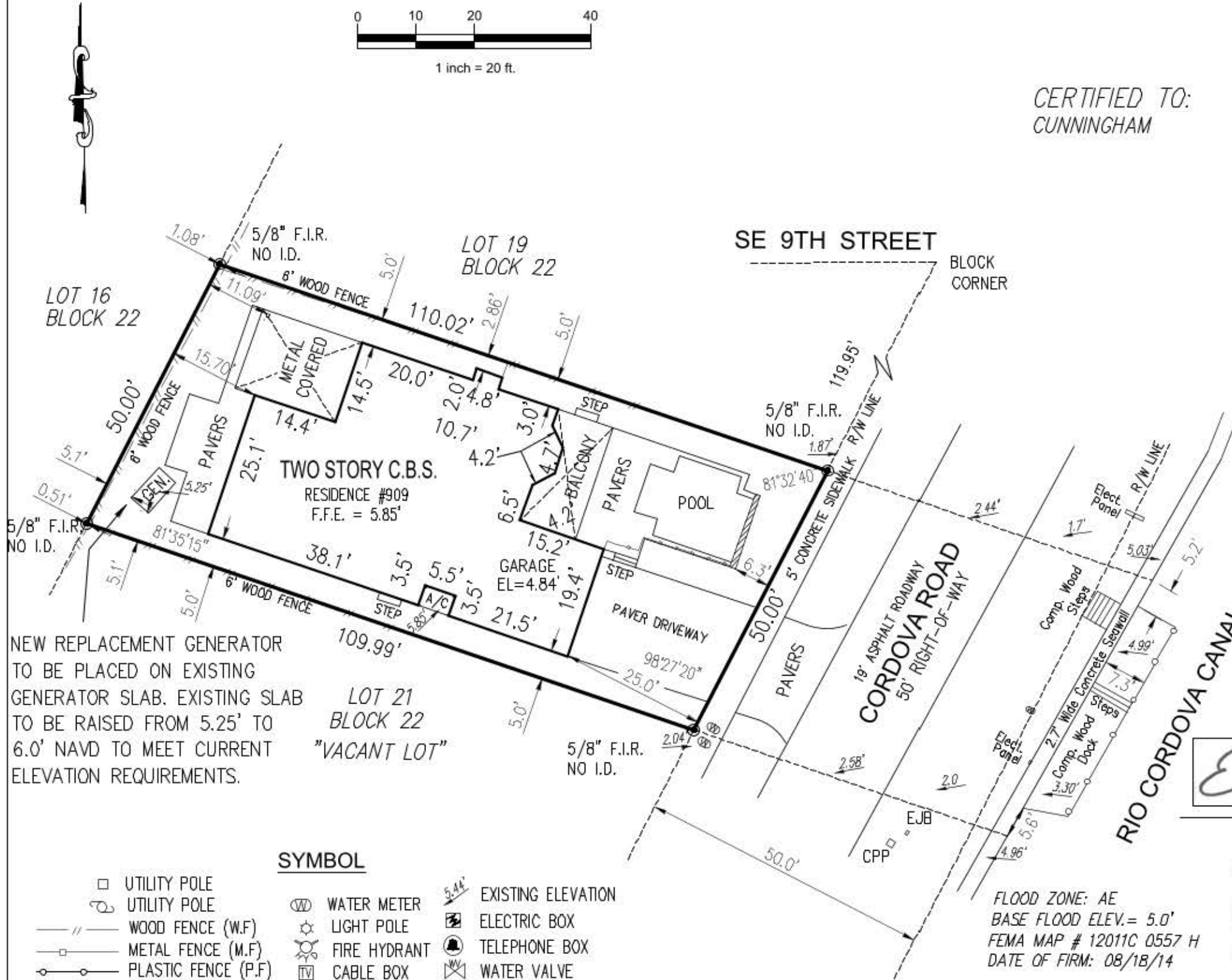
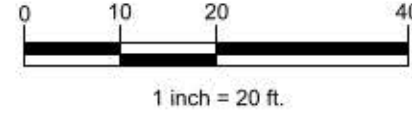
UPDATE SURVEY 4/18/24
ADD PROPOSED GENERATOR
INFO 10/03/22
DATE OF SURVEY 5/10/21



ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182

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

FLOOD ZONE: AE
BASE FLOOD ELEV.= 5.0'
FEMA MAP # 12011C 0557 H
DATE OF FIRM: 08/18/14



NEW REPLACEMENT GENERATOR TO BE PLACED ON EXISTING GENERATOR SLAB. EXISTING SLAB TO BE RAISED FROM 5.25' TO 6.0' NAVD TO MEET CURRENT ELEVATION REQUIREMENTS.

LOT 21
BLOCK 22
"VACANT LOT"

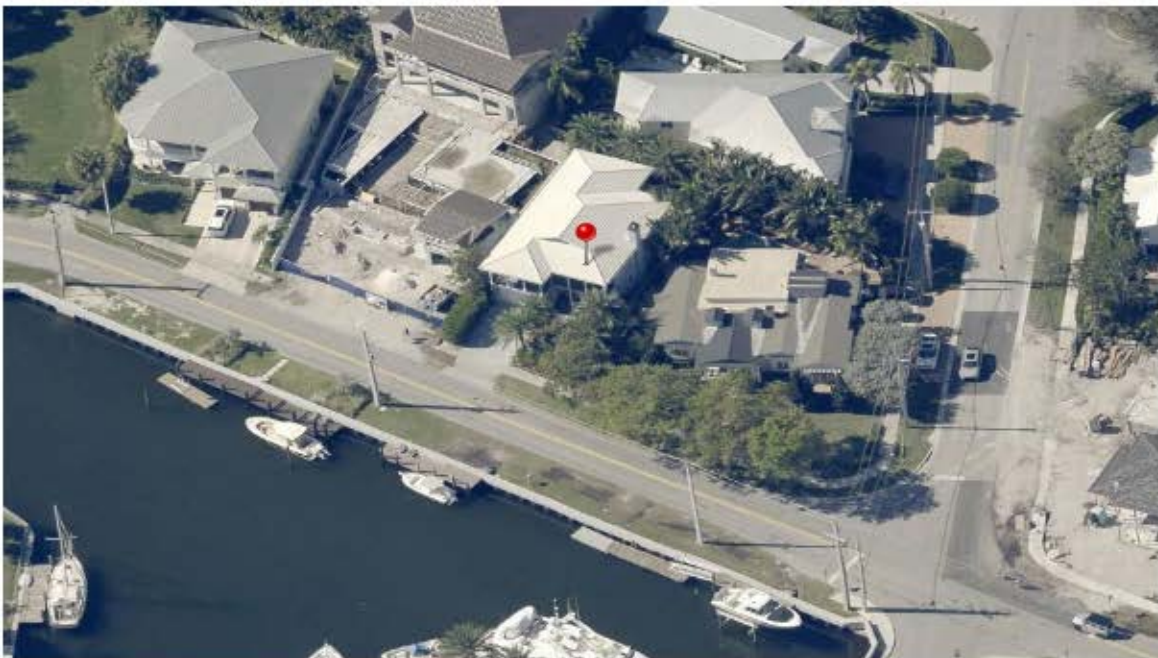
SYMBOL

- | | | |
|-------------------------|----------------|--------------------------|
| □ UTILITY POLE | ⊙ WATER METER | 5.44' EXISTING ELEVATION |
| ⊙ UTILITY POLE | ☆ LIGHT POLE | ⊠ ELECTRIC BOX |
| —//— WOOD FENCE (W.F) | ⊙ FIRE HYDRANT | ⊠ TELEPHONE BOX |
| —□— METAL FENCE (M.F) | ⊠ CABLE BOX | ⊠ WATER VALVE |
| —○— PLASTIC FENCE (P.F) | | |

EXHIBIT V SITE PHOTOGRAPHS



1. Northern portion of the subject site, facing north along the canal.



2. Northern portion of the subject site, facing west.

EXHIBIT VI PROJECT PLANS

909 CORDOVA ROAD CITY OF FORT LAUDERDALE PLAN SET



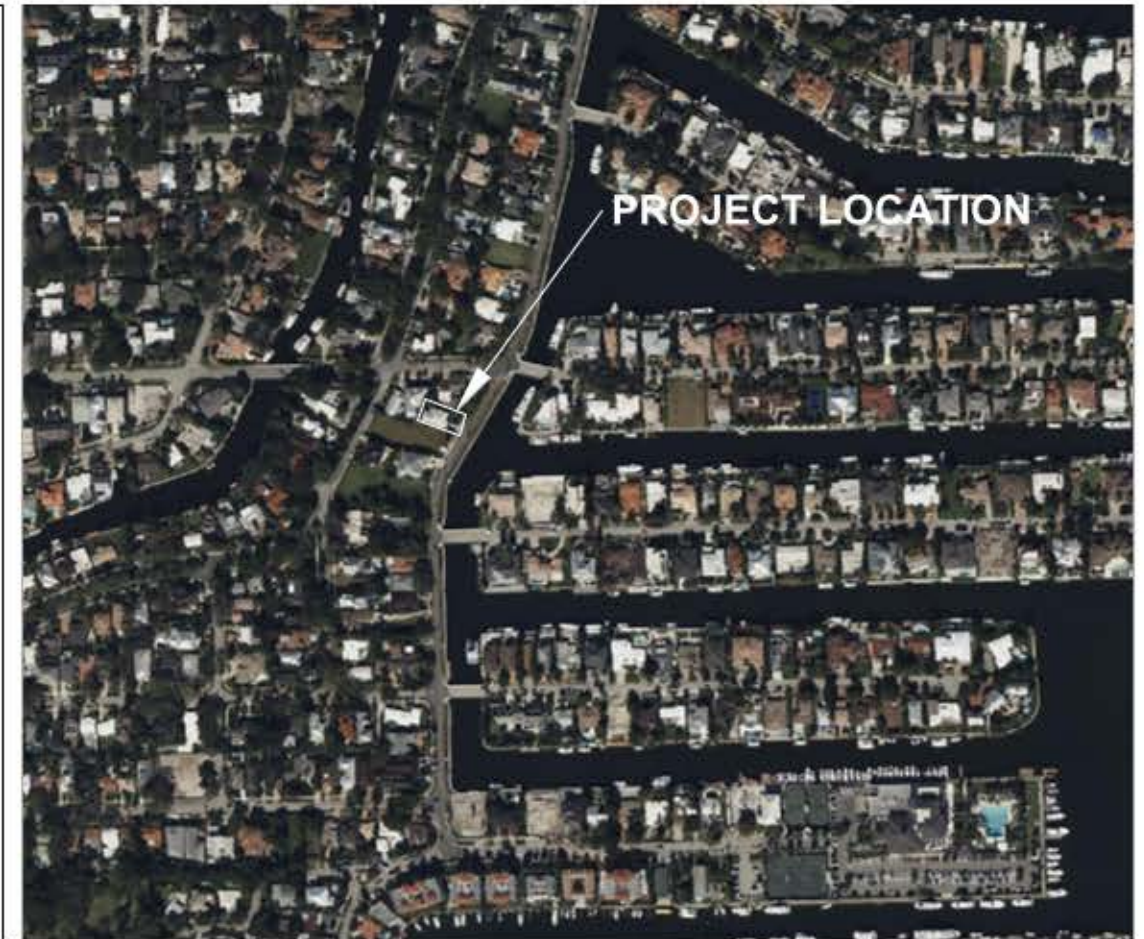
LOCATION MAP (N.T.S.)

DRAWING INDEX

SHEET 1: COVER

SHEET 2: EXISTING
CONDITIONS

SHEET 3: SECTION



VICINITY AERIAL (N.T.S.)

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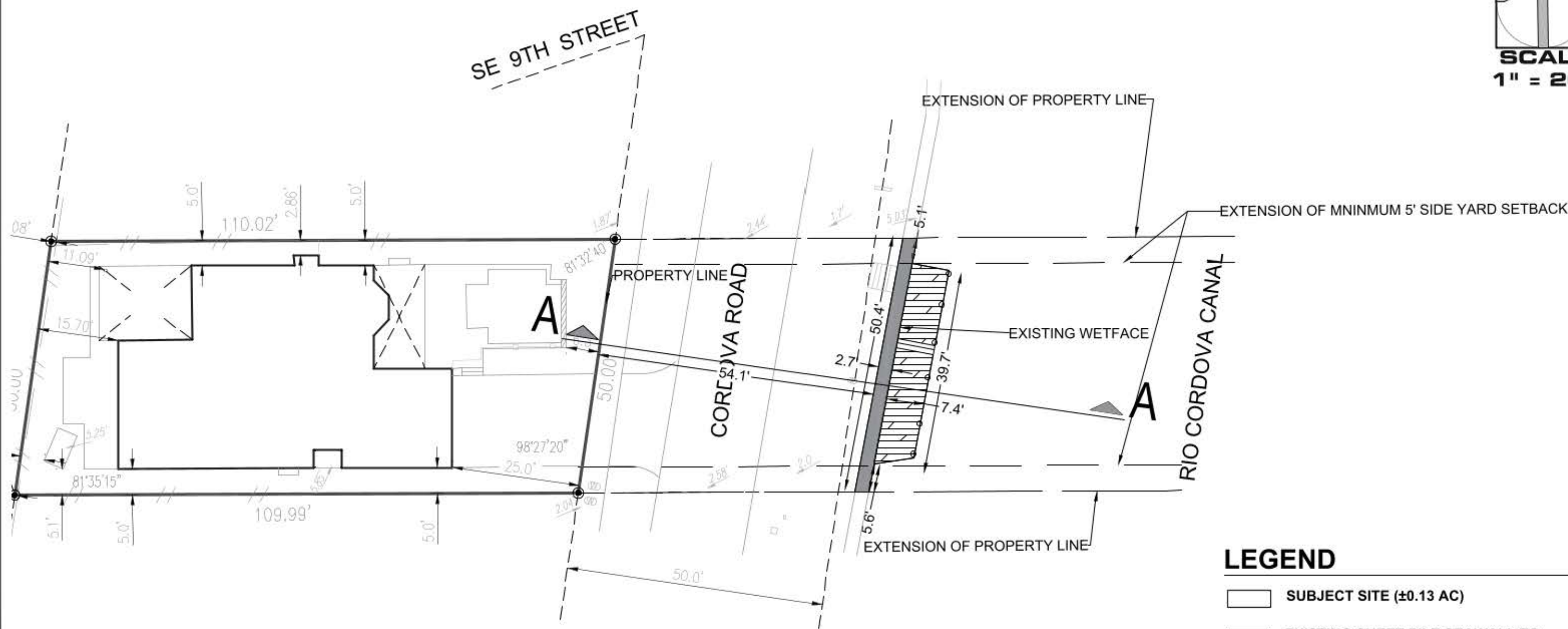
THE Chappell GROUP INC.
714 East McNab Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

- Environmental Consultants
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
909 CORDOVA ROAD
PREPARED FOR:
MR. & MRS. NEAL & SUSAN MEHLMAN

COVER

Date: 6/11/2024	Sheet : 1	of : 3
Proj No.: 24-0029.001		



LEGEND

-  SUBJECT SITE (±0.13 AC)
-  EXISTING SHEET PILE SEAWALL TO REMAIN ±51 LN. FT.)
-  EXISTING COMPOSITE MARGINAL DOCK TO REMAIN (±269 ft²)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD
 NOTE: SURVEY INFORMATION PROVIDED BY ERNEST W. DUNCAN. ELEVATIONS SHOWN AS NAVD88.

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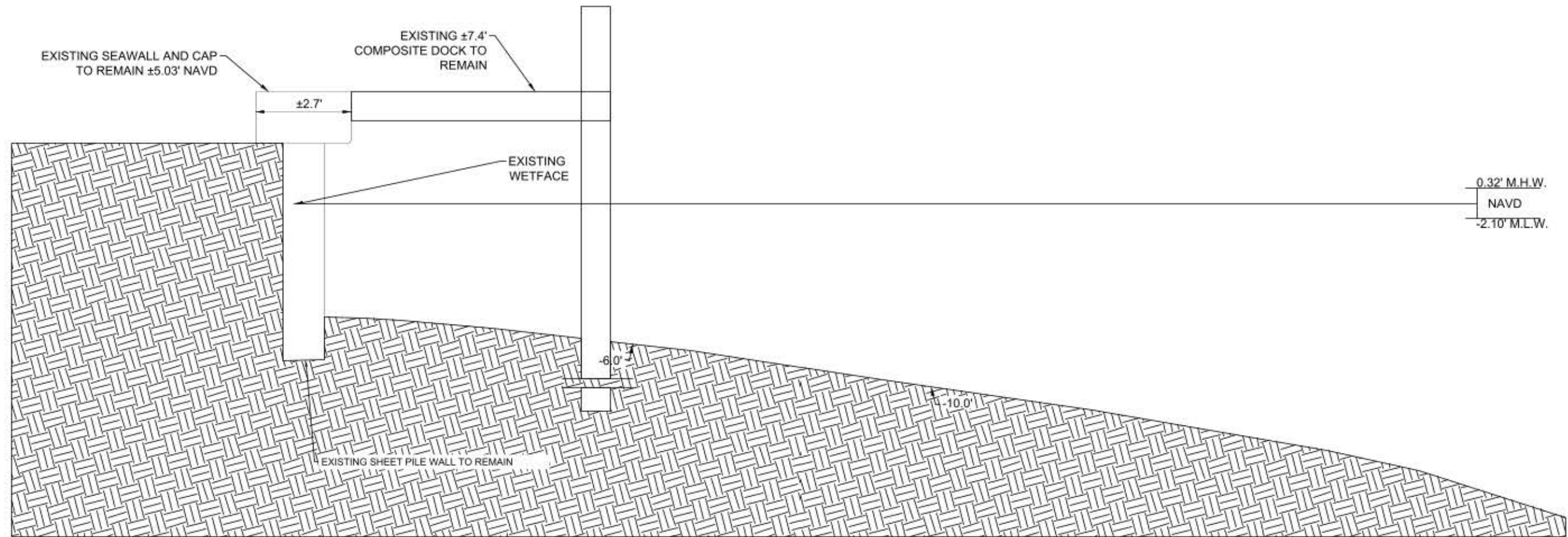
909 CORDOVA ROAD

PREPARED FOR:
 MR. & MRS. NEAL & SUSAN MEHLMAN

EXISTING CONDITIONS		
Date: 6/11/2024	Sheet : 2	of : 3
Proj No.: 24-0029.001		

EXISTING CONDITIONS A-A (TYP.)

N.T.S.



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909 CORDOVA ROAD
PREPARED FOR:
MR. & MRS. NEAL & SUSAN MEHLMAN

SECTION

Date: 6/11/2024	Sheet : 3	of : 3
Proj No.: 24-0029.001		

EXHIBIT VII STANDARD LANDSCAPE PLAN

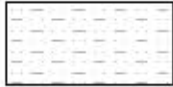
LEGEND



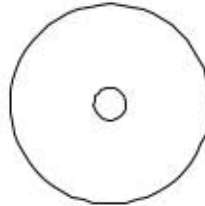
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



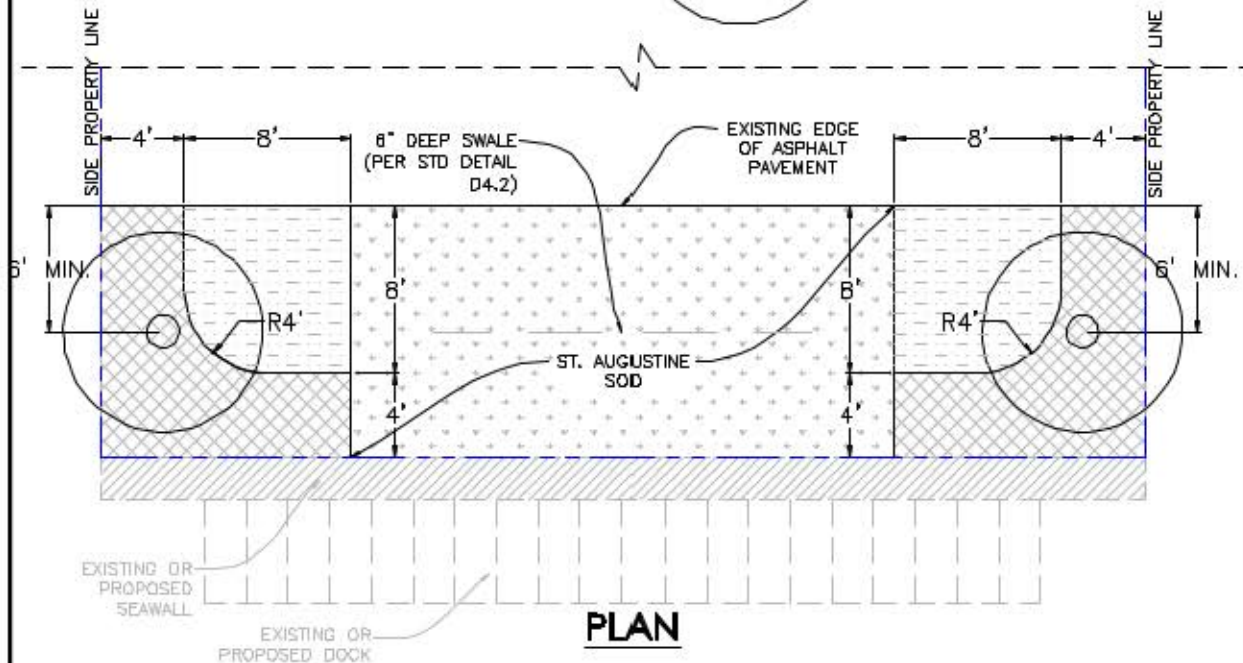
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



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

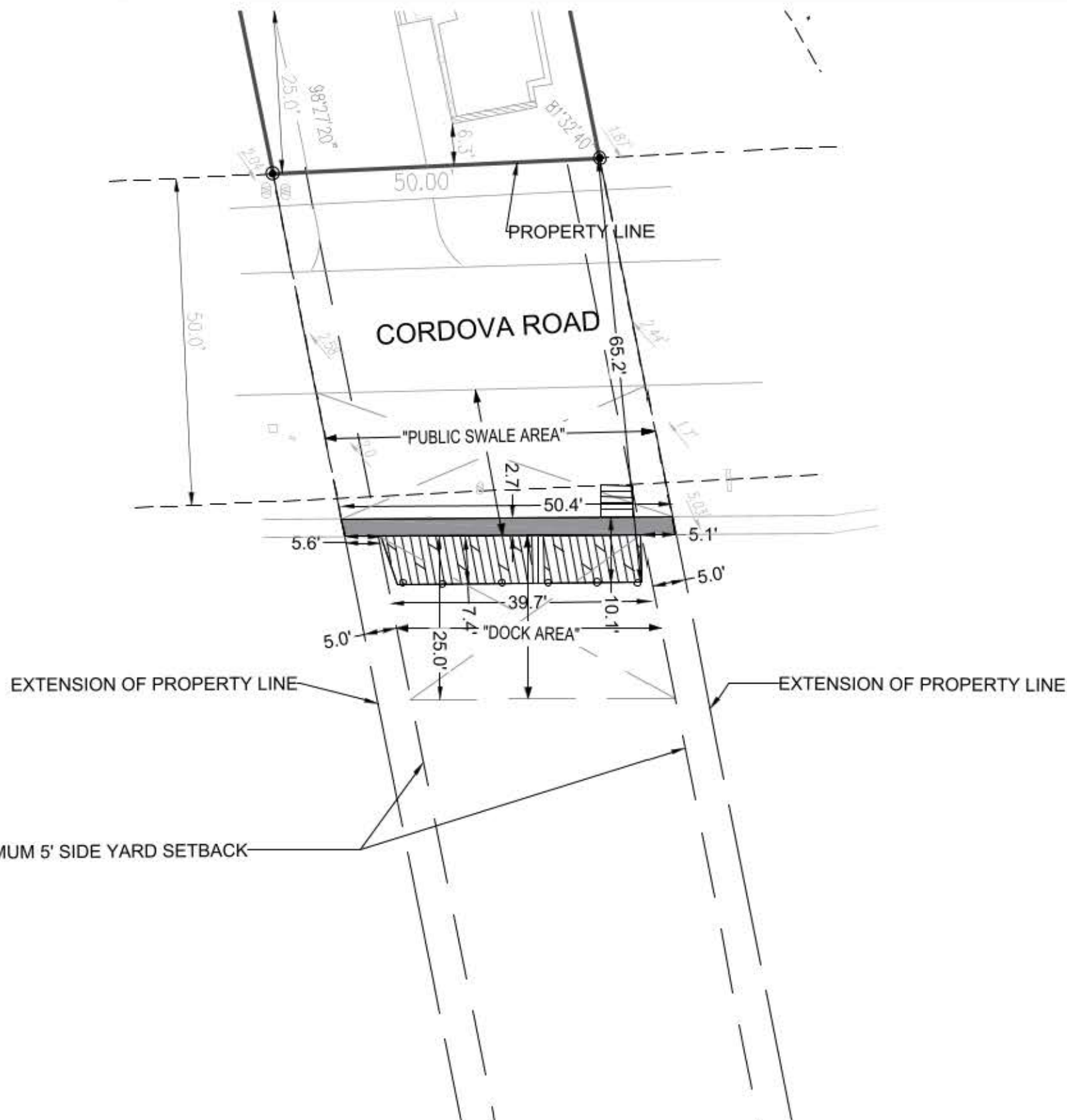
REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

LANDSCAPING PLAN (ROW)

SCALE:
1"=10'

**EXHIBIT VIII
EXHIBIT A**



LEGEND

- SUBJECT SITE (±0.12 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN ±51 LN. FT.)
- EXISTING COMPOSITE MARGINAL DOCK TO REMAIN (±269 ft²)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD
 NOTE: SURVEY INFORMATION PROVIDED BY ERNEST W. DUNCAN. ELEVATIONS SHOWN AS NAVD88.

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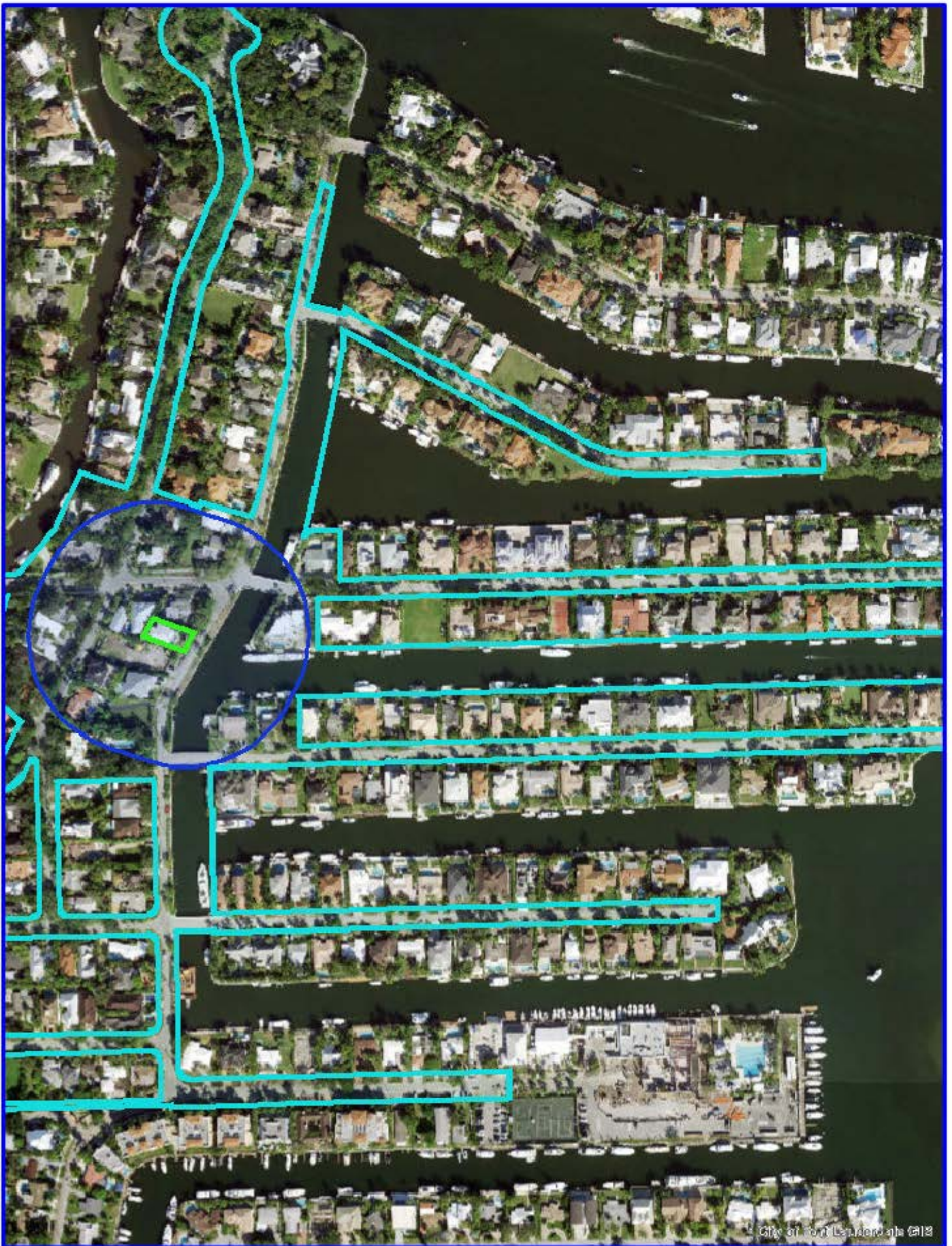
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909 CORDOVA ROAD

PREPARED FOR:
 MR. & MRS. NEAL & SUSAN MEHLMAN

EXHIBIT A		
Date: 6/13/2024	Sheet : 1	of : 1
Proj No.: 24-0029.001		

EXHIBIT IX ZONING AERIAL



City of Fort Lauderdale ©13



909 CORDOVA ROAD, FORT LUADERDALE

CITY OF FORT LAUDERDALE

Map Created by GIS Mailer



0 190 380 Feet

GIS
Fort Lauderdale

Printed on: 6/13/2024

EXHIBIT X EXISTING DOCK PERMITS IN THE VICINTY

EXISTING DOCK PERMITS IN THE VICINITY



ADDRESS	YEAR GRANTED
116 SE 11 th Ave	2019
1700 Brickell Drive	2019
601 Cordova Road	2022
607 Cordova Road	2022, 2024
621 Cordova Road	2011, 2013
721 Cordova Road	2022
811 Cordova Road	2022
817 Cordova Road	2023
901 Cordova Road	2022
915 Cordova Road	2021
919 Cordova Road	2024
1009 Cordova Road	2015, 2021, 2022
1109 Cordova Road	2023
1029 Cordova Road	2021
1028 SE 13 th Terrace	2021, 2023
909 Cordova Road	2022, Requested July 2024

**EXHIBIT XI
PROPERTIES WITH EXISTING DOCK STRUCTURES PRIOR
TO THE INSTALLATION OF THE CITY OF FORT
LAUDERDALE CORDOVA RD SEAWALL PROJECT**

EXISTING STRUCTURES PRIOR TO THE INSTALLATION OF THE CITY OF FORT LAUDERDALE CORDOVA RD SEAWALL PROJECT



Address	Structures
1516 Ponce De Leon Dr	Yes
621 Cordova Rd	Yes
701 Cordova Rd	Yes
705 Cordova Rd	Yes
711 Cordova Rd	Yes
721 Cordova Rd	Yes
805 Cordova Rd	Yes
811 Cordova Rd	Yes
817 Cordova Rd	Yes
901 Cordova Rd	Yes
909 Cordova Rd	Yes
1342 Ponce De Leon Dr	Yes

Address	Structures
919 Cordova Rd	Yes
1320 Ponce De Leon Dr	Yes
1326 Ponce De Leon Dr	Yes
1009 Cordova Rd	Yes
1013 Cordova Rd	Yes
1028 SE 13th Terr	Yes
1025 Cordova Rd	Yes
1029 Cordova Rd	Yes
1101 Cordova Rd	Yes
1109 Cordova Rd	Yes
1410 SE 11th St	Yes
1415 SE 11th Ct	Yes