

# ITEM VI

## MEMORANDUM MF NO. 22-13

DATE: June 23, 2022

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: July 7, 2022 MAB Meeting – Application for Dock Permit – 1550 Ponce de Leon LLC – Glenn Wright, Mgr. / 601 Cordova Road

Attached for your review is an application from 1550 Ponce de Leon - Glenn Wright, Mgr. / 601 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 , and associated access stairs extending a maximum distance of 8' from the wet face of the seawall on public property abutting the waterway adjacent to 607 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.

Marine Advisory Board

July 7, 2022

Page 2

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

1550 PONCE de LEON LLC  
601 Cordova Road  
Fort Lauderdale, FL 33315

Glenn Wright, Manager

# TABLE OF CONTENTS

	Page Number
A. Application Form.....	3
B. Summary Descriptive/Narrative.....	4
C. Warranty Deed and BCPA Ownership Page.....	5
D. Property Survey of Upland Parcel.....	10
E. Color Photos of the Dock Area.....	11
F. Applicant Vessel Information.....	13
G. Plans for the Dock.....	14
H. Landscaping Plan.....	20
I. EXHIBIT A – Dock Area and Public Swale Area.....	21
J. Aerial View of Property.....	22

**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: 1550 Ponce de Leon LLC - Glenn Wright, Manager

TELEPHONE NO: 954-867-4481      EMAIL: AL@HSFCONSTRUCTION.COM

2. APPLICANT'S ADDRESS (if different than the site address):  
1975 E. Sunrise Blvd., #607  
Fort Lauderdale, FL 33301

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

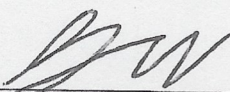
4. SITE ADDRESS:      601 CORDOVA ROAD      ZONING: Residential

LEGAL DESCRIPTION AND FOLIO NUMBER: 504211183542

RIO VISTA ISLES UNIT 3 7-47B PORTION LOTS 22,23,33 & 34 BLK 30 & RIVER SHORES 15-61 B PORTRACT 3 & 4, DESC AS COMM AT SW COR LOT 21,NE 58.52,NW 114.53,NE 124.21 TO POB,CONT NE 102.90,SE 85,SW 102.27,NW 85 TO POB

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

See Table of Contents

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

6-24-22  
\_\_\_\_\_  
Date

The sum of \$ 1500 was paid by the above-named applicant on the \_\_\_\_\_ of June,  
20 22 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 \_\_\_\_\_

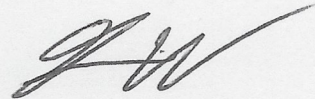
## SUMMARY DESCRIPTION/NARRATIVE

Marine Advisory Board,

I recently purchased the property at 601 Cordova Road. I am currently working on getting a permit through the city. Prior to the issuance of the permit, they require approval from the Board. No construction on started for the dock at this time. I will be using the exact plans that have been submitted and are requesting a permit by your Board. I will be building a new residence on the subject property and intend to dock a boat at the subject dock at a future date. The dock will be 40' long x 8' wide and will meet all applicable guidelines. I will update the Board when I do get a boat with all pertinent information.

Respectfully,

Glenn Wright  
Manager



Return to:

This Instrument Prepared by :

Name: Michael S. Ross, Esquire  
Greenspoon Marder LLP  
200 East Broward Blvd., Suite 1800  
Fort Lauderdale, Florida 33301

Property Appraisers Parcel I.D. (Folio) Numbers(s):  
\_\_\_\_\_

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

***This Warranty Deed*** Made the 12<sup>TH</sup> day of January, 2022 from SIPC, LLC, a Florida limited liability company ("Grantor"), whose post office address is 1975 E. Sunrise Blvd., Fort Lauderdale, FL 33315, to 1550 PONCE DE LEON DRIVE LLC, a Florida limited liability company ("Grantee"), whose post office address is 1975 E. Sunrise Blvd., 607, Fort Lauderdale, FL 3331, hereinafter called the grantee:

(Wherever 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)

*Witnesseth:* That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATION HEREIN BY REFERENCE;

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

Subject to (a) taxes for the year 2021, and (b) easements, rights of way, limitations, reservations, covenants, and restrictions of record, without the intention to re-impose the same.

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

*And* the Grantor hereby covenants with said Grantee that it is lawfully seised 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, 2020.

[SIGNATURE ON NEXT PAGE]

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature No. 1  
Print Name: ~~MARCUS BUELOSSE~~

Witness Signature No. 2  
Print Name: ~~HEERA HEGUCHIRO~~

SIPC, LLC,  
a Florida limited liability company

By: [Signature]  
Glenn Wright, as Manager  
("Grantor")

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )SS:

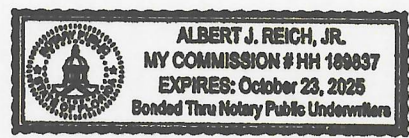
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was sworn and subscribed before me by means of  physical presence or  online notarization, by Glenn Wright, as Manager of SIPC, LLC, a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 12<sup>TH</sup> day of January, 2022.

[Signature]  
Notary Public

Albert J Reich Jr  
Typed, printed or stamped name of Notary Public

My Commission Expires:





**EXHIBIT "A"**

**Legal Description**

A PARCEL BEING A PORTION OF LOTS 22 AND 23 AND 33 AND 34 OF BLOCK 30 OF THE PLAT OF 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. AND A PORTION OF TRACTS 3 AND 4 OF RIVER SHORES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15 PAGE 61 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 21 THENCE N05 08'59"E ALONG THE WEST OF LOTS 21 AND 22 FOR A DISTANCE OF 58.52 FEET THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 22 N 28 20'12"W FOR A DISTANCE OF 22.22 FEET TO THE POINT OF BEGINNING THENCE CONTINUE N 28 20'12"W ALONG THE WEST LINE OF LOTS 22 AND 23 A DISTANCE 92.31 FEET TO THE NW CORNER OF SAID TRACT 4 THENCE N 84 36'28"E A ALONG THE NORTH LINE OF TRACTS 3 AND 4 FOR A DISTANCE OF 227.11 FEET THENCE S 04 58'16"E ALONG THE EAST LINE OF LOTS 33 AND 34 FOR A DISTANCE OF 85.00 FEET THENCE S84 36'18"W A DISTANCE OF 190.49 FEET TO THE POINT OF BEGINNING



**PROPERTY SUMMARY**

**Tax Year:** 2022  
**Property ID:** 504211183542  
**Property Owner(s):** 1550 PONCE DE LEON DRIVE LLC  
**Mailing Address:** 1975 E SUNRISE BLVD #607 FORT LAUDERDALE, FL 33301  
**Physical Address:** 601 CORDOVA ROAD FORT LAUDERDALE, 33316

**Property Use:** 00 - Vacant residential  
**Millage Code:** 0312  
**Adj. Bldg. S.F.:** 0  
**Bldg Under Air S.F.:**  
**Effective Year:** 0  
**Year Built:**  
**Units/Beds/Baths:** 0 / /

**Deputy Appraiser:** Residential Department  
**Appraisers Number:** 954-357-6831  
**Email:** realprop@bcpa.net  
**Zoning :** null  
**Abbr. Legal Des.:** RIO VISTA ISLES UNIT 3 7-47B  
 PORTION LOTS 22,23,33 & 34 BLK 30 & RIVER  
 SHORES 15-61 B PORTRACT 3 & 4, DESC AS  
 COMM AT SW COR LOT 21,NE 58.52,NW  
 114.53,NE 124.21 TO POB,CONT NE 102.90,SE  
 85,SW 102.27,NW 85 TO POB

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$785,520	0	0	\$785,520	\$785,520	
2021	0	0	0	0	0	
2020	0	0	0	0	0	

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$785,520	\$785,520	\$785,520	\$785,520
Portability	0	0	0	0
Assessed / SOH	\$785,520	\$785,520	\$785,520	\$785,520
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$785,520	\$785,520	\$785,520	\$785,520

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
01/12/2022	Multi Warranty Deed Disqualified Sale	\$553,800	117886395

**LAND CALCULATIONS**

Unit Price	Units	Type
\$90.00	8,728 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504211183650	05/22/2022	Warranty Deed	Qualified Sale	\$1,400,000	118173807	715 CORDOVA RD FORT LAUDERDALE, FL 33316
504211182150	05/13/2022	Warranty Deed	Qualified Sale	\$5,400,000	118163716	1335 PONCE DE LEON DR FORT LAUDERDALE, FL 33316
504211181890	05/05/2022	Warranty Deed	Qualified Sale	\$2,875,000	118128149	1009 CORDOVA RD FORT LAUDERDALE, FL 33316
504211183410	04/29/2022	Warranty Deed	Qualified Sale	\$3,950,000	118118091	1416 PONCE DE LEON DR FORT LAUDERDALE, FL 33316
504211183050	04/27/2022	Warranty Deed	Qualified Sale	\$2,400,000	118141629	1104 S RIO VISTA BLVD FORT LAUDERDALE, FL 33316

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						(F3)		
Vacant Lots (L)								
1						8,728.00		

**SCHOOL**

**Harbordale Elementary: A**  
**Sunrise Middle: B**  
**Fort Lauderdale High: A**

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
93	Chip LaMarca	34	Gary M. Farmer, Jr.	Sarah Leonardi



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

## Detail by Entity Name

Florida Limited Liability Company  
1550 PONCE DE LEON DRIVE LLC

### Filing Information

<b>Document Number</b>	L21000527203
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	12/14/2021
<b>Effective Date</b>	12/14/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1975 E SUNRISE BLVD  
607  
FORT LAUDERDALE, FL 33304

### Mailing Address

1975 E SUNRISE BLVD  
607  
FORT LAUDERDALE, FL 33304

### Registered Agent Name & Address

ROY, DAVID  
4209 N. FEDERAL HWY.  
POMPANO BEACH, FL 33064

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

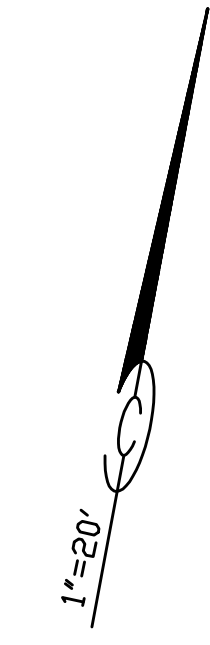
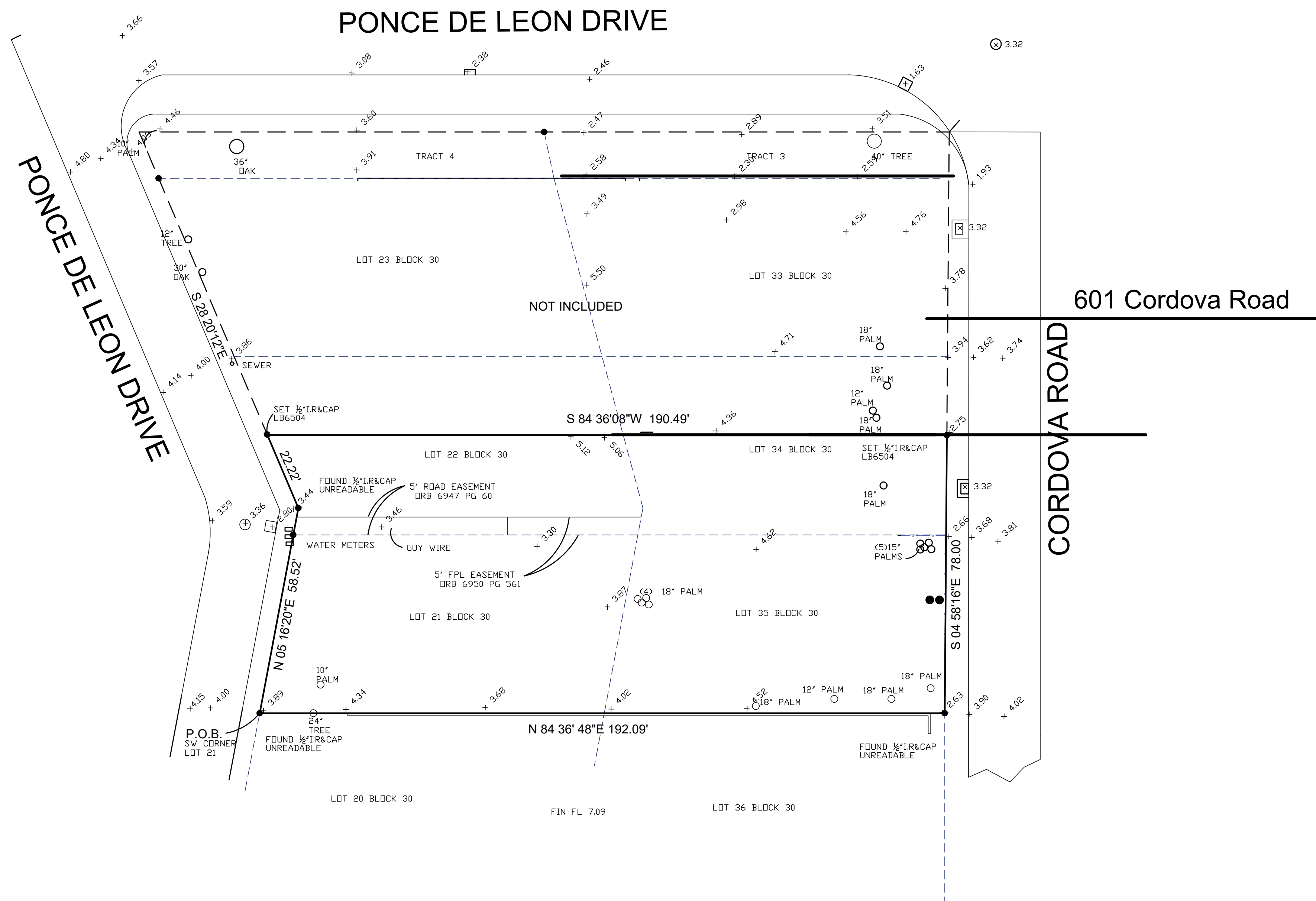
GOM VENTURES LLC  
1975 E SUNRISE BLVD-SUITE 607  
FORT LAUDERDALE, FL 33304

### Annual Reports

**No Annual Reports Filed**

### Document Images

[12/14/2021 -- Florida Limited Liability](#) [View image in PDF format](#)



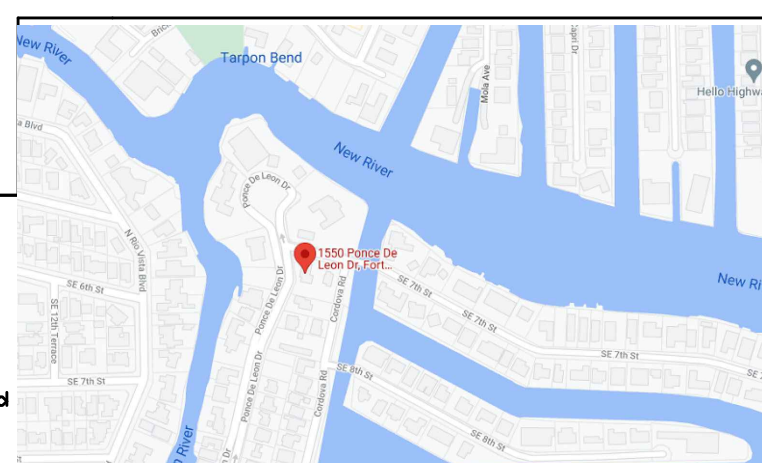
A PARCEL BEING A PORTION OF LOTS 21 AND 22 AND 34 AND 35 OF BLOCK 30 OF THE PLAT OF RID VISTA ISLES UNIT 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 21 THENCE NIS 80°59'E ALONG THE WEST LINE OF LOTS 21 AND 22 FOR A DISTANCE OF 58.52 FEET THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 22 N 28 20'12\"/>

CONTAINS 14,558.2 SQUARE FEET

- 1) BEARINGS SHOWN HEREIN ARE ASSUMED
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD 1988 ALL ELEVATION SHOWN HEREIN ARE RELATIVE THERETO
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

D.B.S. = official record book C.B.S. = concrete block structure P.C.C. = point of compound curve P.C.P. = permanent control point P.D.C. = point of commencement P.D.B. = point of beginning I/E = drainage easement C.M.P. = corrugated metal pipe R.L.S. = registered land surveyor L.B. = licensed business	F.P.L. = Florida power and light C.M. = concrete monument P.R.C. = point of reverse P.I. = point of intersection P.T. = point of tangency W.P.F. = wood privacy fence CHAT = chatahoochee ELEV = elevation	P.B. = plot book TYP. = typical R/W = right-of-way Δ = central angle B = bearing base line ASPH = asphalt H.H. = manhole U/E = utility easement CLF = chain link fence P.R.M. = permanent reference monument	P = plot P.P. = power pole M = MEASURED I.P. = IRON PIPE R = radius point L = ARC LENGTH C.L. = centerline ALUM = aluminum F.C. = point of curvature	P.C. = page I.R. = iron rod R = radius D/S = offset C.M.C. = concrete E.S.M.T. = easement CALC. = calculated
---	---	---	--	--



 801 S.E. 6th Ave., Suite 203 Delray Beach, FL 33483 Phone: 243-4624 Fax: 243-4869	CERTIFIED TO:
	AUTHORIZATION NUMBER LB6504 I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER S-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. HARRY A. BURGESS PLS 5089
FLOOD ZONE: X & AE 5 MAP NO: 1201100557H MAP DATE: 8-18-2014 DATE: 12-2-2021 JOB NO. 9-21-040 REVISED	NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL





CORDOVA RD  
SE 7 ST

AREA  
SPEED  
LIMIT  
25

← DEAD END

Andre Cuba, Marine Facilities Manager  
Ft. Lauderdale Marine Advisory Board  
Fort Lauderdale, FL 33301

Dear Mr. Cuba,

**VESSEL INFORMATION  
FOR  
601 Cordova Road**

Currently, we do not own a boat. When we do purchase a vessel, we will  
• update the Marine Advisory Board as soon as we purchase a vessel.

Respectfully,

Glenn Wright, Manager





LOCATION MAP

Site Address CORDOVA ROAD, FORT LAUDERDALE FL 33316

Property Owner 1550 PONCE DE LEON DRIVE LLC  
 Mailing Address 1975 E SUNRISE BLVD #607 FORT LAUDERDALE FL 33301

ID # 5042 11 18 3542

Abbreviated Legal Description RIO VISTA ISLES UNIT 3 7-47B PORTION LOTS 22,23,33 & 34 BLK 30 & RIVER SHORES 15-61 B POR TRACT 3 & 4, DESC AS COMM AT SW COR LOT 21, NE 58.52, NW 114.53, NE 124.21 TO POB, CONT NE 102.90, SE 85, SW 102.27, NW 85 TO POB

GENERAL NOTES

ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL AND BUILDING PERMIT ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE.

CONCRETE

1. ALL CONCRETE (EXCEPT PRECAST PILES) SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI. AT THE END 0=28 DAYS, FOUR (4) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARD OR FRACTION THEREOF AND SHALL BE TESTED AT 3.7 & 28 DAYS. SLUMP SHALL NOT EXCEED 4" (±1") MAX W/C RATIO+0.40.
2. ALL REINFORCEMENT SHALL BE 60,000 PSI MINIMUM YIELD NEW BILLET STEEL IN ACCORDANCE WITH ASTM A615 GRADE 60. ALL BAR LAPS SHALL BE A MINIMUM OF 36 BAR DIAMETERS, PLACING OF REINFORCEMENT SHALL CONFORM TO THE LATEST ACI CODE AND MANUAL OF STANDARD PRACTICE.
3. ALL CONCRETE SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME, AND VIBRATED AS REQUIRED BY THE ACI MANUAL OF CONCRETE PRACTICE. TEMPERATURE OF CONCRETE AT TIME OF PLACEMENT SHALL BE BETWEEN 75° AND 100°F.
4. ALL CONCRETE DECK SURFACES SHALL HAVE A LIGHT BROOM FINISH.
5. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4" OR AS SHOWN ON THE PLANS.

HARDWARE

1. ALL MISCELLANEOUS STEEL COMPONENTS, BOLTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED ON PLANS.

PRECAST CONCRETE PILING

1. PRECAST CONCRETE DOCK PILES SHALL BE 12"x12" PILES W/5000 PSI MIN. CONCRETE 4-7/16' DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS W/24' MIN. CONCRETE COVE TO TIES DRIVEN TO A MINIMUM BEARING CAPACITY OF 25 TONS WITH 12' MINIMUM PENETRATION INTO FIRM MATERIAL BELOW SILT LAYER
2. PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS @ SECTION

MISCELLANEOUS

1. FASTENERS EMBEDDED INTO CONCRETE STRUCTURES SHALL BE ANCHORED WITH TWO-PART EPOXY ADHESIVE (RAWL-CHEM-FAST CARRIDGE SYSTEM OR EQUAL). ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER SIZE. HOLES SHALL BE DRILLED TO A MINIMUM DEPTH SHOWN ON THE PLANS & SHALL BE THOUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

LOADS

LL= 40 PSF DL = 10 PSF

TURBIDITY BARRIER

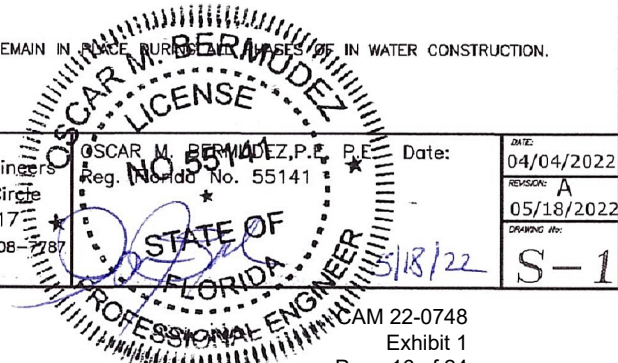
APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE THROUGHOUT PHASES OF IN WATER CONSTRUCTION.

LINDA RIFFLE  
 DRAFTING & DESIGN  
 772-834-1906  
 LindaDraft1@att.net

JOB NAME: 1550 PONCE DE LEON DRIVE LLC  
 601 CORDOVA ROAD  
 FORT LAUDERDALE FL. 33316  
 TITLE: NEW CONCRETE DOCK

B&B Consulting Engineers  
 2237 Woods Edge Circle  
 Orlando Florida 32817  
 (772)-708-7785 (772)-708-7787

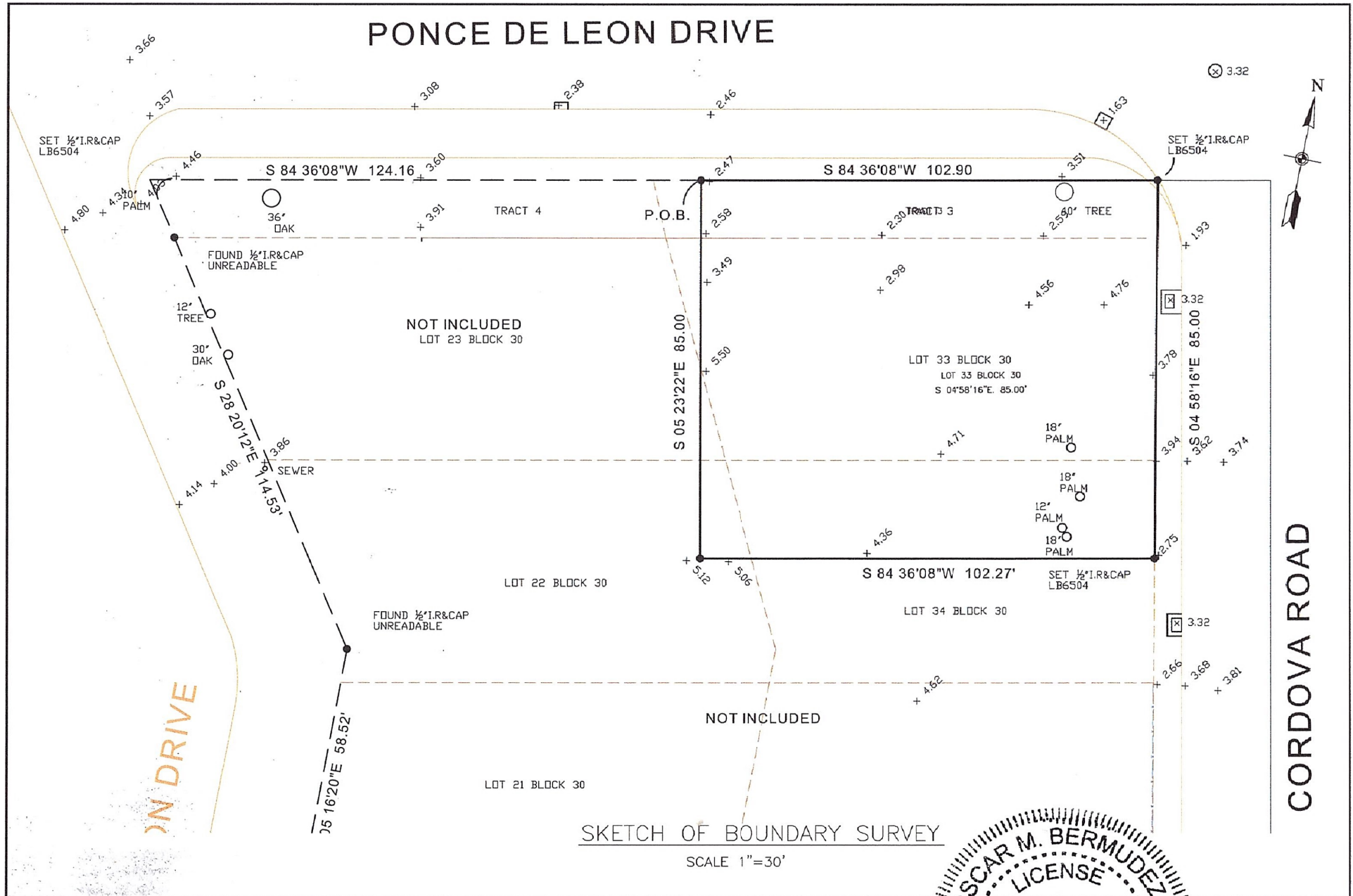
OSCAR M. BERMUDEZ, P.E., P.E.  
 Reg. No. 55141  
 Date: 05/18/2022



DATE: 04/04/2022  
 REVISION: A  
 05/18/2022  
 DRAWING No.: S-1



# PONCE DE LEON DRIVE



SKETCH OF BOUNDARY SURVEY  
SCALE 1"=30'

**LINDA RIFFLE**  
**DRAFTING & DESIGN**  
772-834-1906  
LindaDraft1@att.net

JOB NAME: **1550 PONCE DE LEON DRIVE LLC**  
**601 CORDOVA ROAD**  
**FORT LAUDERDALE FL. 33316**

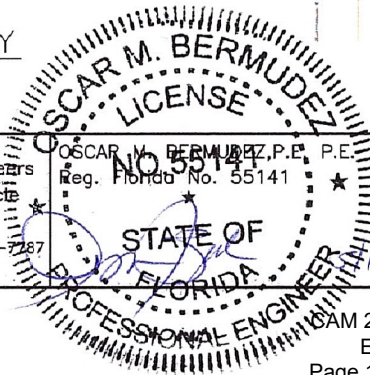
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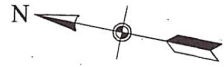
TITLE: **NEW CONCRETE DOCK**

B&B Consulting Engineers  
2237 Woods Edge Circle  
Orlando Florida 32817  
(772)-708-7785 (772)-708-7787

OSCAR M. BERMUDEZ, P.E. P.E. License No. 55141  
Date: 05/18/22

DATE: 04/04/2022  
RESPONSE: A  
DRAWING: 05/18/2022  
S-2





(5) 12" CLEATS  
 (2) 1/2 S.S. WEDGE ANCHOR BOLTS  
 NOTE: CLEATS LOCATION MY BE DETERMINED AT SITE.

(5) 8' BLACK RUBBER BUMPERS MOUNT USING (2) 3/8" S.S. WEDGE ANCHOR BOLTS  
 NOTE: BUMPERS LOCATION MY BE DETERMINED AT SITE.

ALUMINUM DOCK LADDER ATTACHED TO CONCRETE DOCK USING (4) 1/2 S.S. WEDGE ANCHOR BOLTS

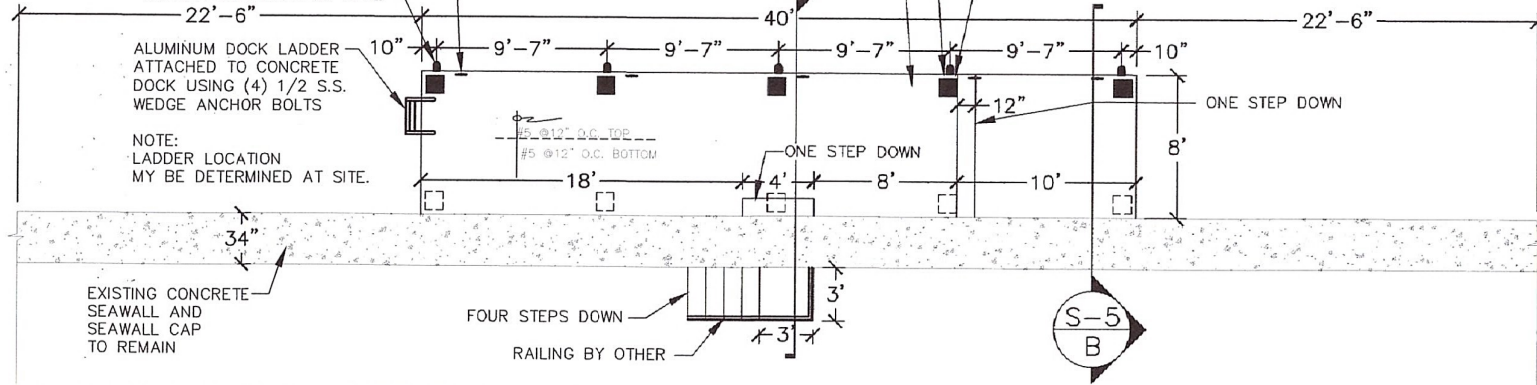
NOTE: LADDER LOCATION MY BE DETERMINED AT SITE.

**WATERWAY**  
 WIDE BODY WATER ±88'

NEW 10" THICK x 8' WIDE x 40' CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12' O.C. TRANV. TOP AND BOTTOM

(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/16 DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 1/2" PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12" INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

(5) NEW 12"x12"x4' TALL CONCRETE COLUMN AT PILE LOCATION W/ 4#5 L-BAR & #3 BENDS AT 6" O.C. EXTEND VERT. REINF INTO CONCRETE SLAB.



CORDOVA ROAD  
 C/L

**DESIGN WINDLOAD INFORMATION**  
 CODE: 7 EDITION 2020 FBCR  
 ASCE 7-16  
 Wind Speed: 175 MPH, 3 Second Gust  
 Exposure "D"  
 Importance Factor: 1.0  
 Internal Pressure Coeff.: 0.00  
 Height: 6ft. Mean

S 04°58'16"E. 85.00'

TRACK 3

LOT 33 BLOCK 30

PROPOSED CONCRETE DOCK PLAN VIEW

SCALE 1"=10'

LINDA RIFFLE  
 DRAFTING & DESIGN  
 772-834-1906  
 LindaDraft1@att.net

JOB NAME: 1550 PONCE DE LEON DRIVE LLC  
 601 CORDOVA ROAD  
 FORT LAUDERDALE FL. 33316

TITLE: NEW CONCRETE DOCK

B&B Consulting Engineers  
 2237 Woods Edge Circle  
 Orlando Florida 32817  
 (772)-708-7785 (772)-708-7787

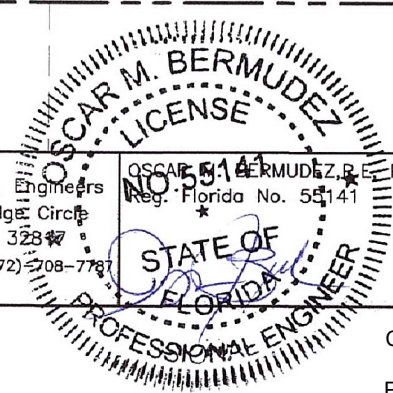
OSCAR M. BERMUDEZ, P.E. Date: 04/04/2022  
 Reg. Florida No. 55141

DATE: 04/04/2022

REVISION: A

DATE: 05/18/2022

DRAWING NO:



5/18/22

S-3

(5) NEW 12"x12"x4' TALL CONCRETE COLUMN AT PILE LOCATION W/ 4#5 L-BAR & #3 BENDS AT 6" O.C. EXTEND VERT. REINF. INTO CONCRETE SLAB.

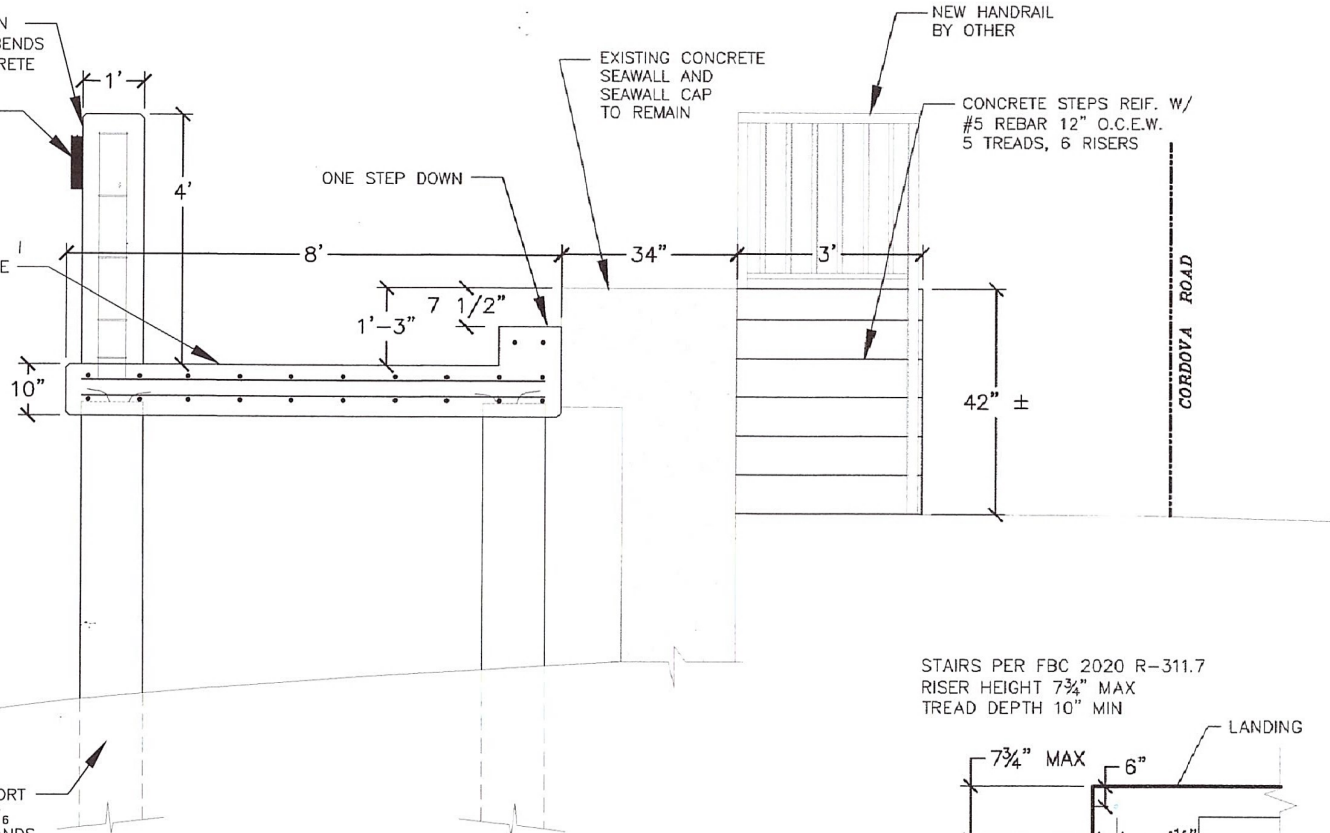
NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

NEW 10" THICK x 8' WIDE x 40' CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12" O.C. TRANS. TOP AND BOTTOM

EXISTING CONCRETE SEAWALL AND SEAWALL CAP TO REMAIN

NEW HANDRAIL BY OTHER

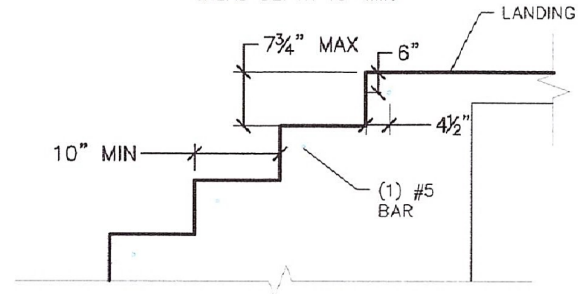
CONCRETE STEPS REIF. W/ #5 REBAR 12" O.C.E.W. 5 TREADS, 6 RISERS



(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/16 DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 1/2" PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

SECTION VIEW A  
N.T.S.

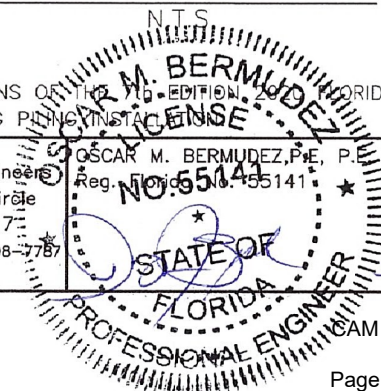
STAIRS PER FBC 2020 R-311.7  
RISER HEIGHT 7 3/4" MAX  
TREAD DEPTH 10" MIN



CONCRETE STEP DETAIL  
N.T.S.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 2018 EDITION OF THE FLORIDA BUILDING CODE. BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

<b>LINDA RIFFLE</b> <b>DRAFTING &amp; DESIGN</b> 772-834-1906 LindaDraft1@att.net	JOB NAME: 1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	OSCAR M. BERMUDEZ, P.E., P.E. Reg. No. 55141 Date: 04/04/2022 Revision: A 05/18/2022 Drawing No: S-4
	TITLE: NEW CONCRETE DOCK	5/18/22	CAM 22-0748 Exhibit 1 Page 19 of 24

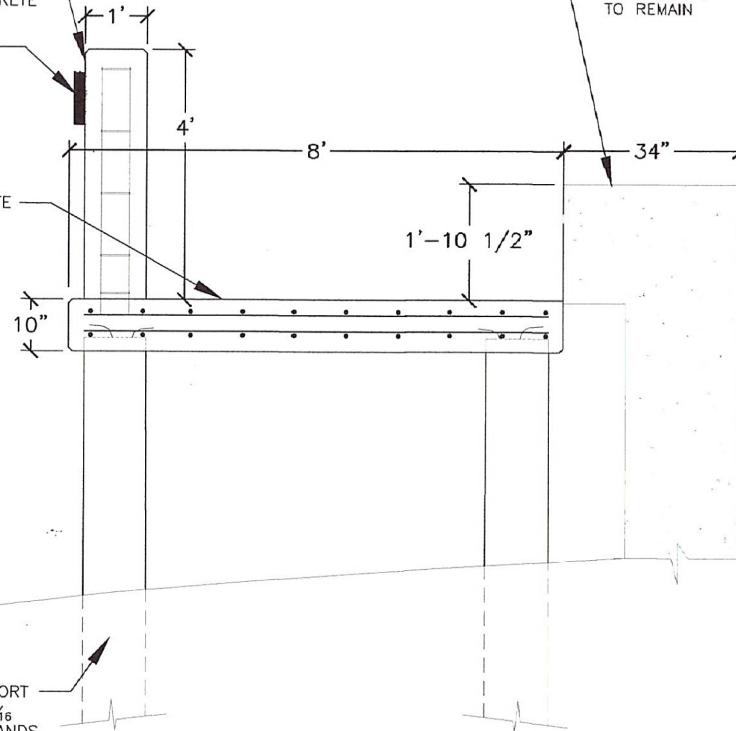


(5) NEW 12"x12"x4' TALL CONCRETE COLUMN AT PILE LOCATION W/ 4#5 L-BAR & #3 BENDS AT 6" O.C. EXTEND VERT. REINF INTO CONCRETE SLAB.

NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

NEW 10" THICK x 8' WIDE x 40' CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12" O.C. TRANV. TOP AND BOTTOM

EXISTING CONCRETE SEAWALL AND SEAWALL CAP TO REMAIN

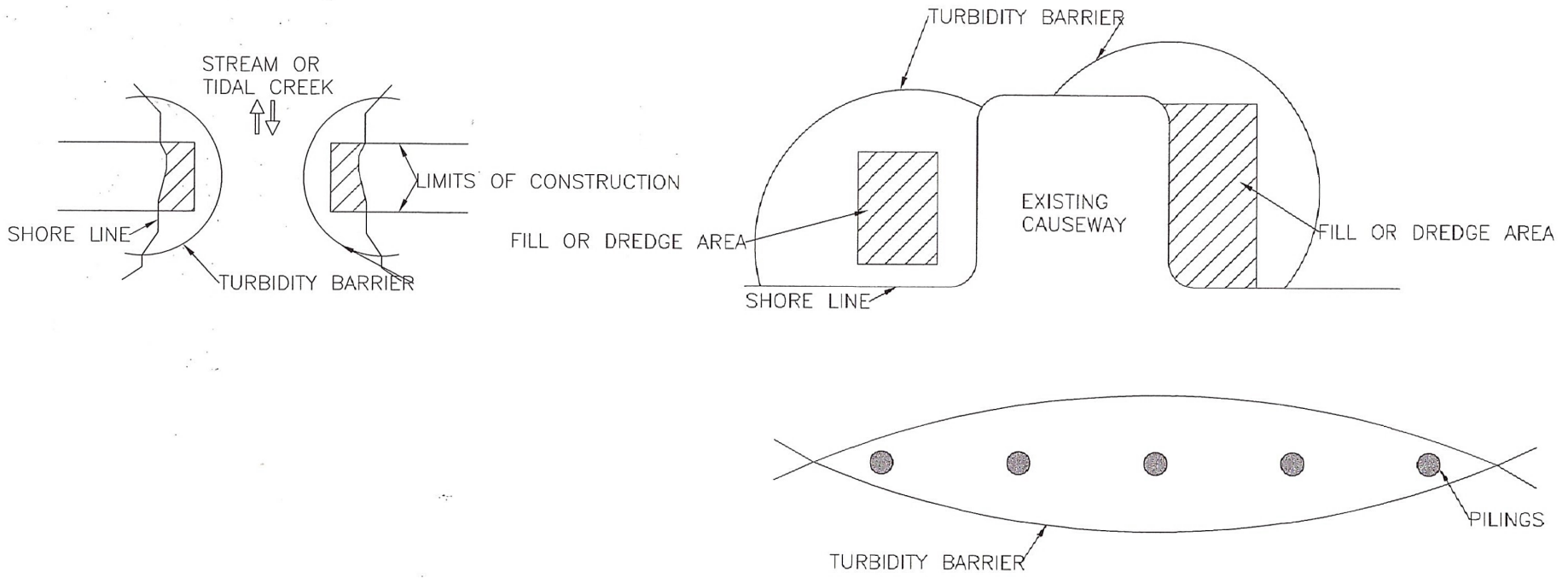


(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/16 DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 1/2" PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

SECTION VIEW B  
LOWER DOCK SECTION  
N.T.S.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 2018 EDITION OF THE FLORIDA BUILDING CODE. BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

<b>LINDA RIFFLE</b> <b>DRAFTING &amp; DESIGN</b> 772-834-1906 LindaDraft1@att.net	JOB NAME: <b>1550 PONCE DE LEON DRIVE LLC</b> <b>601 CORDOVA ROAD</b> <b>FORT LAUDERDALE FL. 33316</b>	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	OSCAR M. BERMUDEZ, P.E., P.E. Reg. Florida License No. 58143141 Date: 04/04/2022 REVISION: A DRAWING No: 05/18/2022
	TITLE: <b>NEW CONCRETE DOCK</b>	STATE OF FLORIDA PROFESSIONAL ENGINEER OSCAR M. BERMUDEZ, P.E. License No. 58143141 Date: 05/18/22	AM 22-0748 Exhibit 1 Page 20 of 24



NOTES

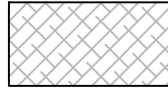
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH
2. NUMBER AND SPACING DEPENDANT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATION MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.
6. TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING OF STAKED TYPES.
7. BARRIER TYPE WILL BE AT THE CONTRACTOR'S DECISION U.N.O.
8. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY ENGINEER.
9. N.P.D.E.S. INSPECTION TO BE CALLED FOR BY ENGINEER TO VERIFY TURBIDITY BARRIER.

<b>LINDA RIFFLE</b> <b>DRAFTING &amp; DESIGN</b> 772-834-1906 LindaDraft1@att.net	JOB NAME: 1550 PONCE DE LEON DRIVE LLC 601 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	OSCAR M. BERMUDEZ, P.E. Reg. Florida No. 55145141 Date: 04/04/2022	05/18/2022 S-6
	TITLE: NEW CONCRETE DOCK	OSCAR M. BERMUDEZ, P.E. Reg. Florida No. 55145141 Date: 05/18/22	STATE OF FLORIDA PROFESSIONAL ENGINEER	AM 22-0748 Exhibit 1 Page 21 of 24

## LEGEND



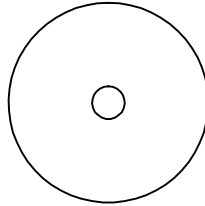
**ST. AUGUSTINE SOD,  
TIGHT SEAMS, FULL COVERAGE**



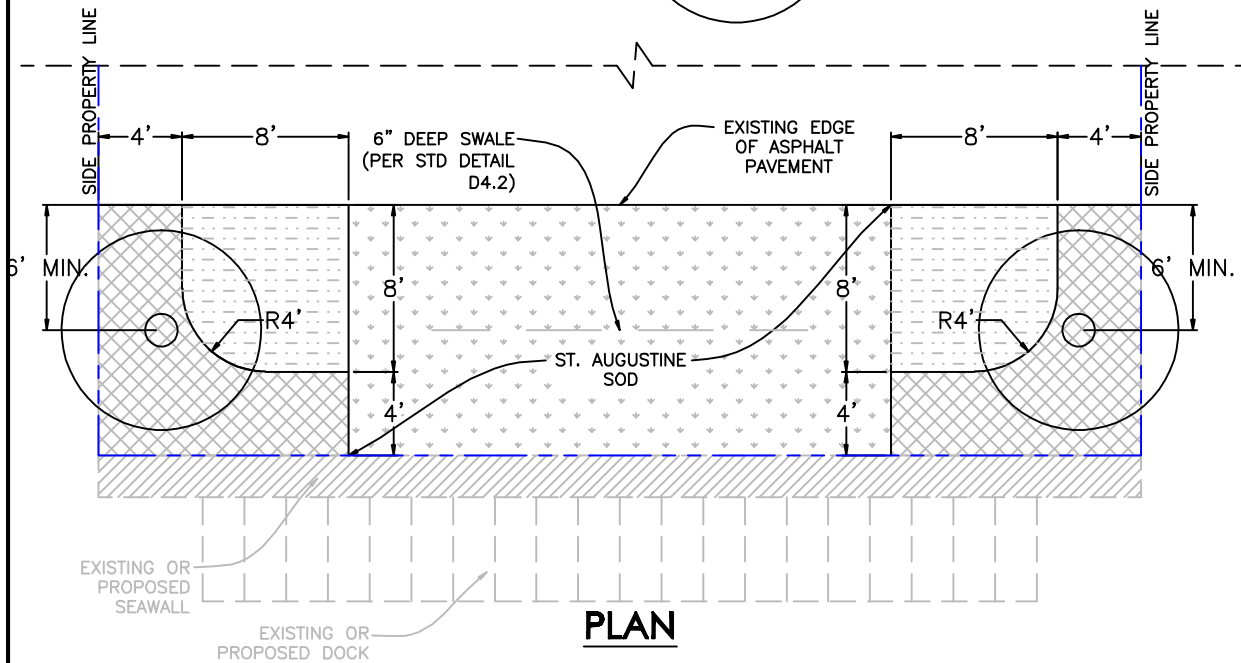
**MUHLY GRASS:  
18" - 24" TALL  
18" - 24" ON CENTER**



**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.

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

EXHIBIT A

601 Cordova Road

UPLAND PARCEL

Property Line

Side yard setback line

Side yard setback line

Property Line

Cordova Road Pavement

EDGE OF PAVEMENT

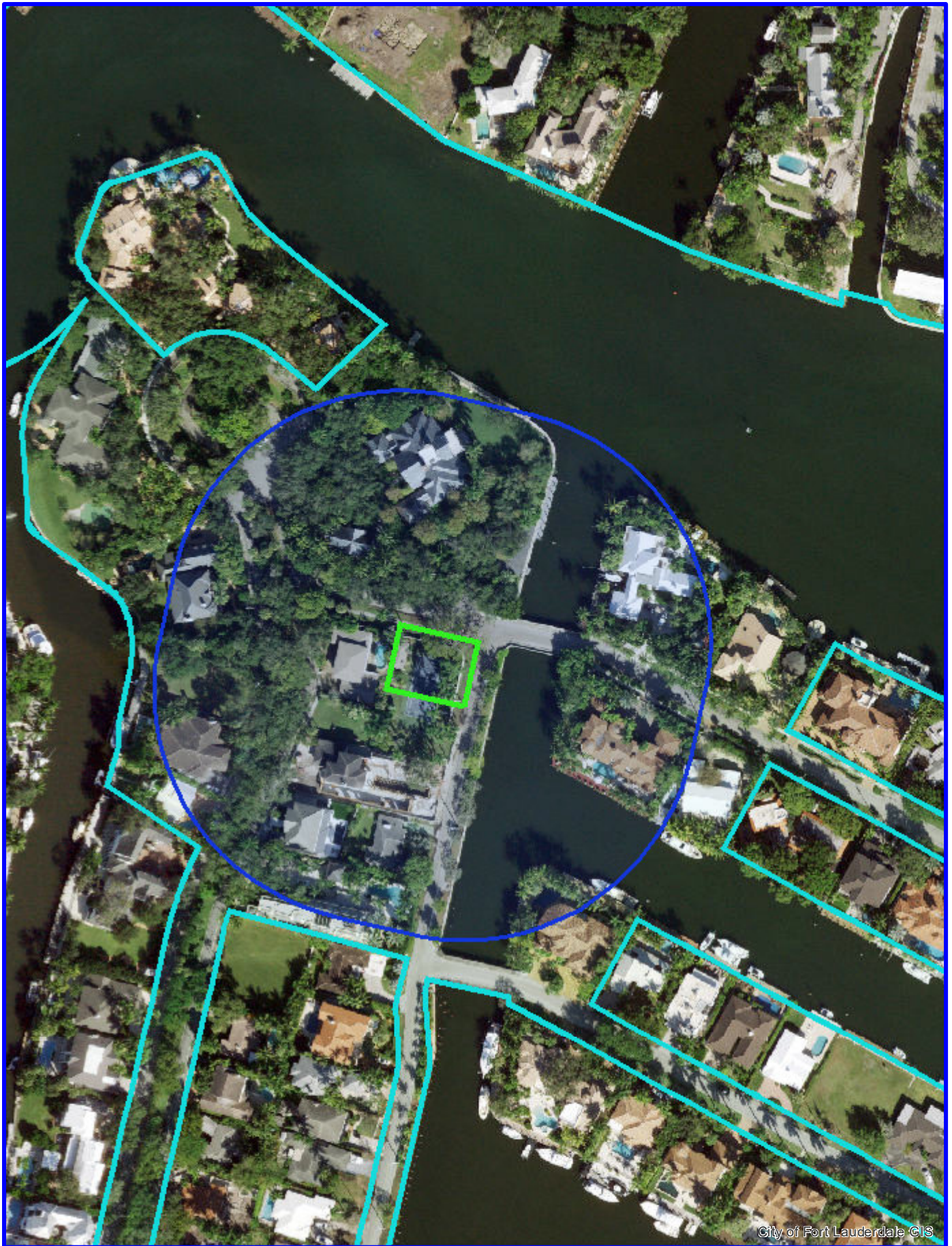
SWALE

Stairs

DOCK

Step

Waterway



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

601 Cordova Road



0 90 180 Feet

**GIS**  
Fort Lauderdale

CAM 22-0748  
Printed on: 6/22/2022  
Exhibit 1