

**From:** Bud Bentley [<mailto:bentleyftl@gmail.com>]

**Sent:** Wednesday, December 10, 2014 1:06 AM

**To:** [wmsmd@aol.com](mailto:wmsmd@aol.com)

**Cc:** Lee Feldman; Susanne Torriente; Romney Rogers; Jack Seiler; Phil Thornburg; Andrew Cuba; Bob Dunckel

**Subject:** Parking on the East Side of Cordova Road (1009 Cordova)

Warren Sturman, President, Rio Vista N/hood Assn

Warren: It was good talking to you today. Following is a little background on subject I was telling you about. It's late so this may be a little disjointed. I am going to send a copy the City Manager and Asst City Manager so I don't have to write separate emails.

Let me start by saying I support Mr. Richardson's application for a public use permit as long as the Commission requires him to landscape the property and prohibits parking on the permit area. (it is a misnomer to call it a dock permit since it includes the dock and the surrounding right-of-way)

If parking is allowed on the east side of Cordova, the scenic vista the neighborhood enjoys will change.

And here is why .....For the past umpteen years only neighborhood people (mostly those on Cordova Road) have applied for permits. No one from outside the neighborhood has been interested since there is no place for them to park their cars. If Mr. Richardson gets his way to keep his little parking lot everything changes. Keep in mind that these are FREE docks – the City does not charge for Public Use Permits. There is a misconception that only adjacent property owner on Cordova can apply for a permit. This is not my opinion – this issue came up several times while I was working for Fort Lauderdale and I discussed it with city staff to confirm that this is still the case. Read the attached Sec. 144. You will also note that there is nothing in Code that limits the number of docks. There is no relationship to the property across the street.

If parking is allow in the permit area, people from outside the neighborhood will want permits because they and their friends could park right at their free dock. I am certain that the ½ mile of scenic drive we know today will significantly change....and not for the better. In discussing this problem with some friends, I have already gotten two offers for free part ownership in boats if I can get them public use permits.

The ironic part is that the parking that Mr. Richardson created is public parking. He can't keep people from parking there and walking to their dock down the street (if they don't want to incur the cost to install parking) or people that just want to fish from the "his" dock since it is now so accessible.

#### 1009 Cordova Road - Property History

June 18, 2012 - Ileana Ortega records a Quit Claim Deed to Gex Richardson

July 2, 2013 - City Commission approves a code reduction for Mr. Richardson from \$582,550 to \$37,291

February 4, 2014 - Warranty Deed from Gex Richardson to Jack Hayes Properties, LLC. (Gex Richardson is the registered agent for Jack Hayes Properties, LCC.)

June 9, 2014 City records show that a complaint recorded for: "There has been gravel installed on the swale area of the property that is located near the dock area. The owner of the property resides across the street but owns the dock and surrounding area." Mr. Richardson was issued a code violation.

Note: It is evident that City staff did not know that the City own the Cordova Road right-of-way (fee simple) and docks and they did not know that Code Sec. 8-143 and 8-144 applied. It took them months to figure that out (after people told them were to look). It took months for Marine Services to get Mr. Richardson to apply for a public use permit. The city staff that I talked with all say that they have talked about the issues with the "higher ups" so it will be interesting to see how the agenda memo to the Commission explains the policy issues.

Richardson represents that he and his wife owned the property 10 years ago and installed the dock when he had a license from the City. When he moved into the property in \_\_?\_\_( 2013 or 2014) he began using the dock and removed all of the landscaping without a City Public Use Permit.

There is more history about the pea gravel parking lot and other code violations but my concern / complaint is not about Mr. Richardson's bad behavior. It is about the policy decision before the Commission next Wednesday - will they approve the first public use permit for someone that wants to park on the east side of Cordova Road?

In my opinion, it's bad public policy and bad for the neighborhood.

Commissioner Rogers has invited me to a meeting on Monday at 4 pm at his office (City Hall). I understand Mr. Richardson is invited as well as several city staff. Would you or another member of the Board be able to attend?

Best,

Bud Bentley  
1240 SE 13<sup>th</sup> Terrace  
Fort Lauderdale, FL 33316  
954-609-2444

PS. Please excuse the typos