

**MEMORANDUM MF NO. 22-03**

DATE: March 14, 2022  
TO: Marine Advisory Board Members  
FROM: Andrew Cuba, Marine Facilities Manager  
RE: April 7, 2022 MAB Meeting – Application for Dock Permit – Nelson & Jasmin Fernandez /1342 Ponce De Leon Drive

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

**APPLICATION AND BACKGROUND INFORMATION**

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

**PROPERTY LOCATION AND ZONING**

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

**ENGINEERING REVIEW REQUIREMENT**

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

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

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

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

AC  
Attachment

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

## **APPLICATION FOR DOCK PERMIT**

**Applicant Name: Nelson and Jasmin Fernandez**

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

**Type of Agreement: New Dock Permit**

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

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

**APPLICATION FORM  
(Must be in Typewritten Form Only)**

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

NAME: **Nelson and Jasmin Fernandez**

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

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

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

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

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

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

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

Applicant's Signature

Date **3/15/2022**

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

City of Fort Lauderdale

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

**Marine Advisory Board Action** **Commission Action** Formal Action taken on \_\_\_\_\_

Recommendation \_\_\_\_\_  
Action \_\_\_\_\_

Marine Advisory Board,

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

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

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

Respectfully,

Nelson and Jasmin Fernandez

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

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

[Space Above This Line For Recording Data]

## Warranty Deed

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

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

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

By: [Signature]  
M. Austin Forman, President

[Signature]  
Witness Name: Joe A. [Signature]

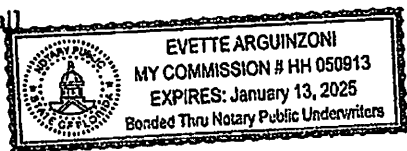
[Signature]  
Witness Name: Fabrick E. [Signature]

(Corporate Seal)

State of Florida  
County of Broward

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

[Notary Seal]



[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

**Parcel 1:**

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

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

**Parcel 2:**

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

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



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

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

\* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$2,002,150		\$2,002,150	\$2,002,150	
2021	\$612,150		\$612,150	\$612,150	\$11,460.27
2020	\$571,340		\$571,340	\$571,340	\$10,647.38

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/10/2021	WD-E	\$2,300,000	117776010	\$115.00	17,410	SF
7/31/2019	QC*-D	\$1,995,000	115969888			
8/29/2018	WD*-E	\$1,925,000	115300911			
6/24/2014	WD-E	\$725,000	112384525			
5/14/2014	QCD-T	\$100	112294815			
				Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						17410		

PREVIEW - Casambi Industrial | System Components: LPS 056 | Aerial 7.8mm Street | BCRA Web Map

g:\web-adapters.bcpa.net/bcpawebmap\_en/bcpawebmap.aspx?FOUC=504211190030

Search By: Parcel Id | Search By: Name | Search By: Address | Help | About

Marty Klar | Broward County Property Appraiser Florida

Status: Zoom In

### Layer List

- Highways
- Major Roads
- Turn-Ring-Sec
- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Reval Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- House Number
- Street

Aerials 2021

No Sales

Select Description

**Important Disclaimer**

### Parcel Information

Parcel Id: 504211190030

Owner: FERNANDEZ NELSON & JASMIN

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

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

Millage Code: 0312

Use Code: 00

Land Value: \$ 2,002,150

Building Value: 0

Other Value: 0

Total Value: \$ 2,002,150

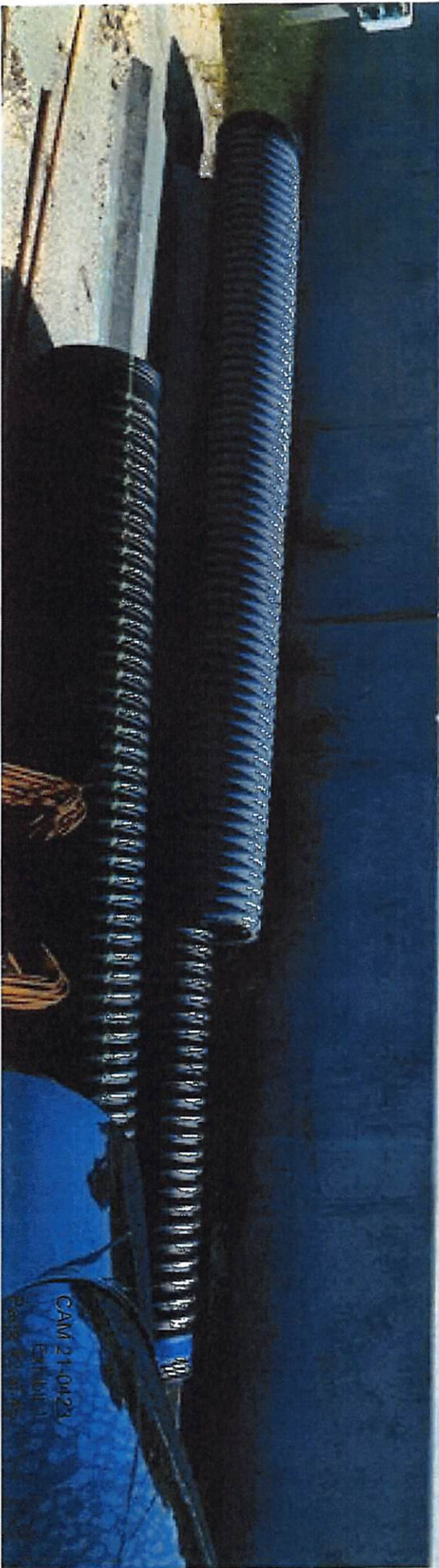
SCH Capped Value: \$ 2,002,150

Homestead Exempt Amt: \$ 0

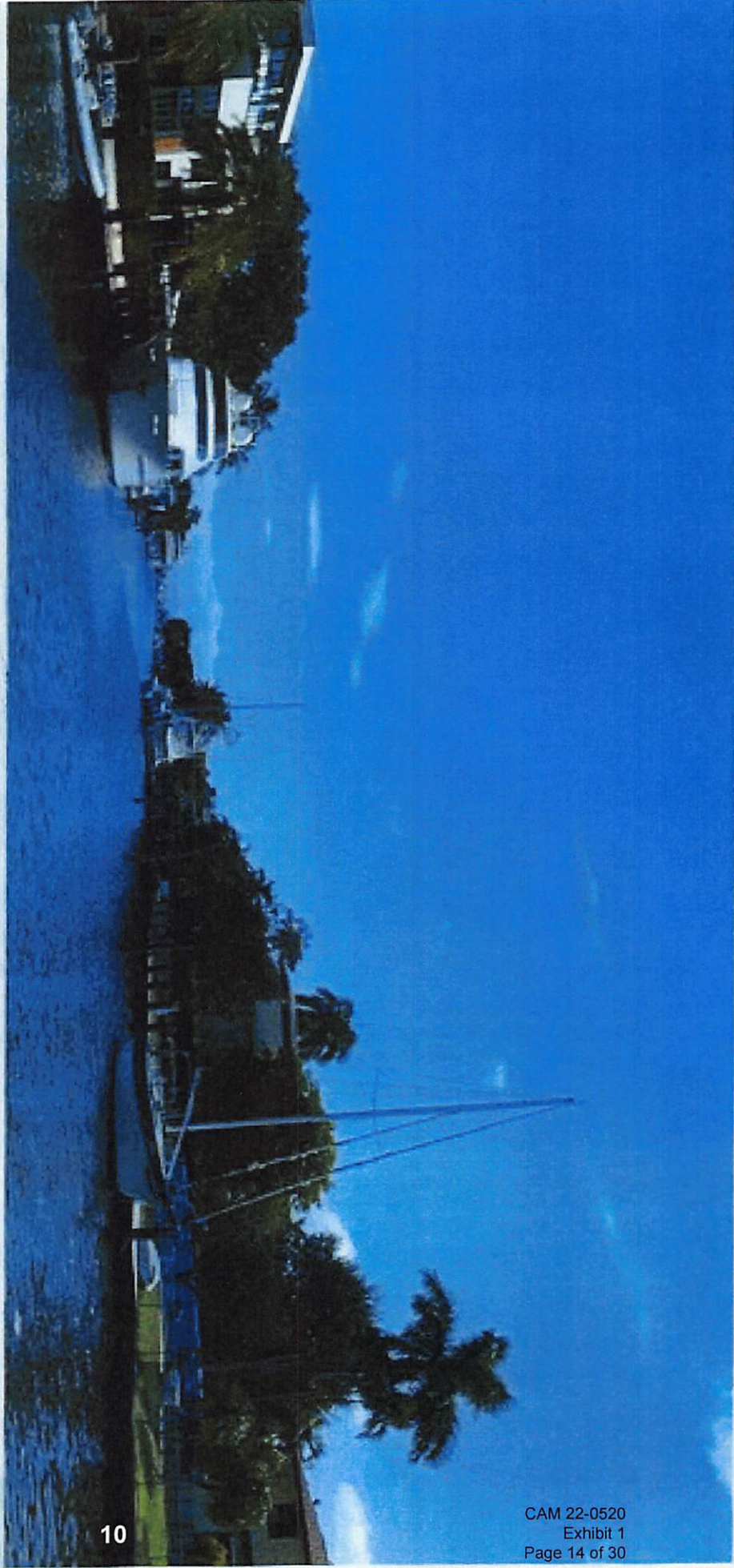
WVD Exempt Amt: \$ 0

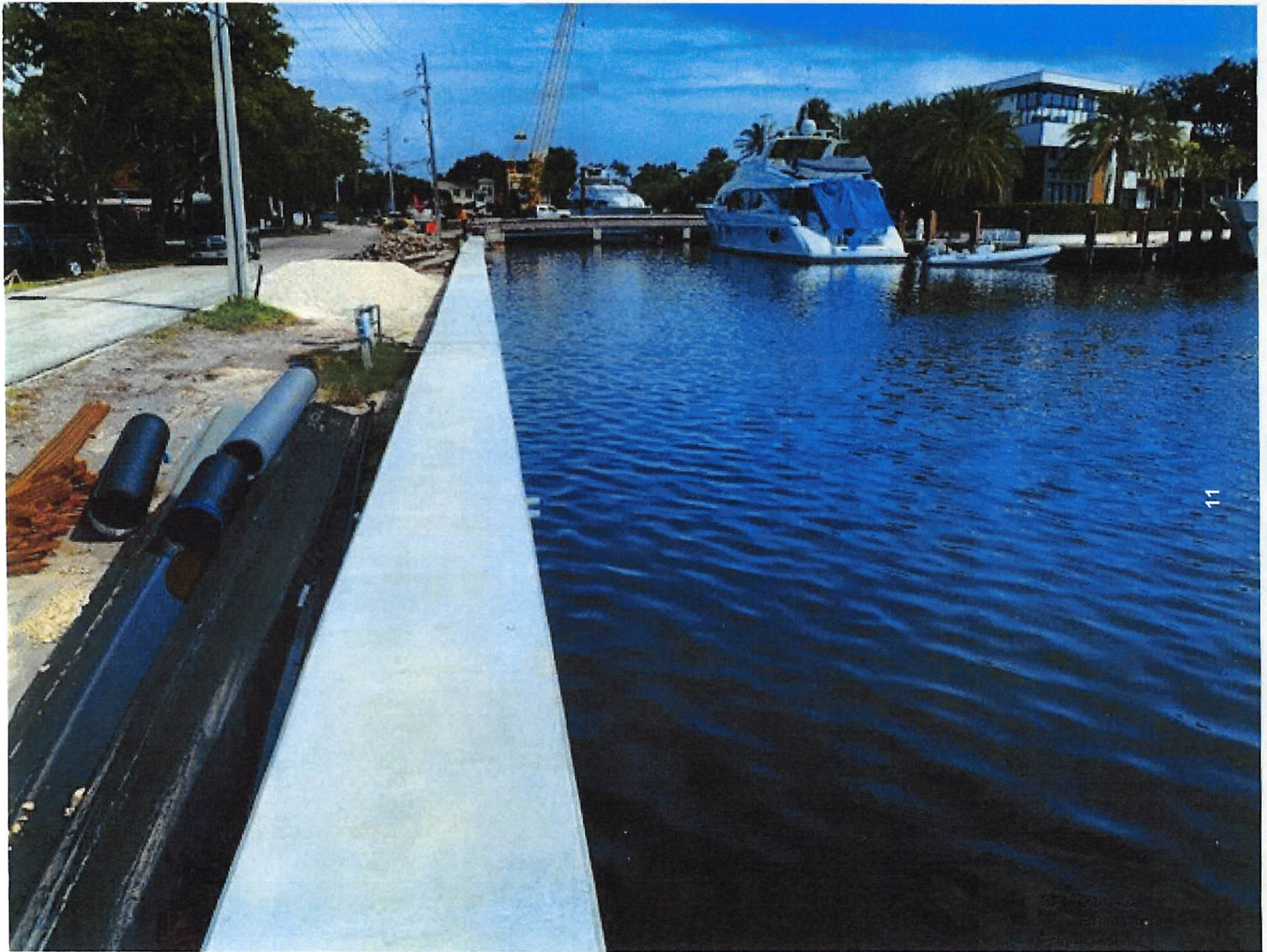


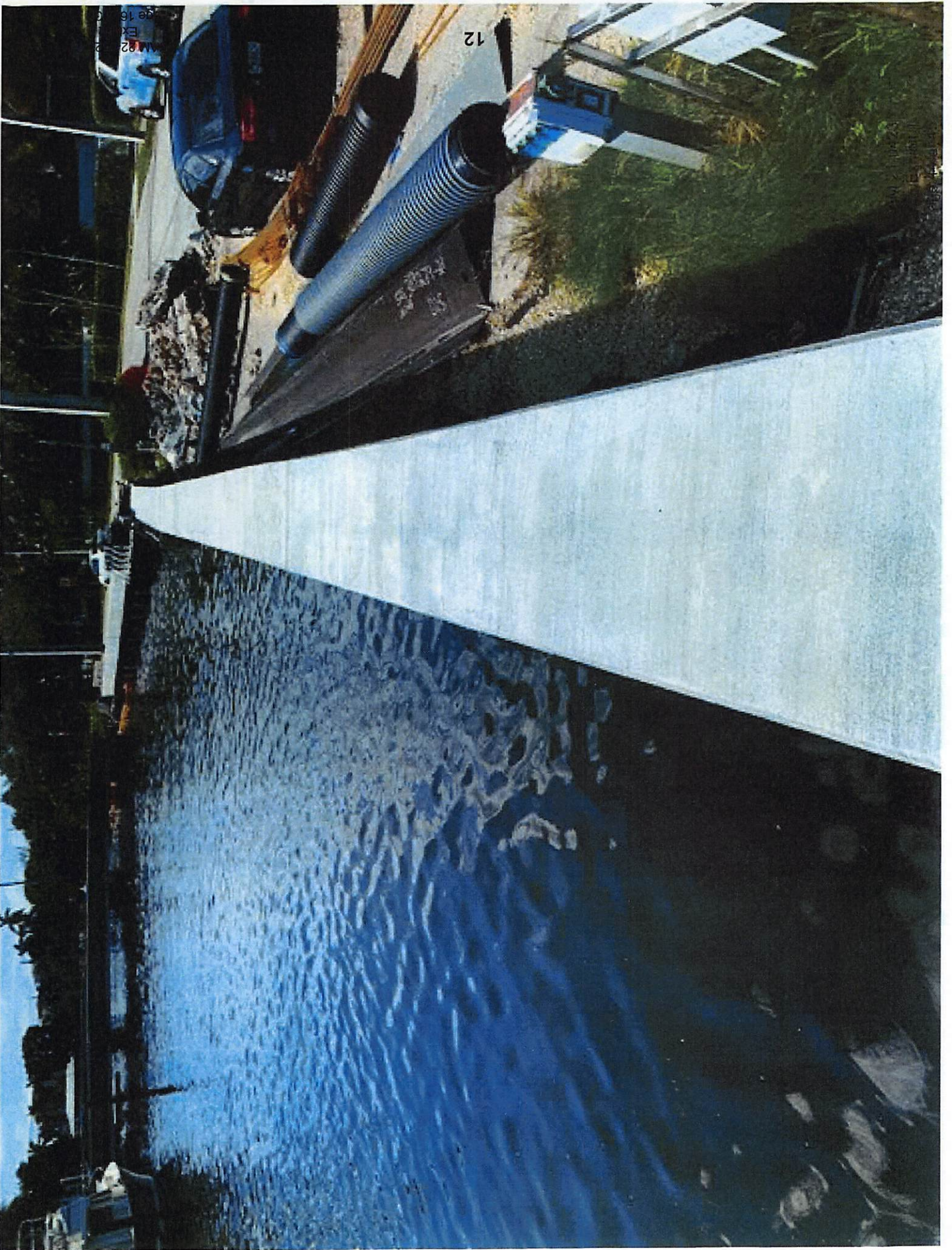




CAM 21-0423  
Exhibit 1  
Page 14 of 30



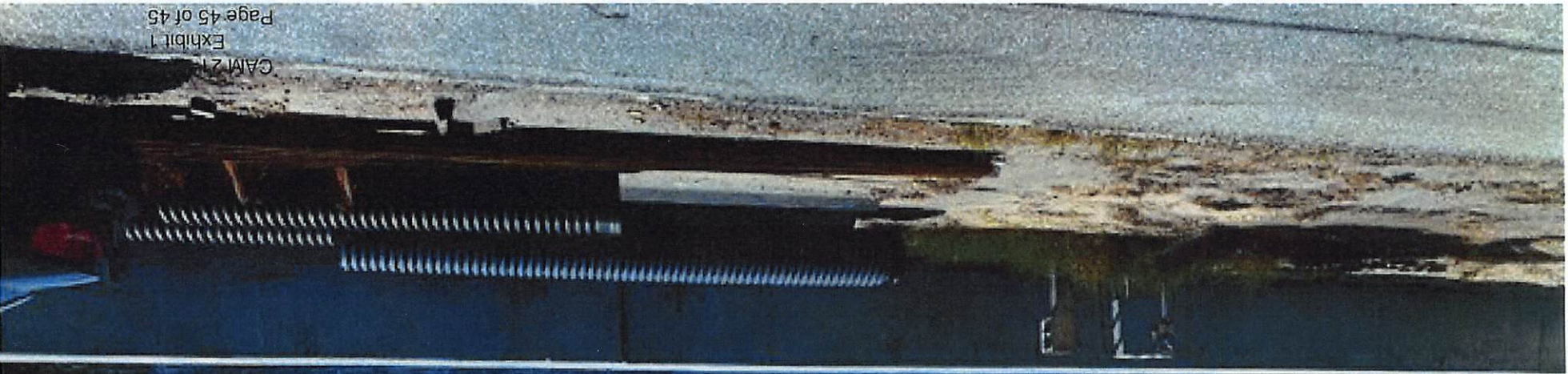




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13

## VESSEL INFORMATION

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

# FLORIDA VESSEL REGISTRATION

CO/AGY 10 / 4

T# 1471909905  
B# 2612612

FL/DO # **DO1309238**    DECAL **01617325**    Expires **Midnight Fri 6/30/2023**

YR/MK	<b>2021/EPY</b>	BODY	<b>VS</b>			Reg. Tax	163.50	Class Code	100
HIN	<b>EPY04588A021</b>			TITLE		Init. Reg.		Tax Months	24
HULL	<b>FBGLSS</b>	PROPUL	<b>OUTBRD</b>	FUEL	<b>GAS</b>	County Fee	81.76	Back Tax Mos	
USE	<b>PLSRE</b>	TYPE	<b>OPEN</b>	LENGTH	<b>39'8"</b>	Mail Fee		Credit Class	
DL/FEID	<b>852698992-01</b>					Sales Tax		Credit Months	
Date Issued	<b>6/4/2021</b>	ENG DRIVE				Voluntary Fees			
		ST OPER				Grand Total	245.26		

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

### IMPORTANT INFORMATION

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



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

## Detail by Entity Name

Florida Limited Liability Company  
J CREW CHARTERS, LLC

### Filing Information

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

### Principal Address

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

### Mailing Address

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

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

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

### Annual Reports

Report Year	Filed Date
2021	04/30/2021

### Document Images

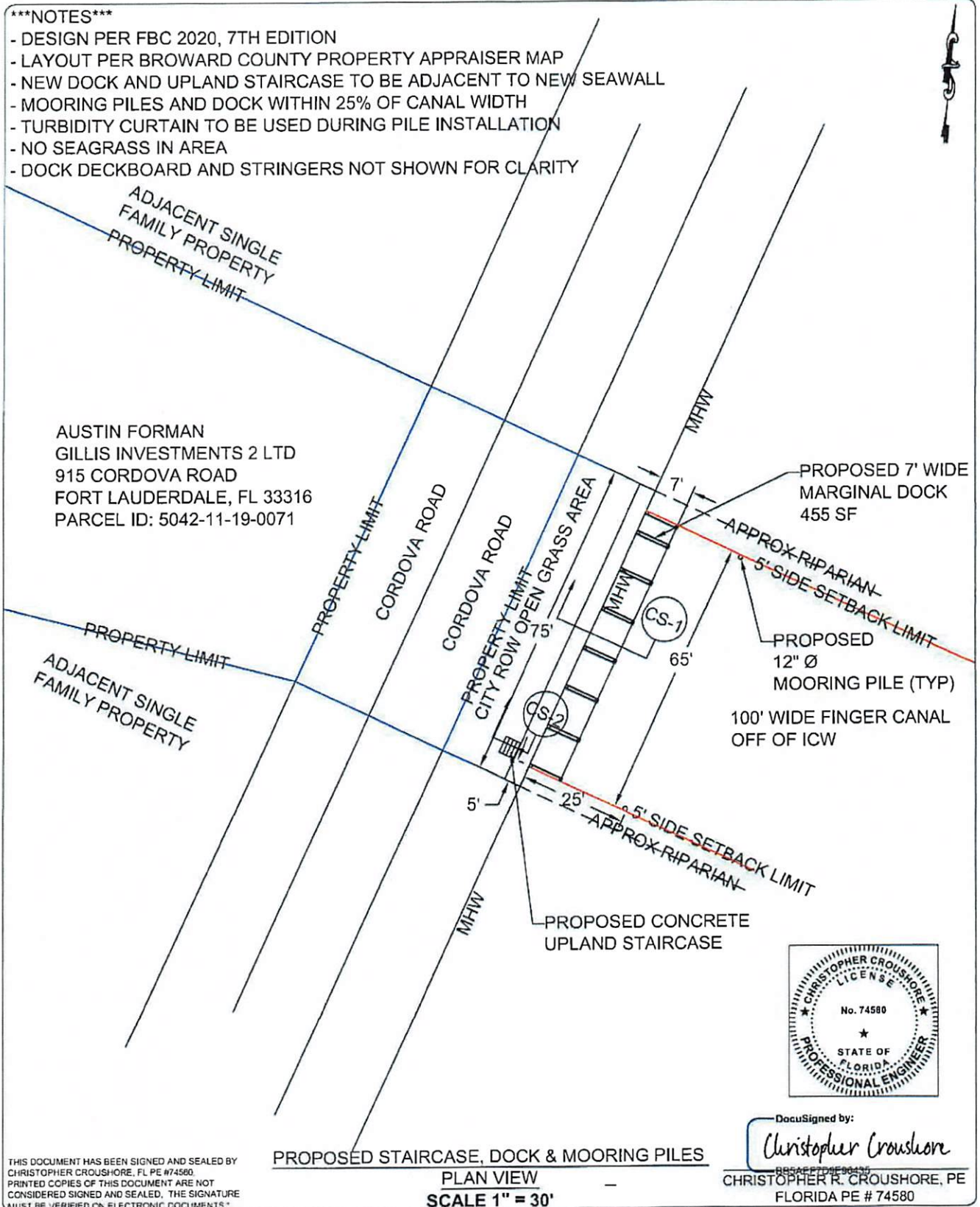
[04/30/2021 -- ANNUAL REPORT](#) [View image in PDF format](#)

[08/21/2020 -- Florida Limited Liability](#) [View image in PDF format](#)

\*\*\*NOTES\*\*\*

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

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



DocuSigned by:

*Christopher Croushore*

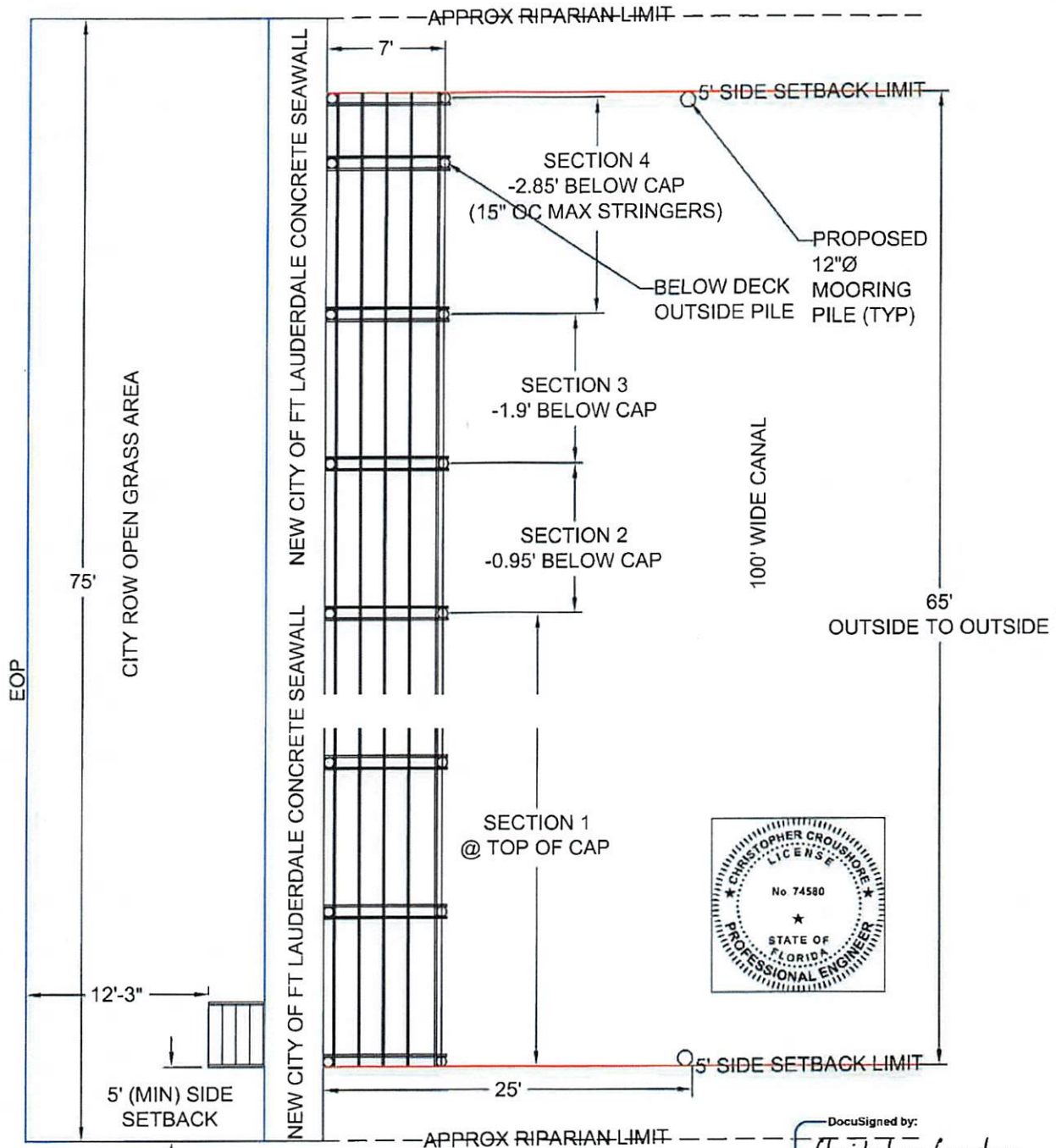
CHRISTOPHER R. CROUSHORE, PE  
 FLORIDA PE # 74580

PROPOSED STAIRCASE, DOCK & MOORING PILES

PLAN VIEW  
 SCALE 1" = 30'

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

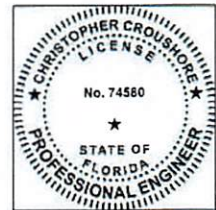
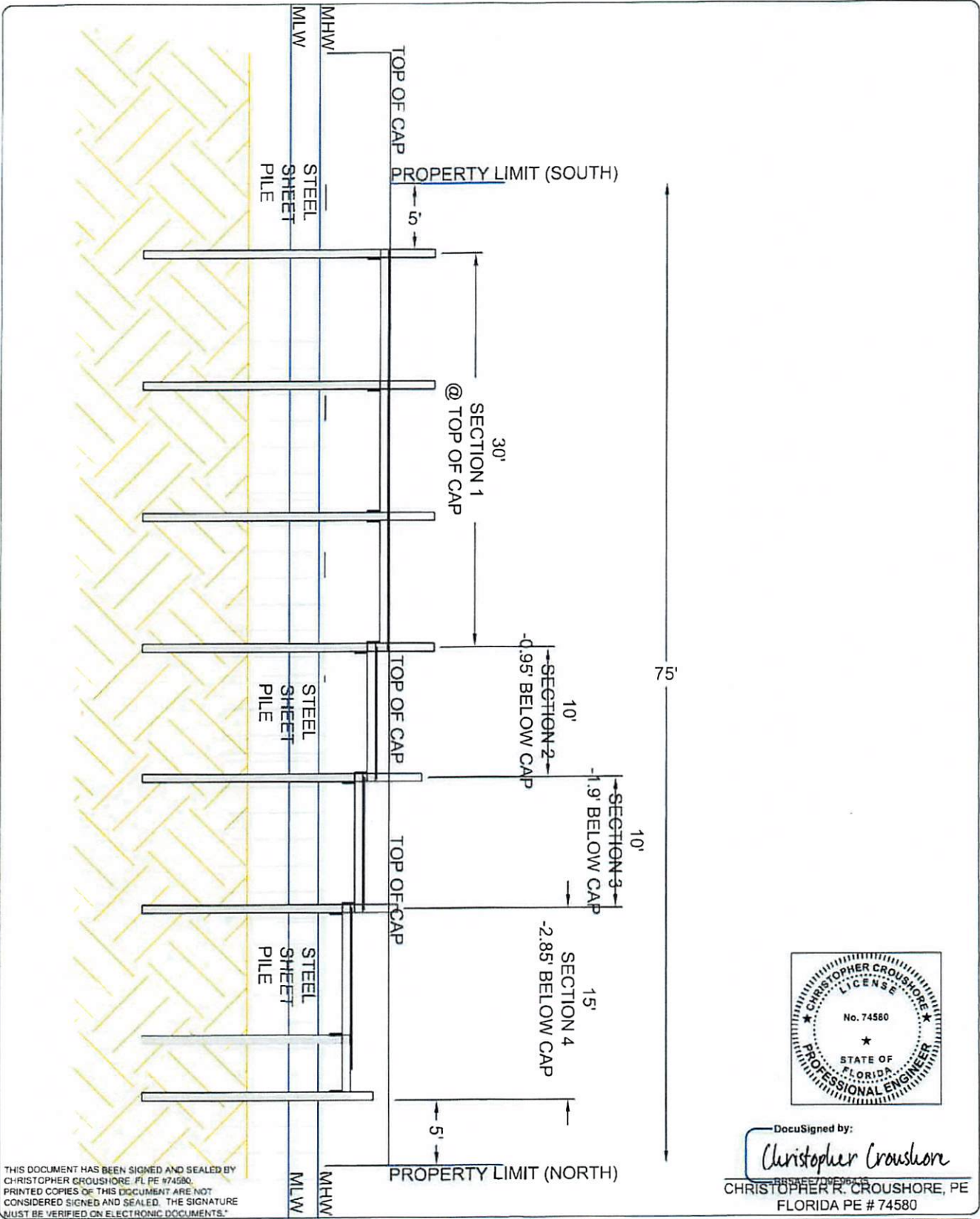
<b>Croushore Marine Engineering Inc.</b> 100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461 PH (561) 951-6036 FL CERT OF AUTH #30254	SCALE: 1" = 30' DATE: 08.10.20 REVISED: 07.30.21	915 CORDOVA STREET FORT LAUDERDALE, FL PROPOSED STAIRCASE, DOCK & MOORING PILES PLAN VIEW	<b>P-1</b> SHEET 1 OF 6
	DRAWN BY: CRC		



DocuSigned by:  
*Christopher Croushore*  
 BB6AER7D6E06435  
 CHRISTOPHER R. CROUSHORE, PE  
 FLORIDA PE # 74580

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

<b>Croushore Marine Engineering Inc.</b> 100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461 PH (561) 951-6036 FL CERT OF AUTH #30254	SCALE: 1" = 10'	915 CORDOVA STREET FORT LAUDERDALE, FL PROPOSED STAIRCASE, DOCK & MOORING PILES DETAILED PLAN VIEW	<b>P-2</b> SHEET 2 OF 6
	DATE: 08.10.20		
	REVISED: 07.30.21		



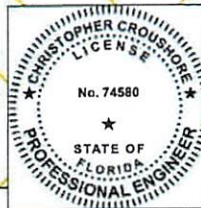
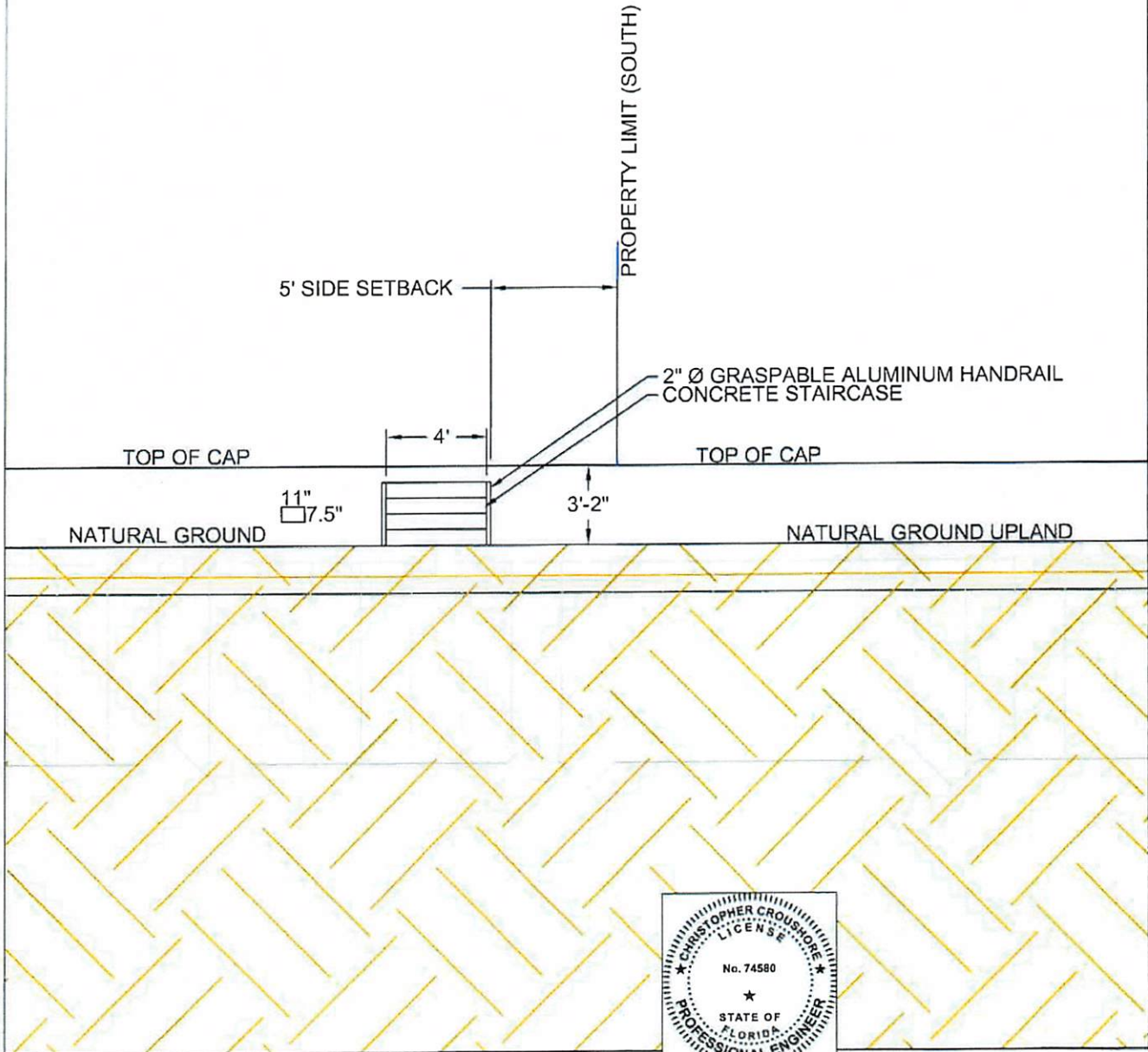
DocuSigned by:  
*Christopher Croushore*  
 CHRISTOPHER R. CROUSHORE, PE  
 FLORIDA PE # 74580

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

<b>Croushore Marine Engineering Inc.</b> 100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461 PH (561) 951-6036 FL CERT OF AUTH #30254	SCALE: 1" = 10'	915 CORDOVA STREET FORT LAUDERDALE, FL PROPOSED DOCK PROFILE VIEW	<b>PR-1</b> SHEET 3 OF 6
	DATE: 08.10.20		
	REVISED: 02.24.21		
	DRAWN BY: CRC		

\*\*\*NOTES\*\*\*

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



DocuSigned by:  
*Christopher Croushore*  
 BB5AEF7D9E98435...  
 CHRISTOPHER R. CROUSHORE, PE  
 FLORIDA PE # 74580

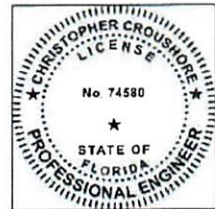
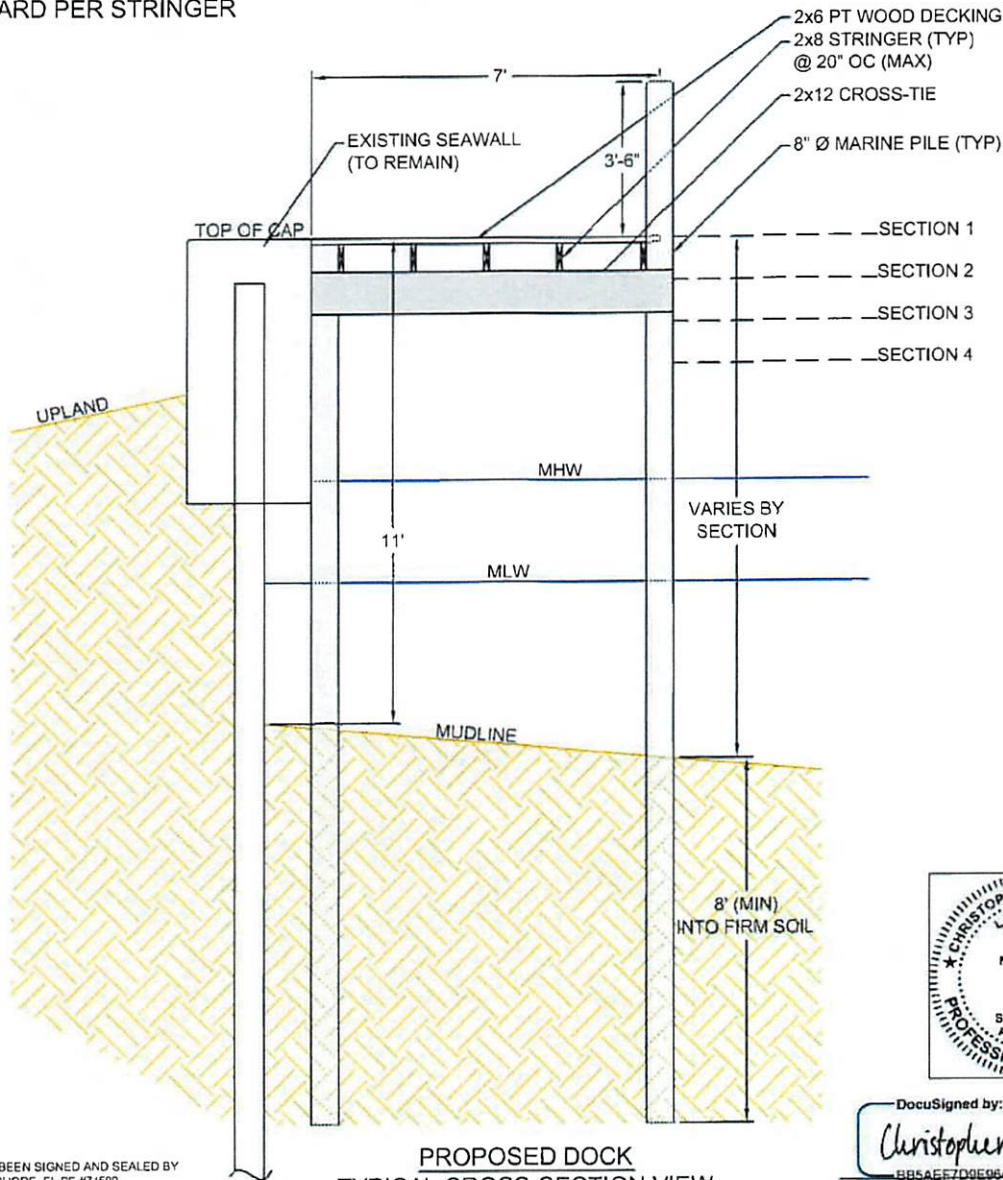
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<b>Croushore Marine Engineering Inc.</b> 100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461 PH (561) 951-6036 FL CERT OF AUTH #30254	SCALE: 1" = 6'	915 CORDOVA STREET FORT LAUDERDALE, FL PROPOSED STAIRCASE PROFILE VIEW	<b>PR-2</b> SHEET 4 OF 6
	DATE: 08.10.20		
	REVISED: 02.24.21		
	DRAWN BY: CRC		



\*\*\*NOTES\*\*\*

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



DocuSigned by:

*Christopher Croushore*

BB5AE7D9E96435

CHRISTOPHER R. CROUSHORE, PE  
FLORIDA PE # 74580

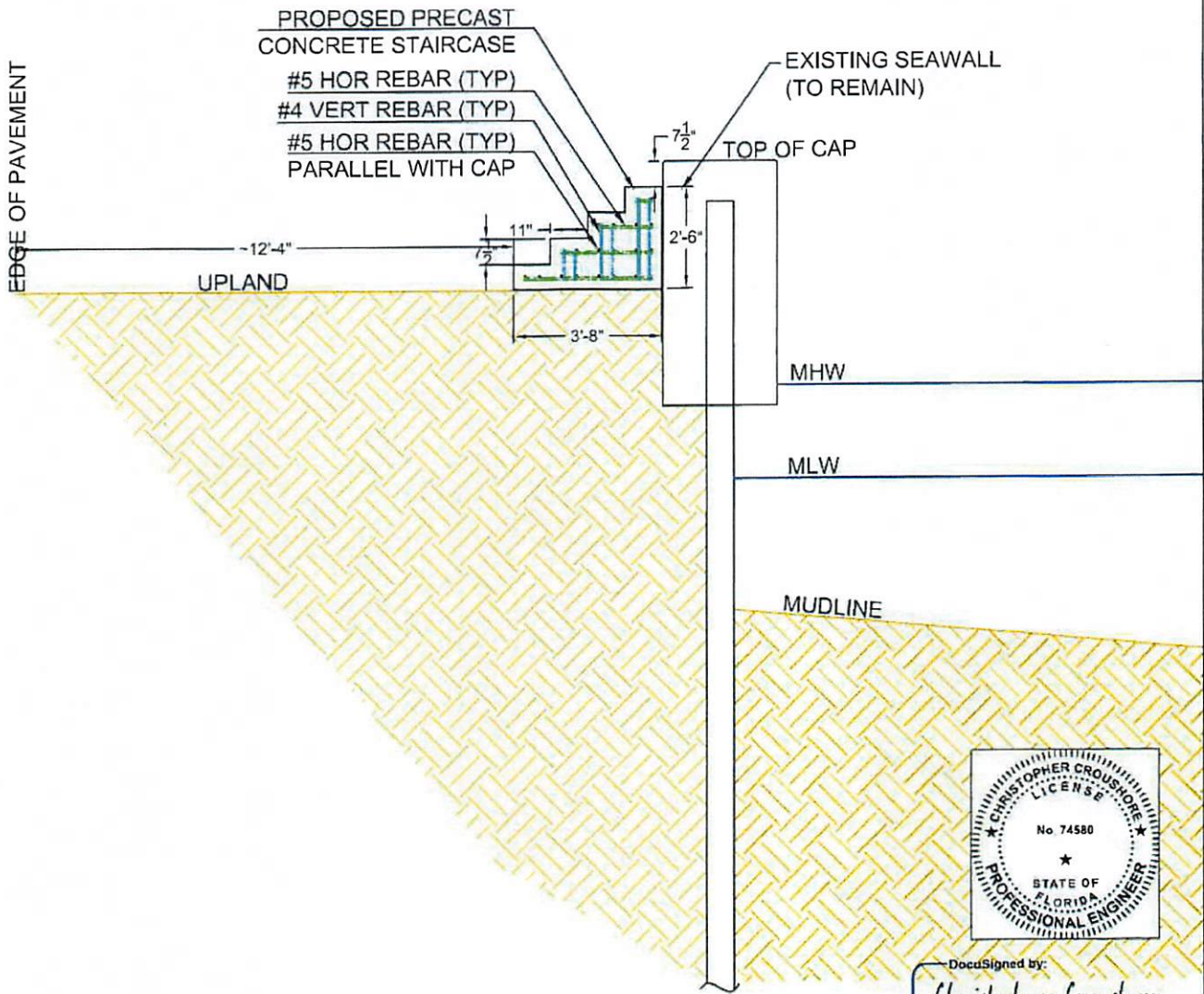
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PROPOSED DOCK  
TYPICAL CROSS-SECTION VIEW  
SCALE 1" = 4'

<p><b>Croushore Marine Engineering Inc.</b> 100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461 PH (561) 951-6036 FL CERT OF AUTH #30254</p>	SCALE: 1" = 4'	<p>915 CORDOVA STREET FORT LAUDERDALE, FL PROPOSED DOCK &amp; MOORING PILES TYPICAL CROSS-SECTION VIEW</p>	<p><b>CS-1</b> SHEET 5 OF 6</p>
	DATE: 08.10.20		
	REVISED: 07.30.21		
	DRAWN BY: CRC		

\*\*\*NOTES\*\*\*

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



PROPOSED STAIRCASE  
PROFILE VIEW  
SCALE 1" = 4'

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885AFF7DBE66435  
CHRISTOPHER R. CROUSHORE, PE  
FLORIDA PE # 74580

**Croushore Marine Engineering Inc.**

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

SCALE: 1" = 4'  
DATE: 08.10.20  
REVISED: 02.24.21  
DRAWN BY: CRC

915 CORDOVA STREET  
FORT LAUDERDALE, FL  
PROPOSED STAIRCASE PLATFORM  
TYPICAL CROSS-SECTION VIEW

CS-2  
SHEET 6 OF 6

## Exhibit B

### LEGEND



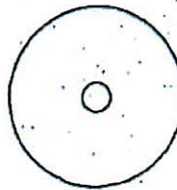
**ST. AUGUSTINE SOD,  
TIGHT SEAMS, FULL COVERAGE**



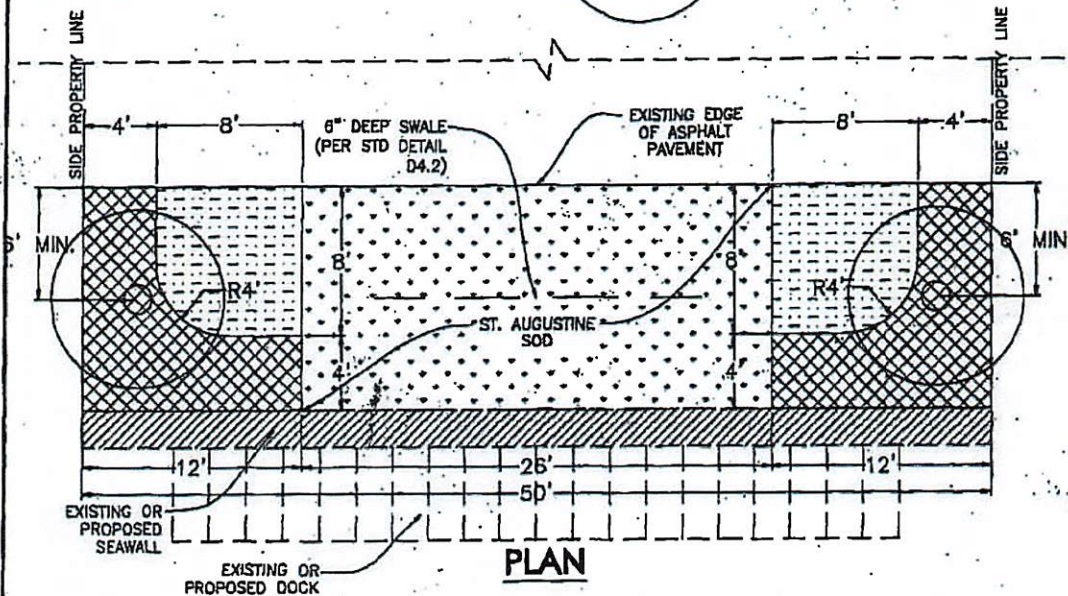
**MUHLY GRASS:  
18" - 24" TALL  
18" - 24" ON CENTER**



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



**12 SILVER BUTTONWOOD TREE,  
MULTI**

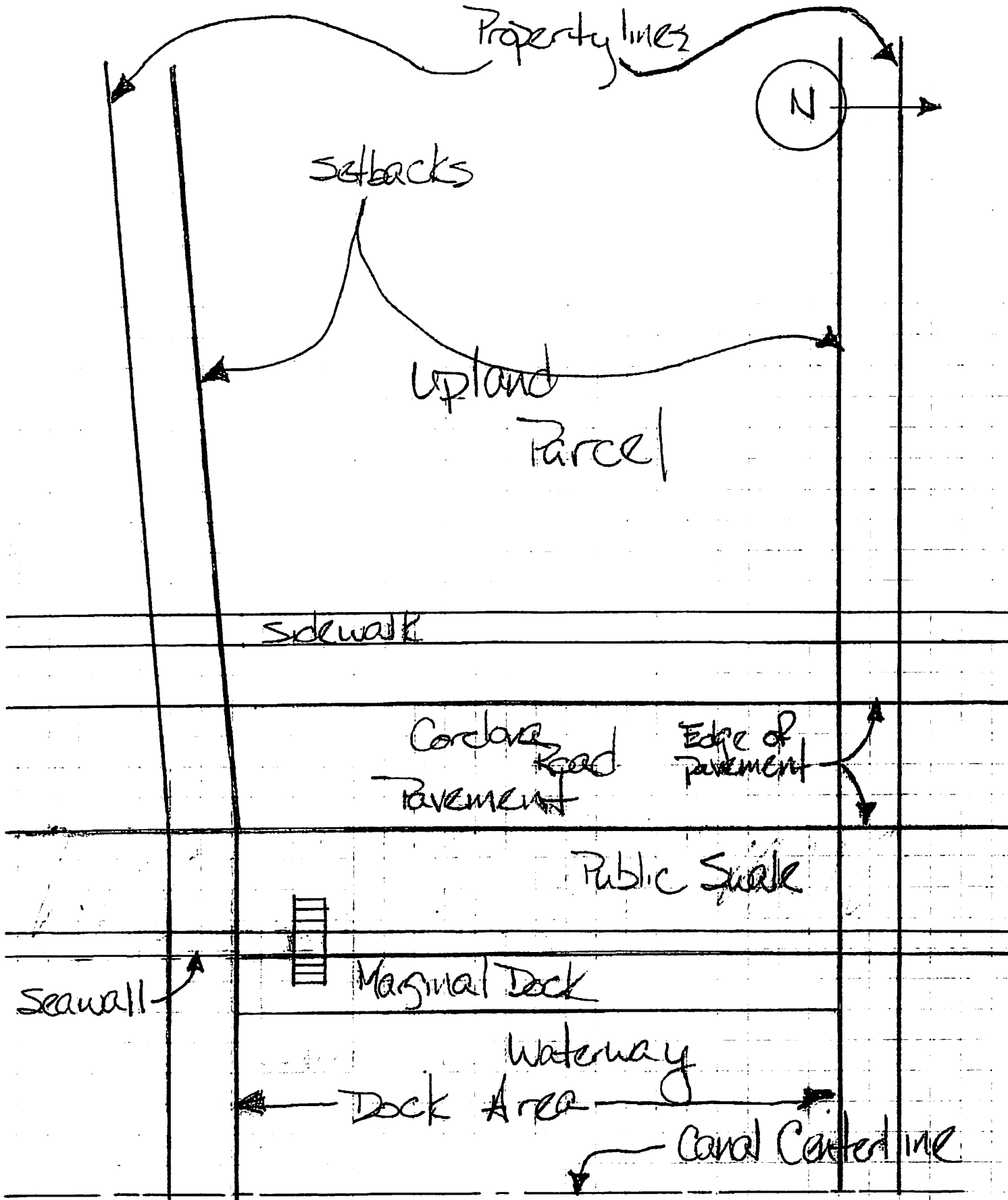


### GENERAL NOTES:

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

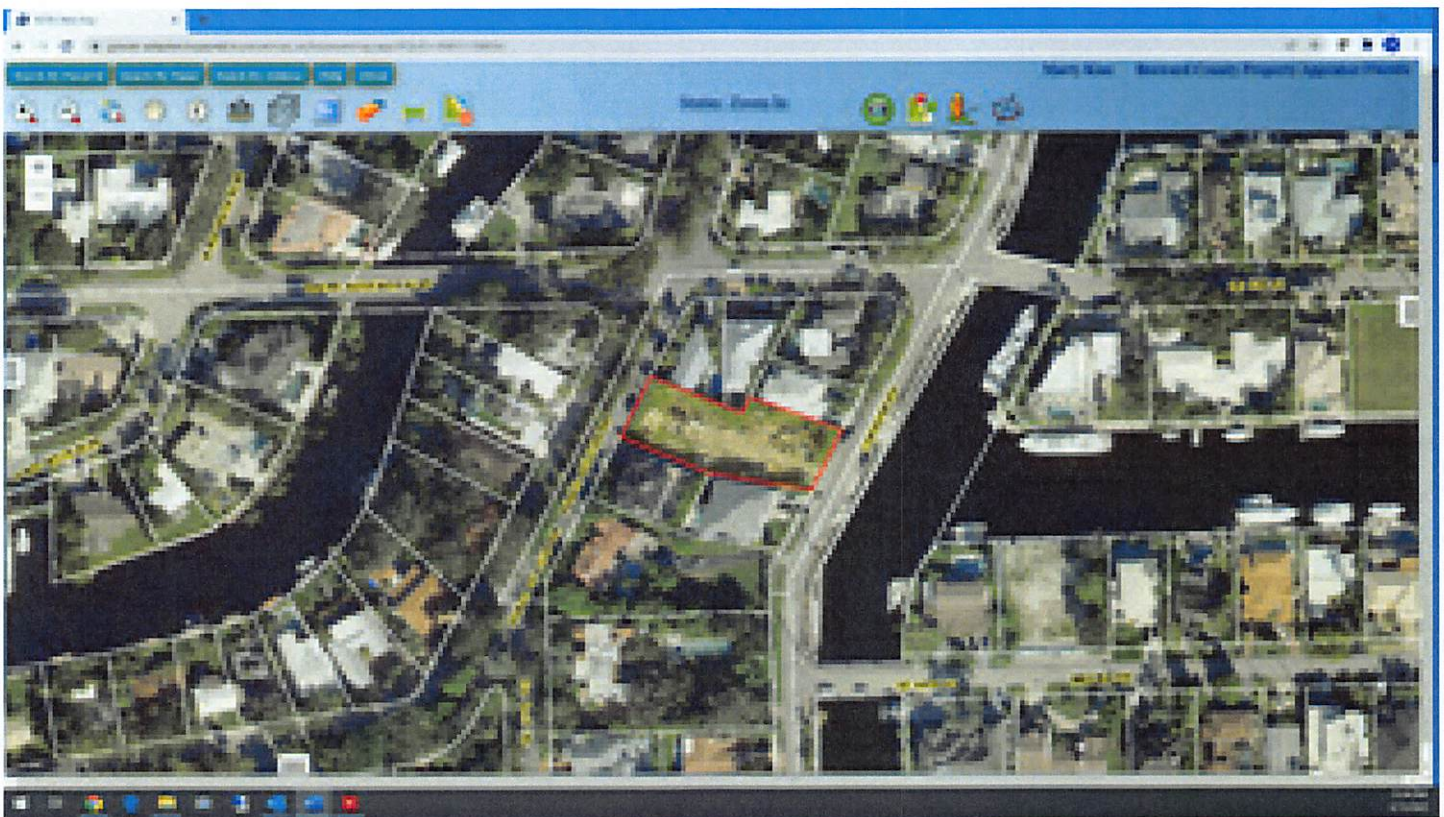
ISSUED: 2/2015		CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT	
REVISED:		URBAN DESIGN & PLANNING ENGINEERING DIVISION	LANDSCAPING PLAN (ROW) <span style="float: right;">SCALE: 1"=10'</span>

EXHIBIT "A"



915 Cordova Rd  
## 24

# AERIAL



Record BLD-BDSP-20090034:

# Boatlift-Dock-Seawall-Pile Permit

Record Status: Issued

Expiration Date: 07/24/2022

- [Record Info](#)
- [Payments](#)
- [Conditions](#)<sup>1</sup>

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

Condition: DO NOT FEE FOR THIS DOCK Severity: Notice

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

[View Condition](#)

## Work Location

915 CORDOVA RD  
FORT LAUDERDALE 333161451

## Record Details

### Licensed Professional:

MICHAEL T MORRISON  
MORRISON CONTRACTORS INC  
3000 SW 26 TER  
DANIA BEACH, FL, 33312  
Mobile Phone:9545838500  
B - STATE - GENERAL CGC1518076

### Owner:

FERNANDEZ, NELSON & JASMIN  
1259 N RIO VISTA BLVD  
FORT LAUDERDALE FL 3301