

ITEM V

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.

Marine Advisory Board

April 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 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

TABLE OF CONTENTS

C.	Application Form	Page 1
D.	Summary Description / Narrative	Page 2
E.	Warranty Deed and BCPA Ownership Page	Page 3-7
F.	Property Survey of Upland Parcel	Page 8
G.	Color Photos of Dock Area	Page 9-13
H.	Applicant Vessel Information	Page 14-16
I.	Plans for New Dock	Page 17-22
J.	Landscaping Plan	Page 23
K.	EXHIBIT "A" Dock Area and Public Swale and Set Backs	Page 24
L.	Aerial	Page 25
M.	Current City of Ft Lauderdale Building Permit	Page 26

**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 _____

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 Abbezzo

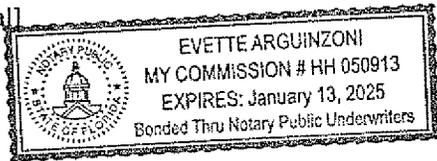
[Signature]
Witness Name: Fabrick E. McTigue

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th 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.



Site Address	1342 PONCE DE LEON DRIVE, FORT LAUDERDALE FL 33316-1302	ID #	5042 11 19 0030
Property Owner	FERNANDEZ, NELSON & JASMIN	Millage	0312
Mailing Address	1259 N RIO VISTA BLVD FORT LAUDERDALE FL 33301	Use	00
Abbr Legal Description	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
Just Value	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150
Portability	0	0	0	0
Assessed/SOH	\$2,002,150	\$2,002,150	\$2,002,150	\$2,002,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$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		

PRODUCTS - Concrete Industries | System Components: EPICORE | Accella Citizen Access | ECPA Web Map

gisweb-adapters.bcpa.net/bcpawebmap_ex/bcpawebmap.aspx?FOLIO=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
- Twn-Rng-Sec
- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid 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

Situs 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 & FOR LOT 22 DESC AS 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

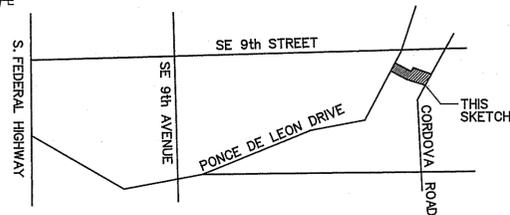
Total Value: \$ 2,002,150

SOH Capped Value: \$ 2,002,150

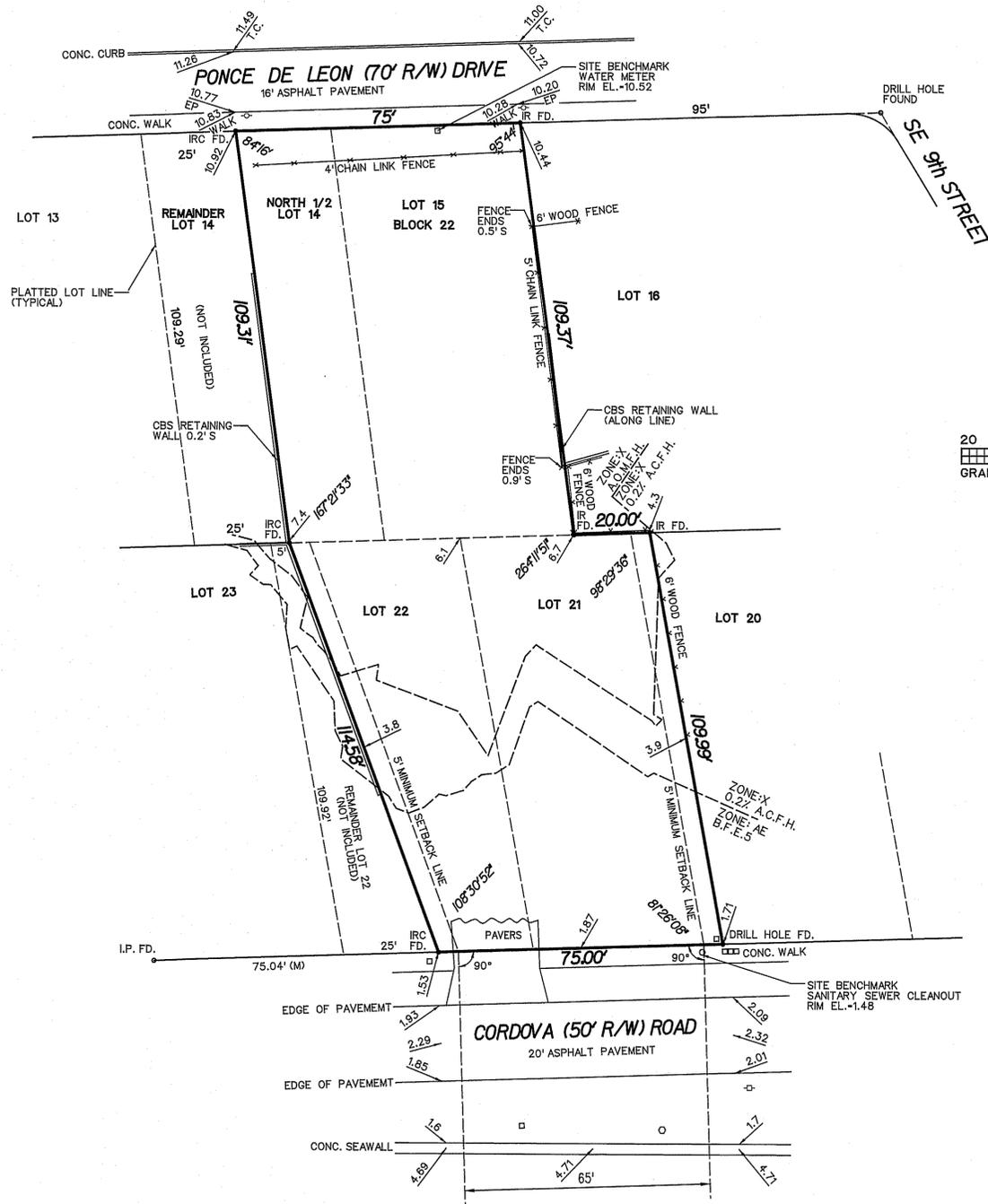
Homestead Exempt Amt: \$ 0

WVD Exempt Amt: \$ 0

12:06 PM
3/10/2022



LOCATION SKETCH
(NOT TO SCALE)



NOTE: ZONE LINES AS SHOWN HEREON ARE SCALED FROM F.E.M.A. FLOOD MAP 12011C0557.

A.C.F.H. - ANNUAL CHANCE OF FLOOD HAZARD
A.O.M.F.H. - AREA OF MINIMAL FLOOD HAZARD
B.F.E. - BASE FLOOD ELEVATION

LEGAL DESCRIPTION:

THE NORTH HALF (N 1/2) OF LOT 14 AND LOT 15, 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.

TOGETHER WITH:

ALL OF LOT 21 AND THAT PORTION OF LOT 22, BLOCK 22, RIO VISTA ISLES, ACCORDING TO THE PLAT OF A RESUBDIVISION IN BLOCK 22 - RIO VISTA ISLES, RECORDED IN PLAT BOOK 23 AT PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 21 AND RUNNING THENCE SOUTHERLY, ALONG THE EASTERLY BOUNDARY OF LOTS 21 AND 22, A DISTANCE OF 75 FEET TO A POINT; THENCE WESTERLY A DISTANCE OF 114.68 FEET TO THE MIDPOINT ON THE EASTERLY BOUNDARY LINE OF LOT 14, BLOCK 22; THENCE NORTHERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 22 AND 21, BLOCK 22, A DISTANCE OF 95 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 109.99 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF SCOTT A. GUZZI & ASSOCIATES, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF SCOTT A. GUZZI & ASSOCIATES, INC.
3. THE LANDS SHOWN HEREON WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
6. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
7. ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED 'RESUBDIVISION IN BLOCK 22- RIO VISTA ISLES, AS RECORDED IN PLAT BOOK 23, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988 AND ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 1881, ELEVATION = 4.839
9. FLOOD ELEVATION INFORMATION:
COMMUNITY NO. - 125105 PANEL NO. - 12011C0557
DATE OF FIRM - 8-18-14 SUFFIX - H
FIRM ZONE - AS SHOWN BASE FLOOD ELEVATION - AS SHOWN
10. PROPERTY ADDRESS: 1342 PONCE DE LEON DRIVE AND 915 CORDOVA ROAD, FORT LAUDERDALE, FLORIDA 33316
11. CONTAINING 17,404 SQUARE FEET, MORE OR LESS.
12. CERTIFIED TO: Nelson and Jasmin Fernandez
Old Republic National Title Insurance Company
Bank of America, N.A.



ABBREVIATIONS:

- A/C - AIR CONDITIONER PAD
ADJ. - ADJACENT
BFP - BACK FLOW PREVENTOR
B.C.R. - BROWARD COUNTY RECORDS
B.M. - BENCHMARK
B.O.C. - BACK OF CURB
BOC - BACK OF CURB
CALC. - CALCULATED
C.B. - CONCRETE BLOCK
CLF - CHAIN LINK FENCE
CONC. - CONCRETE
C.B.S. - CONCRETE BLOCK STRUCTURE
D - DELTA ANGLE
D.C.R. - DADE COUNTY RECORDS
DDCV - DOUBLE DETECTOR CHECK VALVE
D.E. - DRAINAGE EASEMENT
E.O.W. - EDGE OF WATER
E - EAST
ELEV. - ELEVATION
F.F. - FINISHED FLOOR
F.P.L. - FLORIDA POWER & LIGHT CO.
FD. - FOUND
G.F. - GARAGE FLOOR
INV. - INVERT
I.P. - IRON PIPE
I.R. - IRON ROD
I.R.C. - IRON ROD & CAP
I.R.L. - IRON ROD LENGTH
L.M.E. - LAKE MAINTENANCE EASEMENT
LB - LICENSED BUSINESS
LD - LEGAL DESCRIPTION
M - MEASURED
M.H. - MANHOLE
MISC. - MISCELLANEOUS
N/D - NAIL AND DISK
N/T - NAIL AND TAB
NGVD - NATIONAL GEODETIC VERTICAL DATUM
N/A - NON-APPLICABLE
NAVD - NORTH AMERICAN VERTICAL DATUM
N - NORTH
N.T.S. - NOT TO SCALE
O/S - OFFSET
OH - OVERHEAD WIRES
O.R.B. - OFFICIAL RECORD BOOK
P.B.C.R. - PALM BEACH COUNTY RECORDS
P.B. - PLAT BOOK
P.C.P. - PERMANENT CONTROL POINT
P.R.M. - PERMANENT REFERENCE MONUMENT
P.S. - PLAT
P.B. - PLAT BOOK
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.C.C. - POINT OF COMPOUND CURVE
P.C. - POINT OF CURVATURE
P.R.C. - POINT OF REVERSE CURVE
P.T. - POINT OF TANGENCY
P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
PROP. - PROPOSED
R - RADIUS
R/W - RIGHT OF WAY
S - SOUTH
SECT. - SECTION
SF - SQUARE FEET
SR - STATE ROAD
T.O.B. - TOP OF BANK
T.O.P. - TOP OF PIPE
TYP. - TYPICAL
U.E. - UTILITY EASEMENT
U.P. - UTILITY POLE
W - WEST

LEGEND:

- SET 3/4" IR & CAP (LB 6893)
NAIL & TAB
PCP
PRM
ELEVATION
FIRE HYDRANT
CENTERLINE
LIGHT POLES
MANHOLE (SANITARY)
MANHOLE (STORM)
CATCH BASIN
ELECTRIC SERVICE
TELEPHONE JUNCTION BOX
WATER METER
CABLE TV BOX
UTILITY POLE

BOUNDARY SURVEY
SCALE: 1"=20'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 51-77, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5108
DATE OF LAST FIELD WORK: 2-16-22

Table with columns: CAM, SAG, BY, DATE, FE/PS, ADDENDUM.

VIC-SCOTT LAND SURVEYING & MAPPING
IT'S GOOD!
Certificate of Authorization No. L.B. 6893
6047 Kimberly Boulevard, Suite T
Fort Lauderdale, FL 33308
Ph: (954) 742-6808
scottguzzi@aol.com

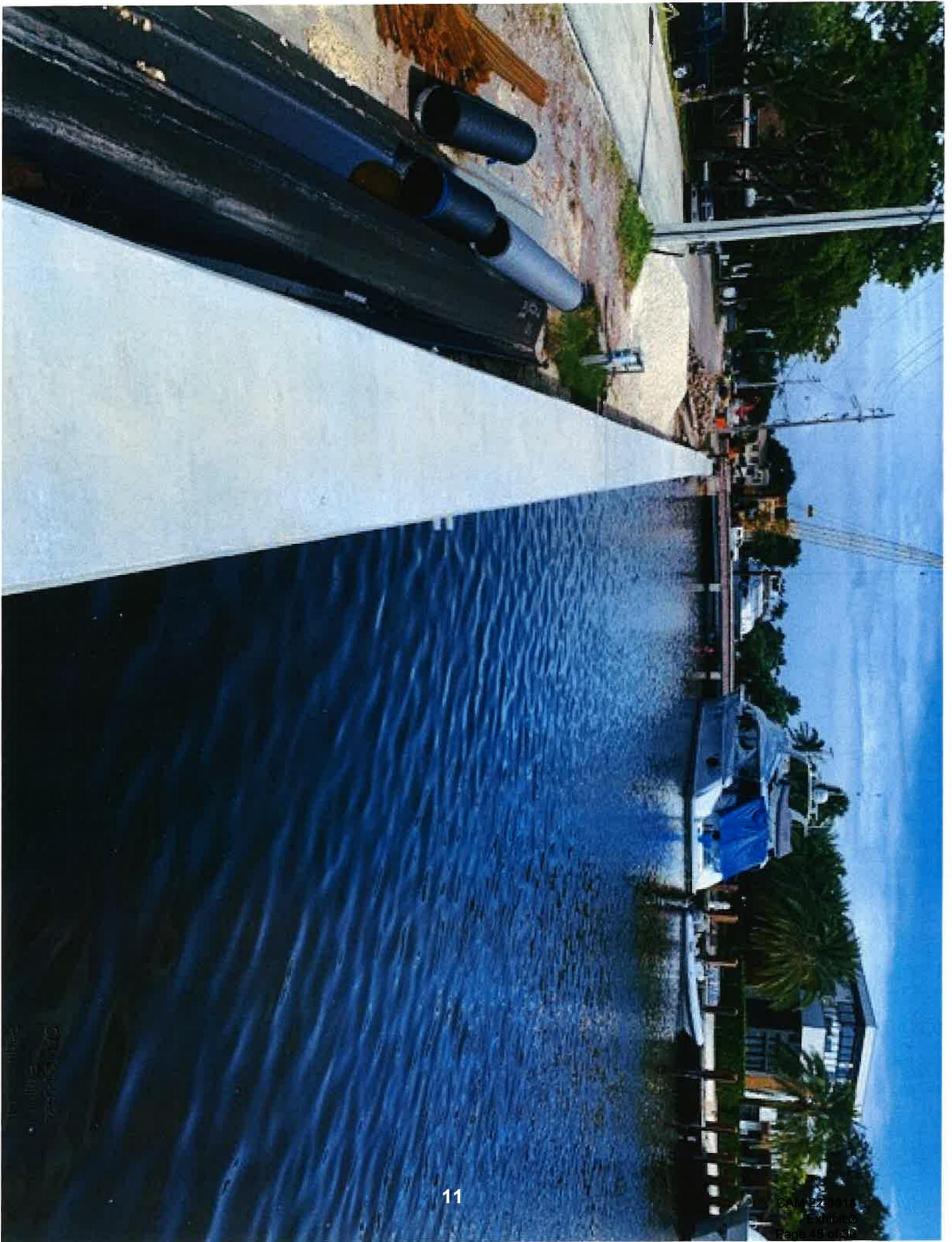
1342 PONCE DE LEON DRIVE AND 915 CORDOVA ROAD
FORT LAUDERDALE, FLORIDA 33316
CLIENT: NELSON FERNANDEZ
SCALE: 1"=20'
DATE: 5-07-14
DRAWN BY: SAG
FIELD BOOK NO. 138A
CHECKED BY:
PAGE NO. 2-55

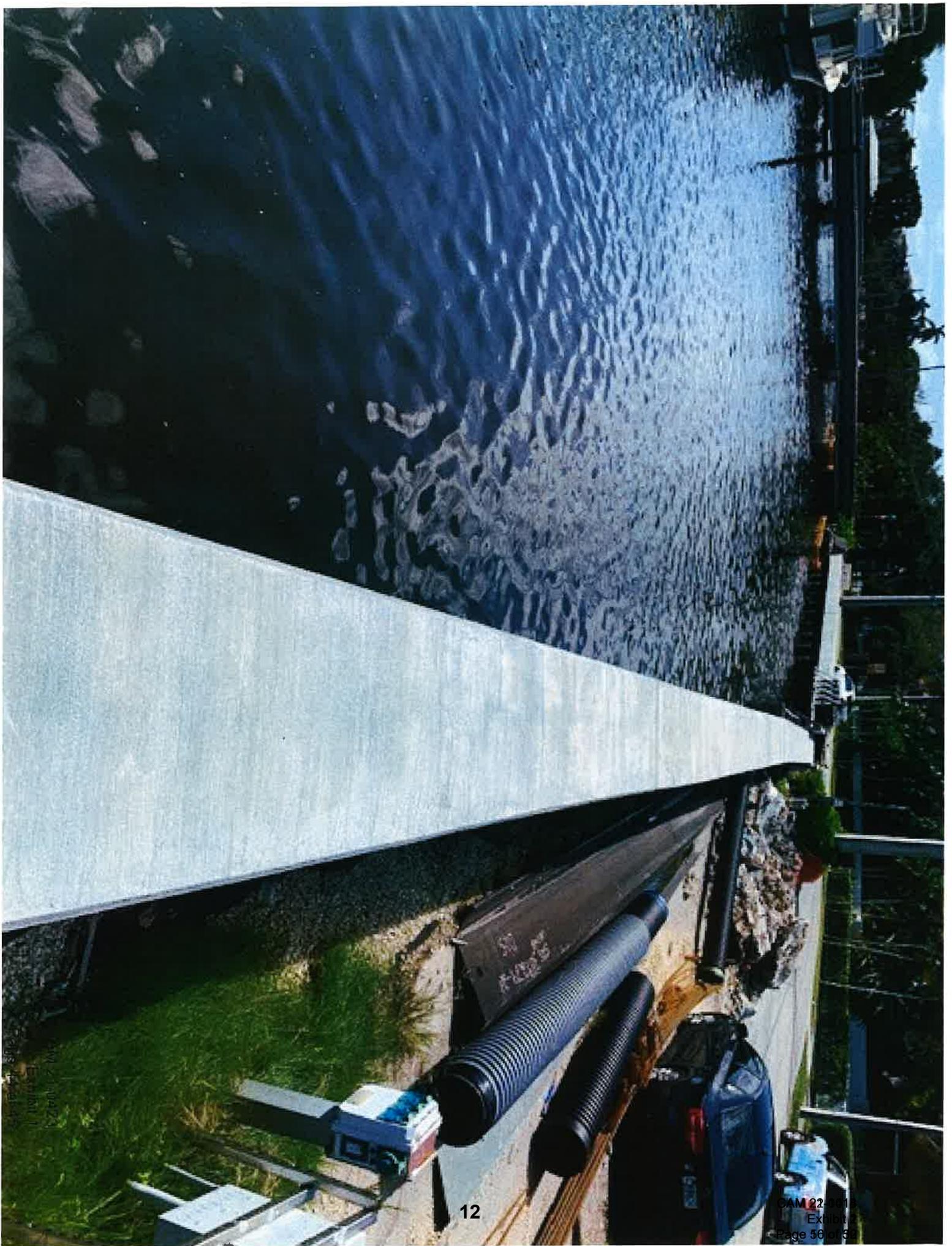
PROJECT NO. 1946
SHEET NO. 1 OF 1





CAM 21-0423
Exhibit 1
Page 48 of 50







CAM 21

Exhibit 1

Page 45 of 45



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	2021/EPY	BODY	VS	TITLE	
HIN	EPY04588A021			FUEL	GAS
HULL	FBGLSS	PROPU	OUTBRD	LENGTH	39'8"
USE	PLSRE	TYPE	OPEN		
DL/FEID	852698992-01				
Date Issued	6/4/2021	ENG DRIVE			
		ST OPER			

Reg. Tax	163.50	Class Code	100
Init. Reg.		Tax Months	24
County Fee	81.76	Back Tax Mos	
Mail Fee		Credit Class	
Sales Tax		Credit Months	
Voluntary Fees			
Grand Total	245.26		

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.

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



[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

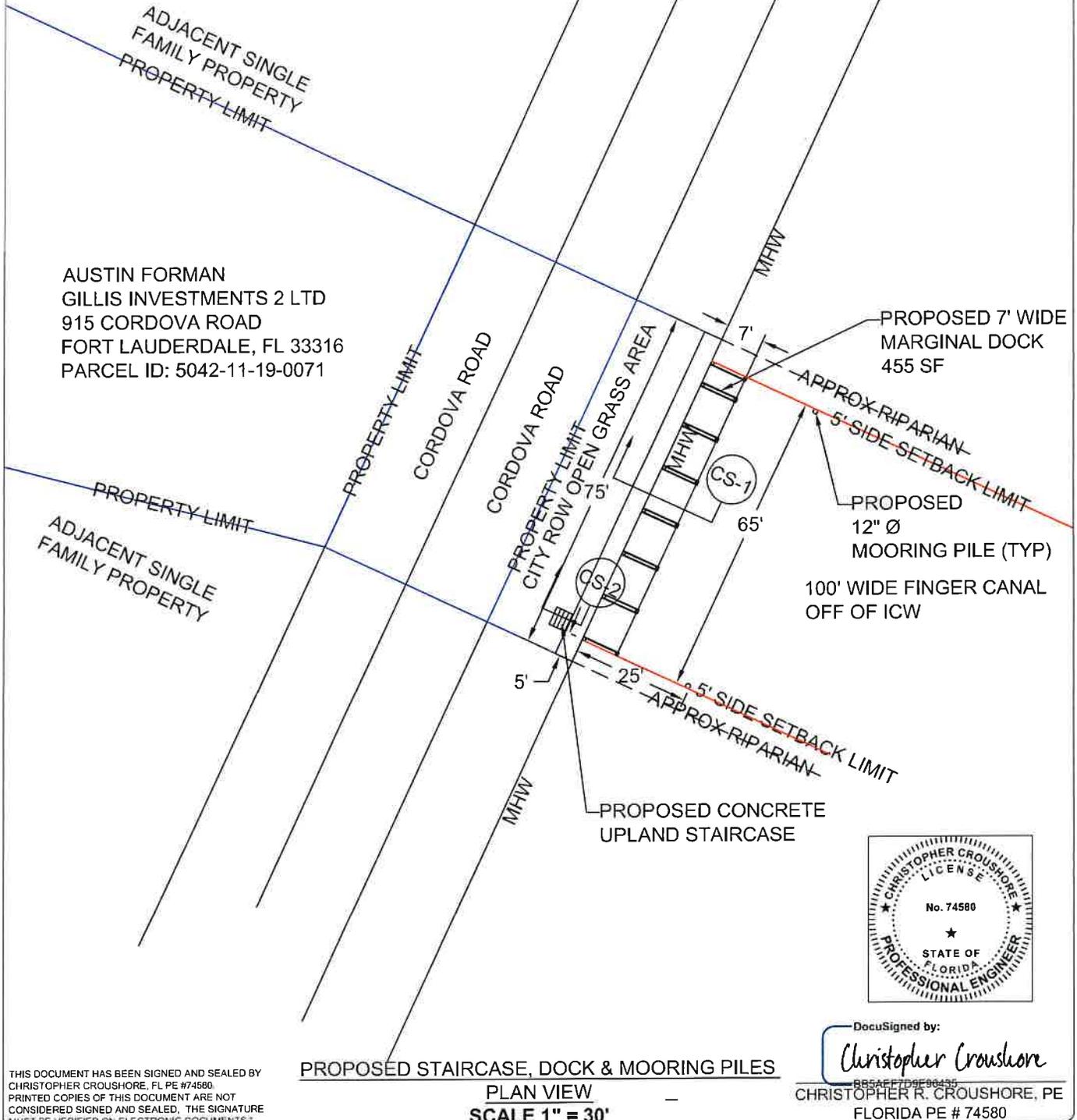
Report Year	Filed Date
2021	04/30/2021

Document Images

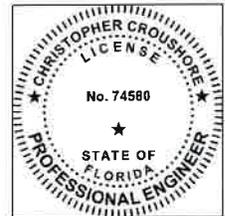
04/30/2021 -- ANNUAL REPORT	View image in PDF format
08/21/2020 -- Florida Limited Liability	View image in PDF format

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



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.



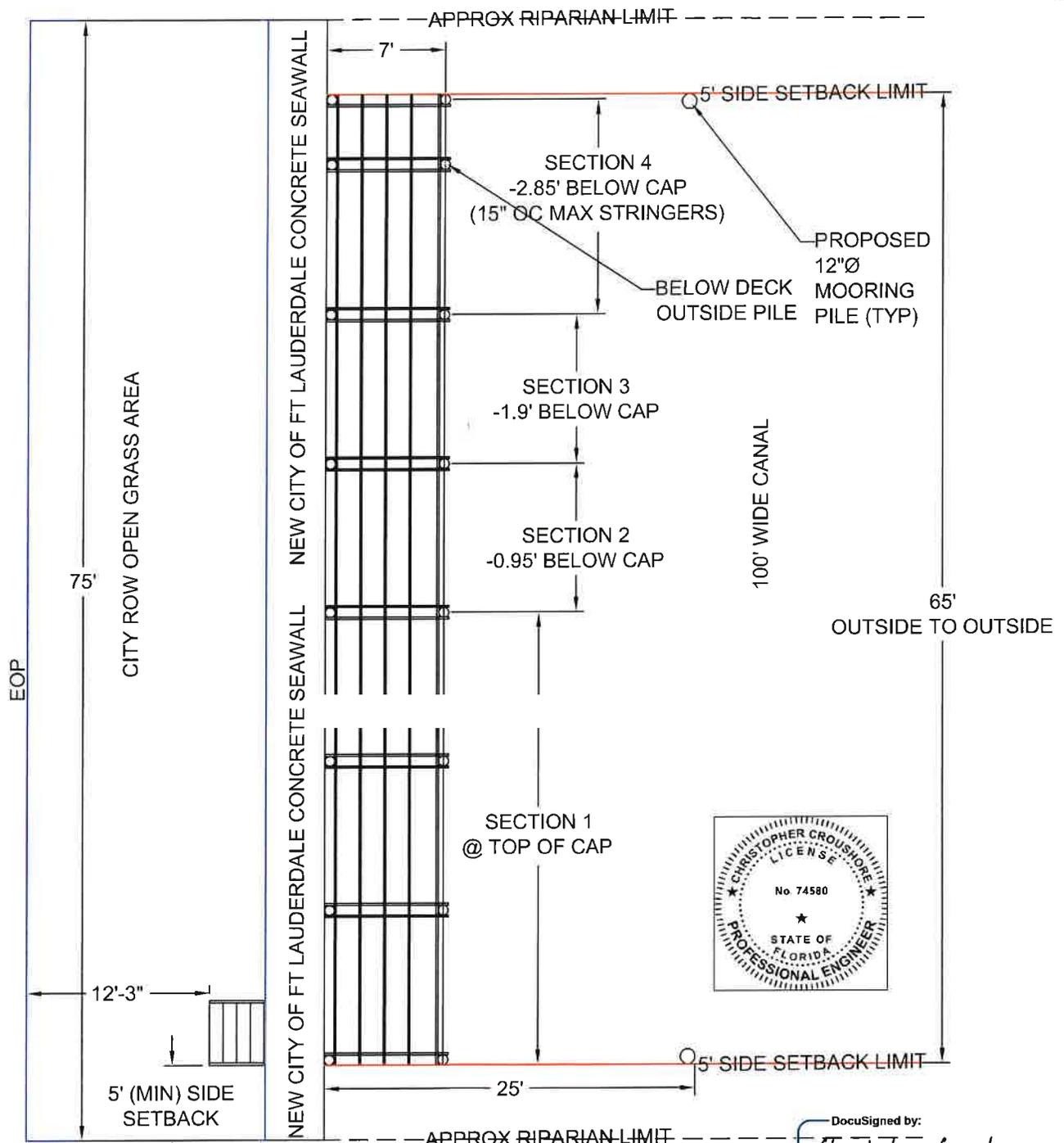
Croushore Marine Engineering Inc.
100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461
PH (561) 951-6036
FL CERT OF AUTH #30254

SCALE: 1" = 30'
DATE: 08.10.20
REVISED: 07.30.21
DRAWN BY: CRC

915 CORDOVA STREET
FORT LAUDERDALE, FL
PROPOSED STAIRCASE, DOCK & MOORING PILES
PLAN VIEW

P-1

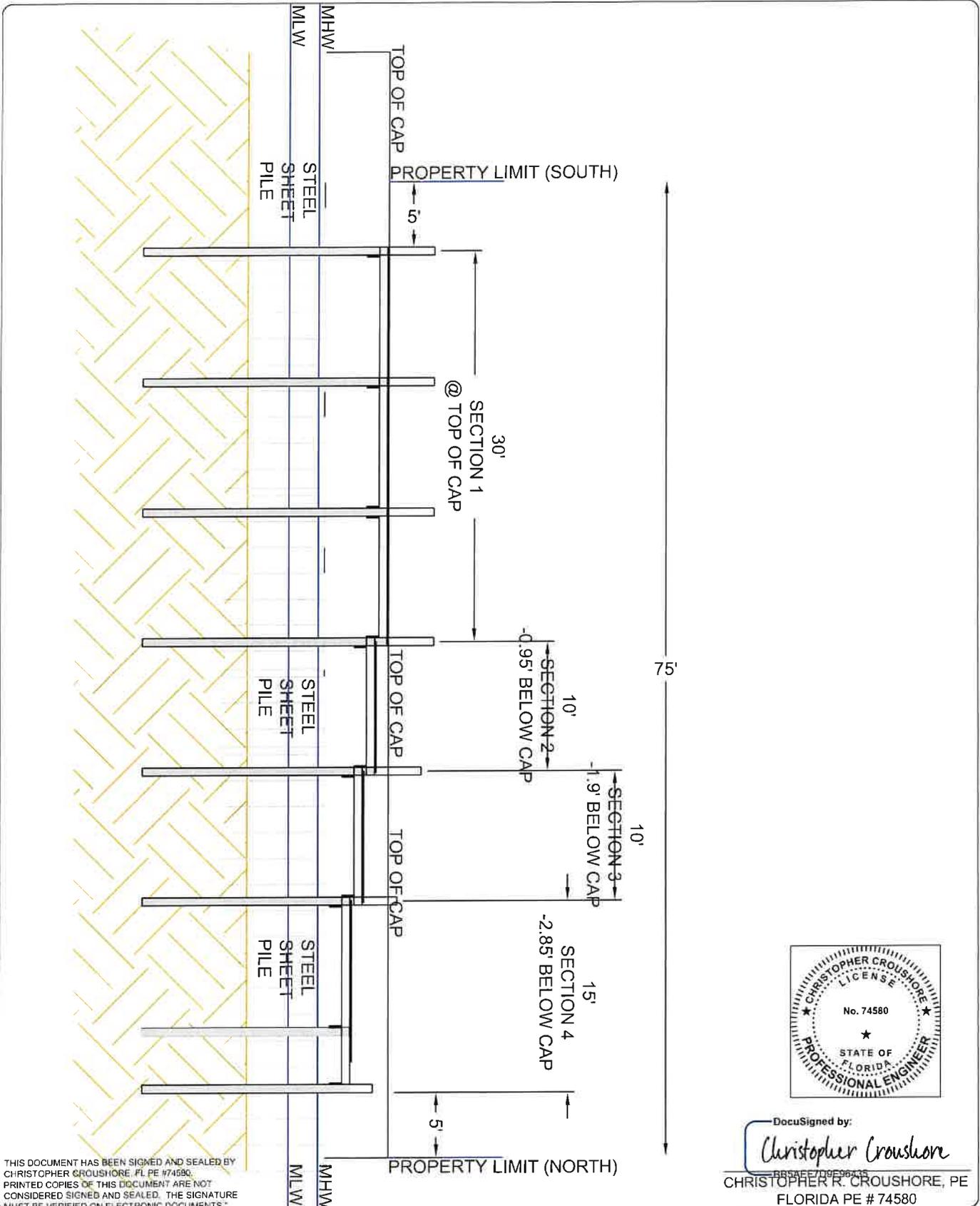
SHEET 1 OF 6



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.

DocuSigned by:
Christopher Croushore
 BB5AEF7D9E66435
 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" = 10' DATE: 08.10.20 REVISED: 07.30.21	915 CORDOVA STREET FORT LAUDERDALE, FL PROPOSED STAIRCASE, DOCK & MOORING PILES DETAILED PLAN VIEW	P-2 SHEET 2 OF 6
	SHEET 2 OF 6		



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.



DocuSigned by:
Christopher Croushore
 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

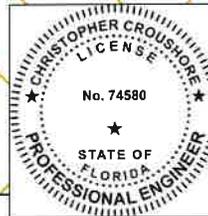
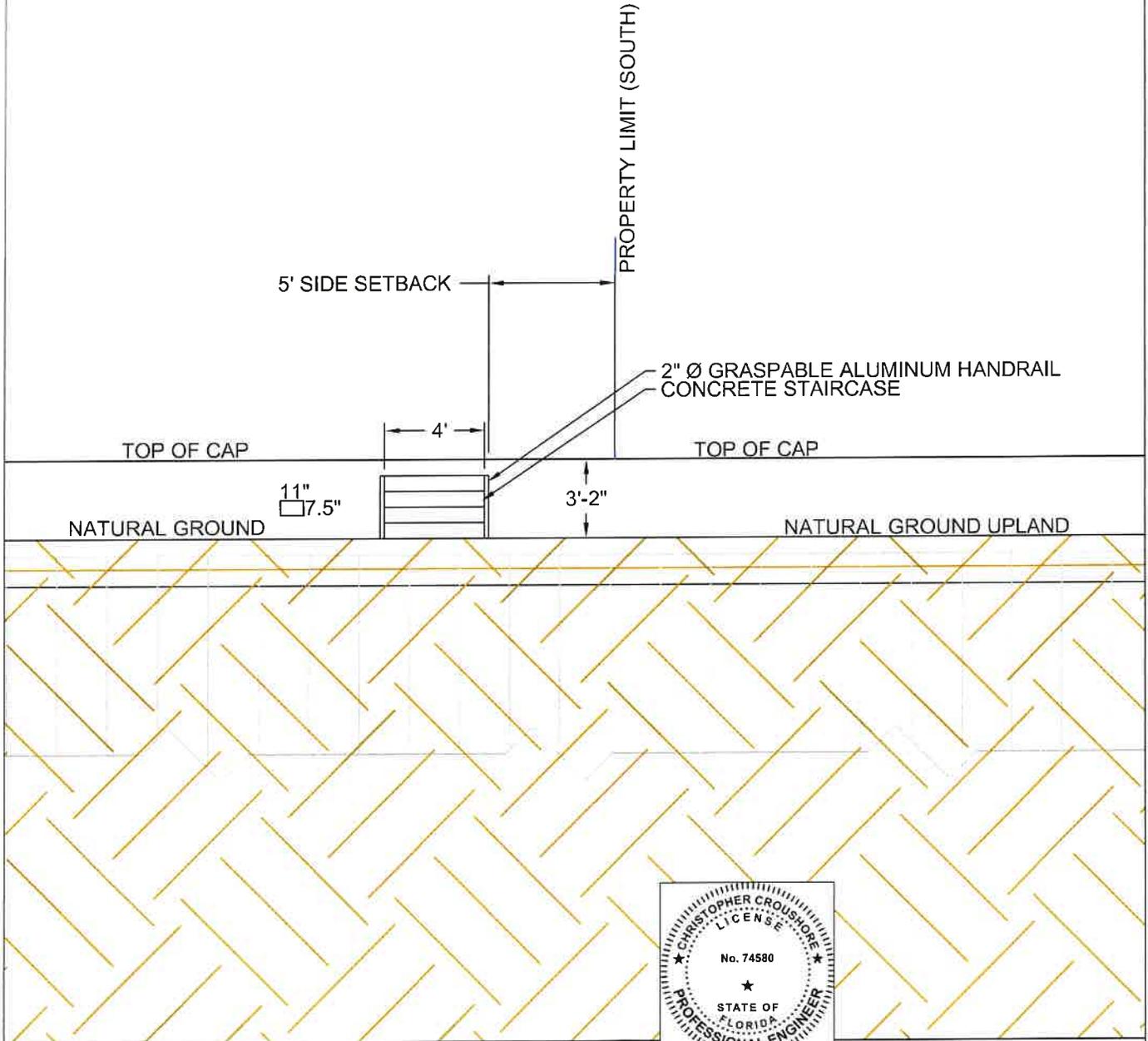
SCALE: 1" = 10'
 DATE: 08.10.20
 REVISED: 02.24.21
 DRAWN BY: CRC

915 CORDOVA STREET
 FORT LAUDERDALE, FL
 PROPOSED DOCK
 PROFILE VIEW

PR-1
 SHEET 3 OF 6

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

BB5AEF7D9E96435...

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."

Croushore Marine Engineering Inc.

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

SCALE: 1" = 6'
DATE: 08.10.20
REVISED: 02.24.21
DRAWN BY: CRC

915 CORDOVA STREET
FORT LAUDERDALE, FL

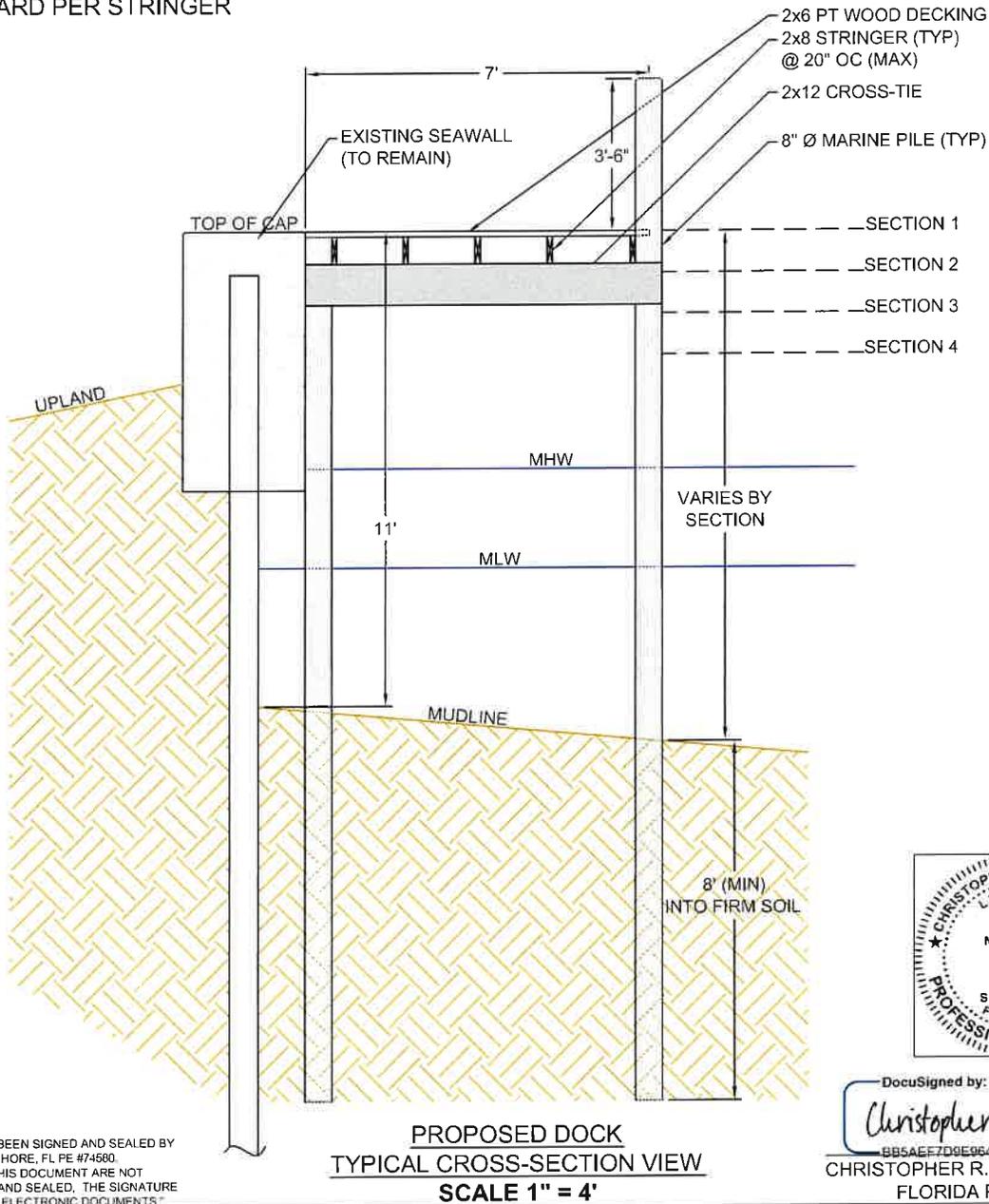
PROPOSED STAIRCASE
PROFILE VIEW

PR-2

SHEET 4 OF 6

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



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.

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

DocuSigned by:
Christopher Croushore
BB5AEF7D9E96435
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

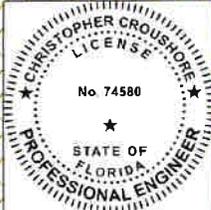
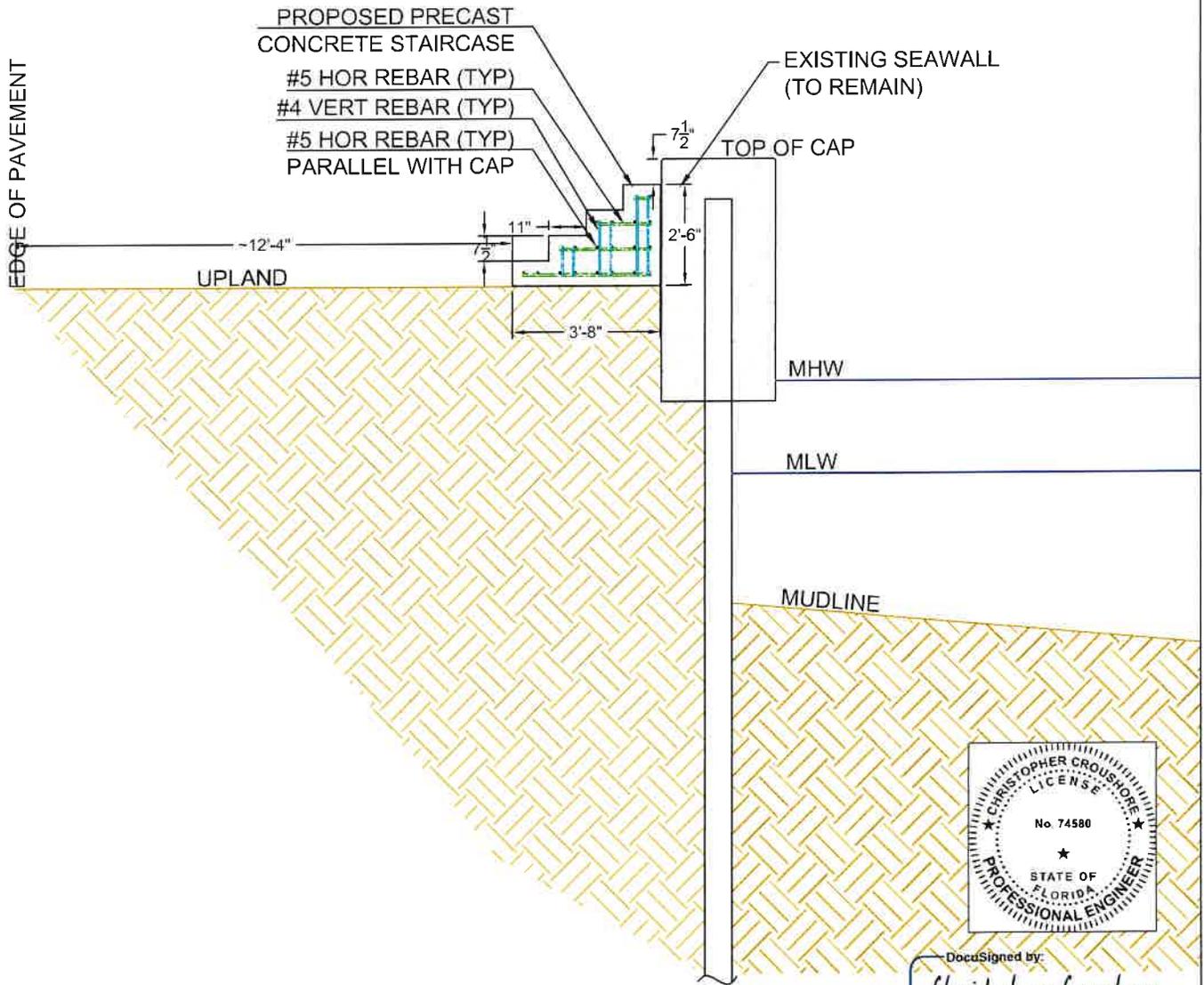
SCALE: 1" = 4'
DATE: 08.10.20
REVISED: 07.30.21
DRAWN BY: CRC

915 CORDOVA STREET
FORT LAUDERDALE, FL
PROPOSED DOCK & MOORING PILES
TYPICAL CROSS-SECTION VIEW

CS-1
SHEET 5 OF 6

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



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.

**PROPOSED STAIRCASE
PROFILE VIEW
SCALE 1" = 4'**

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

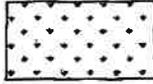
SCALE: 1" = 4'
DATE: 08.10.20
REVISED: 02.24.21
DRAWN BY: CRC

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

CS-2
SHEET 6 OF 6

Exhibit B

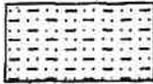
LEGEND



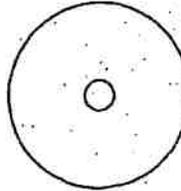
**ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE**



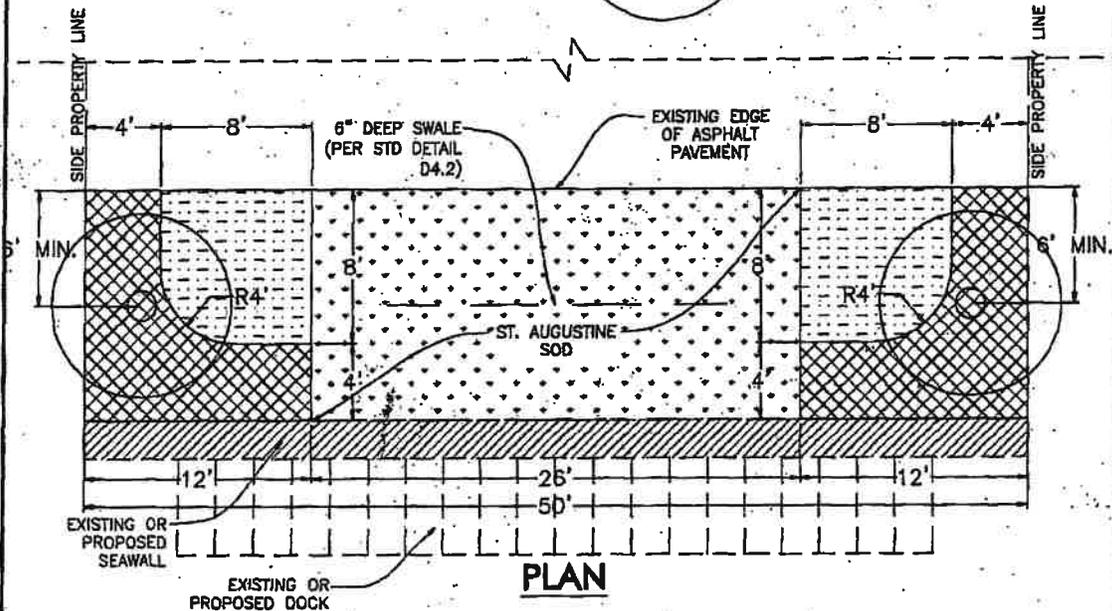
**MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER**



**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



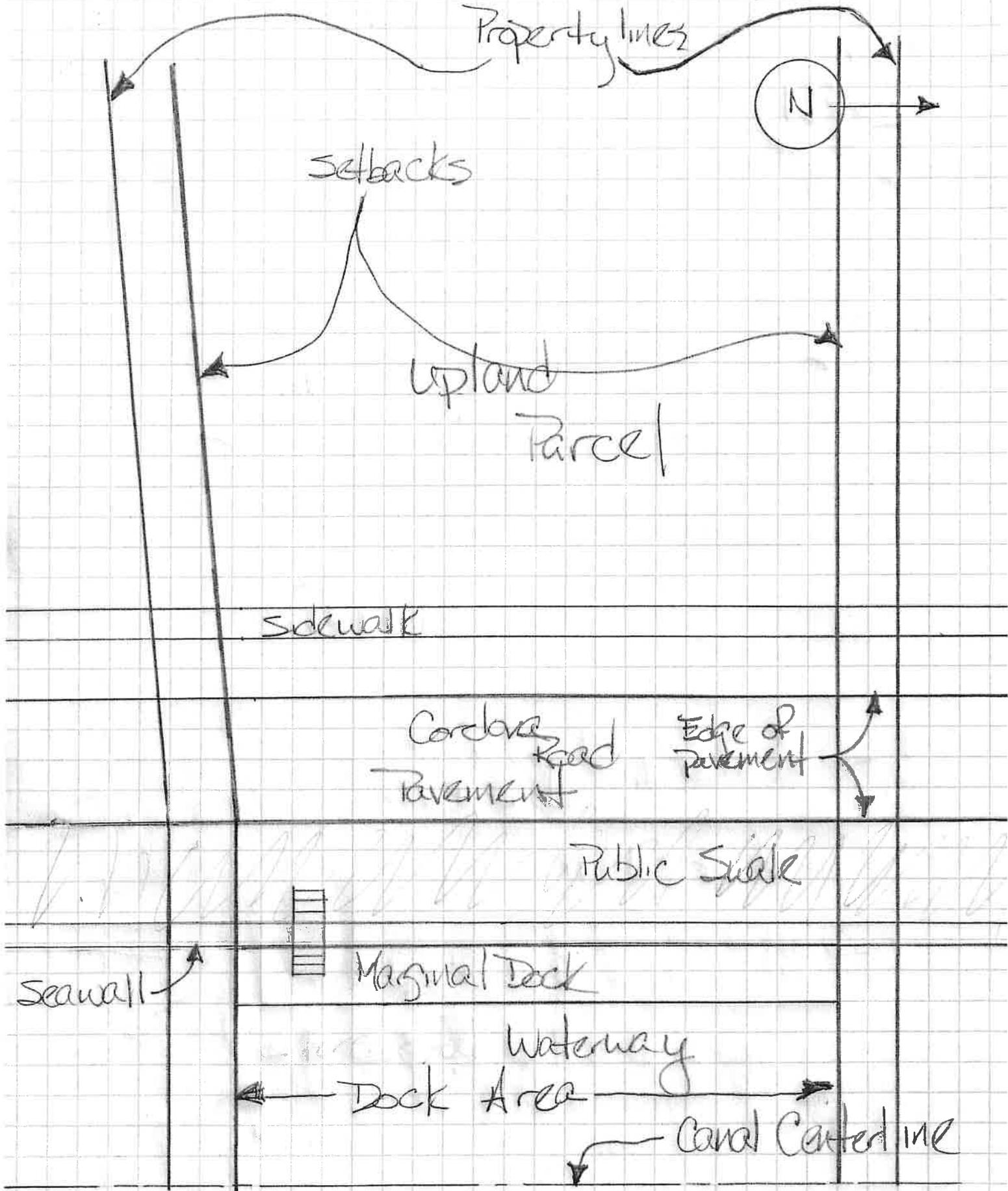
CITY OF FORT LAUDERDALE
DEPT. OF SUSTAINABLE DEVELOPMENT

REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

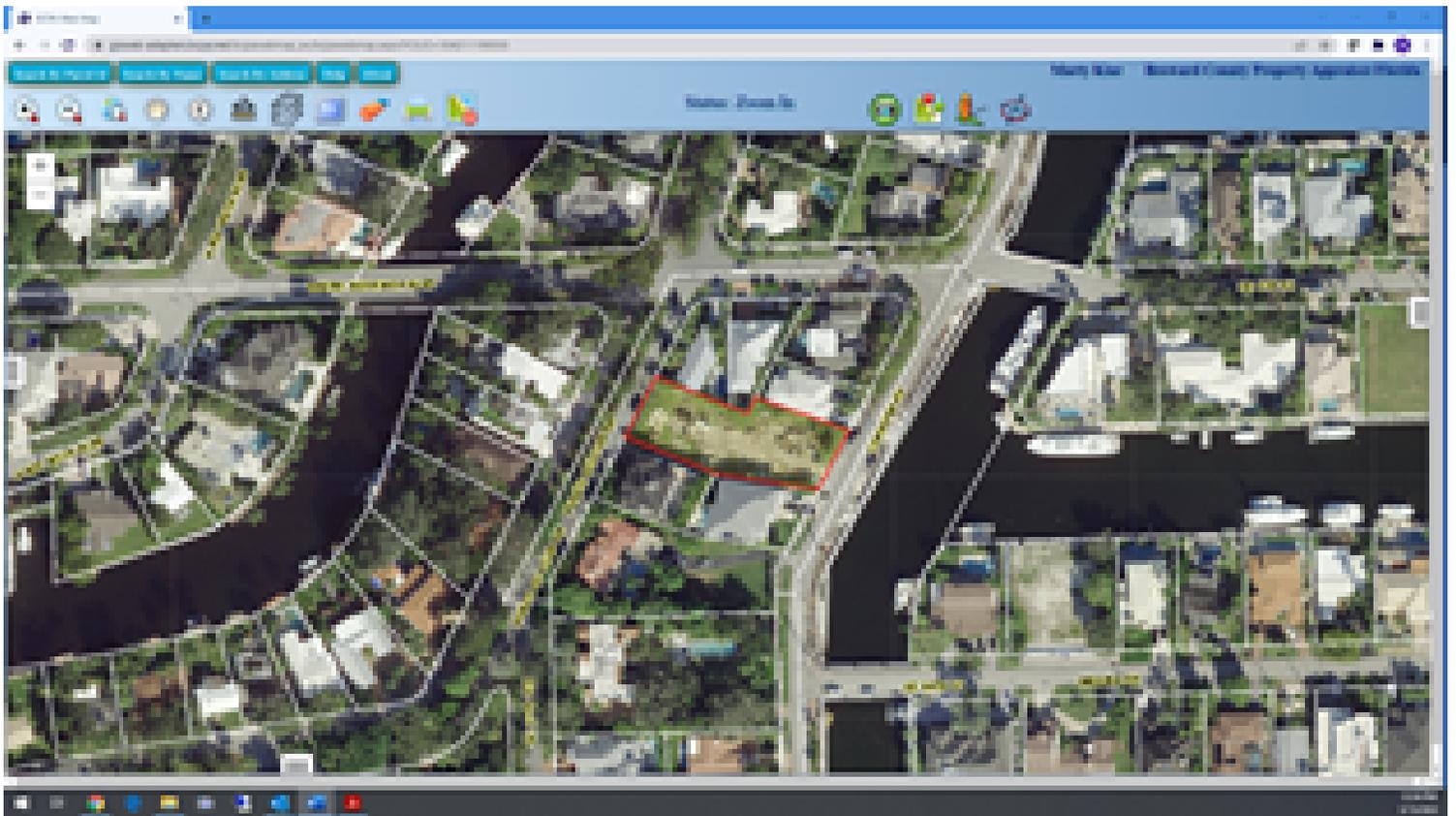
LANDSCAPING PLAN (ROW)

SCALE:
1"=10'



912 Cordova Rd

AERIAL



Record BLD-BDSP-20090034:

Boatlift-Dock-Seawall-Pile Permit

Record Status: Issued

Expiration Date: 07/24/2022

- [Record Info](#)
- [Payments](#)
- [Conditions](#) **1**

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