

# ITEM VI

## MEMORANDUM MF NO. 23-06

DATE: October 10, 2023

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: November 2, 2023 MAB Meeting – Application for Dock Permit – John R. & Staci L. Swadener / 1415 SE 11<sup>th</sup> Court

Attached for your review is an application from John R. & Staci L. Swadener / 1415 SE 11<sup>th</sup> Court.

### APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of a proposed 32'+/- long x 12'8'+/- wide marginal dock and 23'+/- long x 5' +/- wide finger pier and access steps extending a maximum distance of 25'+/- from the property line on public property abutting the waterway adjacent to 1415 SE 11<sup>th</sup> Court. City Code Section 8-144 authorizes the construction and use of docks on public property, and allows for the permit to be issued provided the permit holder agrees to maintain the improvements and seawall.

### PROPERTY LOCATION AND ZONING

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

### ENGINEERING REVIEW REQUIREMENT

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

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

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

4. Only vessels owned by the permit holder and registered with the City as part of the dock permit application may be moored at the permitted dock.
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

**DOCK PERMIT APPLICATION**  
**John and Staci Swadener**  
**1415 SE 11<sup>th</sup> Court**  
**FORT LAUDERADLE, FLORIDA 33316**

# **DOCK PERMIT APPLICATION**

## **Table of Contents**

|   |                   |
|---|-------------------|
| <b>Letter to Marine Advisory Board</b>                          | <b>Page 1</b>     |
| <b>Application for waterway permit</b>                          | <b>Page 2-3</b>   |
| <b>Copy of Deed and BCPA</b>                                    | <b>Page 4-6</b>   |
| <b>Survey information</b>                                       | <b>Page 7-8</b>   |
| <b>Ariel Photograph</b>   | <b>Page 9-10</b>  |
| <b>Dock area pictures, dock drawings<br/>and Landscape plan</b> | <b>Page 11-22</b> |

GEX F. RICHARDSON  
Attorney at Law

October 10, 2023

**VIA EMAIL**

Marine Advisory Board  
City of Fort Lauderdale  
2 South New River Drive East  
Fort Lauderdale, Florida 33301

RE: 1415 SE 11<sup>th</sup> Court Dock Permit

To Whom It May Concern;

John and Staci Swadener are requesting a dock permit to replace the dock removed at the time of the Cordova seawall project start. They would now like to get a permit and replace the dock which was required to be removed due to the seawall project with a 244 square foot dock (5ft x 32 north to south and 5ft x 20ft west to east) which is in compliance with the current regulations. They have chosen to put in a pier dock to meet the current requirements. They are contemplating purchasing a 30 to 40 ft boat upon approval and installation of the new dock.

Thank you for your cooperation in this matter and please do not hesitate to contact me with any further questions.

Sincerely,

*Gex F. Richardson*

Gex F. Richardson  
On Behalf of John and Staci Swadener

PO BOX 2503  
FORT LAUDERADLE, FLORIDA 33303  
9545414563

# Application for waterway permit

**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: John R Swadener and Staci L. Swadener, Husband, and wife

TELEPHONE NO: 630 640 0119 and 630 215 4189 EMAIL: Staci\_Swadener@yahoo.com  
(home/cellular) (business)

2. APPLICANT'S ADDRESS (if different than the site address):

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Dock Permit [REDACTED]

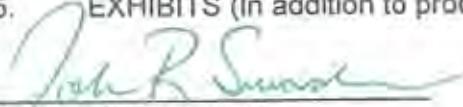
4. SITE ADDRESS: 1415 SE 11<sup>TH</sup> COURT FT LAUD FL 33316 ZONING: RS8

**LEGAL DESCRIPTION AND FOLIO NUMBER:**

LOT 13, Block 6, 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

10211-18-04910

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

  
Applicant's Signature

September 25, 2023  
Date

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

City of Fort Lauderdale

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

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

**Commission Action**  
Formal Action taken on \_\_\_\_\_

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

# Copy of Deed



THIS INSTRUMENT PREPARED BY AND RETURN TO:  
BJ REEVES  
TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD  
1779 N. UNIVERSITY DRIVE, SUITE 202  
PEMBROKE PINES, FLORIDA 33024  
Our File No.: 16-0137P  
Property Appraisers Parcel Identification (Folio) Number: 10211-18-04910  
Florida Documentary Stamps in the amount of \$ have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

# WARRANTY DEED

THIS WARRANTY DEED, made the 21 day of April, 2016 by JEFFREY SHAFFNER, A SINGLE MAN, whose post office address is 2100 OCEAN LANE #2208, FORT LAUDERDALE, FL 33316 herein called the Grantor, to JOHN R. SWADENER and STACI L. SWADENER, HUSBAND & WIFE whose post office address is 1415 SE 11<sup>TH</sup> COURT, FORT LAUDERDALE, FL 33316, hereinafter called the Grantees: (Wherever used herein the terms "Grantor" and "Grantees" 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'S (\$10.00) Dollars 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, State of Florida, viz.:

LOT 13, BLOCK 6, RIO VISTA ISLES UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

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 Grantees 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, and hereby 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, 2015.

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:

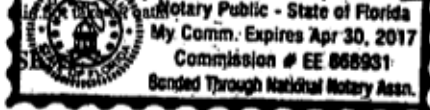
Charles R. Hodges Jr.  
Witness #1 Signature  
CHARLES R. HODGES JR.  
Witness #1 Printed Name

Mark Irwin  
Witness #2 Signature  
MARK IRWIN  
Witness #2 Printed Name

Jeffrey Shaffner  
JEFFREY SHAFFNER

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21 day of April, 2016 by JEFFREY SHAFFNER, who is personally known to me or who produced ALIBLTC as identification and who  did



Mark Irwin  
Notary Public  
MARK IRWIN  
Printed Notary Name

My commission expires:  
4-30-17

**PROPERTY SUMMARY**

Tax Year: 2023

Property ID: 504211180491

Property Owner(s): SWADENER JOHN R & STACI L

Mailing Address: 1415 SE 11 CT FORT LAUDERDALE, FL 33316

Physical Address: 1415 SE 11 COURT FORT LAUDERDALE, 33316

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F.: 4237

Bldg Under Air S.F.: 4041

Effective Year: 2005

Year Built: 2004

Units/Beds/Baths: 1 / 4 / 5

Deputy Appraiser: Residential Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

Abbr. Legal Des.: RIO VISTA ISLES UNIT 8 7-47 B LOT 13 BLK 6

**PROPERTY ASSESSMENT**

| Year | Land      | Building / Improvement | Agricultural Saving | Just / Market Value | Assessed / SOH Value | Tax         |
|------|-----------|------------------------|---------------------|---------------------|----------------------|-------------|
| 2023 | \$294,640 | \$1,666,950            | 0                   | \$1,961,590         | \$1,830,600          |             |
| 2022 | \$294,640 | \$1,666,950            | 0                   | \$1,961,590         | \$1,664,190          | \$33,233.76 |
| 2021 | \$294,640 | \$1,218,260            | 0                   | \$1,512,900         | \$1,512,900          | \$28,630.23 |

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

|                    | County      | School Board | Municipal   | Independent |
|--------------------|-------------|--------------|-------------|-------------|
| Just Value         | \$1,961,590 | \$1,961,590  | \$1,961,590 | \$1,961,590 |
| Portability        | 0           | 0            | 0           | 0           |
| Assessed / SOH     | \$1,830,600 | \$1,830,600  | \$1,830,600 | \$1,830,600 |
| 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            | \$1,830,600 | \$1,961,590  | \$1,830,600 | \$1,830,600 |

**SALES HISTORY FOR THIS PARCEL**

| Date       | Type                            | Price       | Book/Page or Cin |
|------------|---------------------------------|-------------|------------------|
| 04/21/2016 | Warranty Deed<br>Qualified Sale | \$1,679,000 | 113655398        |
| 11/22/2004 | Warranty Deed                   | \$1,800,000 | 38623 / 1788     |
| 04/16/2001 | Warranty Deed                   | \$240,000   | 31549 / 105      |

**LAND CALCULATIONS**

| Unit Price | Units      | Type        |
|------------|------------|-------------|
| \$40.00    | 7,366 SqFt | Square Foot |

**RECENT SALES IN THIS SUBDIVISION**

| Property ID  | Date       | Type                        | Qualified/ Disqualified | Price       | CIN       | Property Address                             |
|--------------|------------|-----------------------------|-------------------------|-------------|-----------|--|
| 504211181210 | 11/21/2022 | Warranty Deed               | Qualified Sale          | \$785,000   | 118534226 | 707 SE 11 CT FORT LAUDERDALE, FL 33316       |
| 504211181920 | 11/10/2022 | Warranty Deed               | Qualified Sale          | \$1,800,000 | 118516152 | 1029 CORDOVA RD FORT LAUDERDALE, FL 33316    |
| 504211182460 | 11/03/2022 | Warranty Deed               | Qualified Sale          | \$995,000   | 118512425 | 708 SE 9 ST FORT LAUDERDALE, FL 33316        |
| 504211181310 | 10/26/2022 | Multi Special Warranty Deed | Excluded Sale           | \$2,950,000 | 118490629 | 1130 S FEDERAL HWY FORT LAUDERDALE, FL 33316 |
| 504211181330 | 10/26/2022 | Multi Special Warranty Deed | Excluded Sale           | \$2,950,000 | 118490629 | S FEDERAL HWY FORT LAUDERDALE, FL 33316      |

**SPECIAL ASSESSMENTS**

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

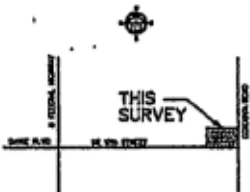
**SCHOOL**

Harbordale Elementary: A  
Sunrise Middle: C  
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 Douth           |
| Florida House Rep. District | Florida House Rep. Name | Florida Senator District | Florida Senator Name   | School Board Member |
| 93                          | Chiq LaMarca            | 34                       | Gary M. Farmer, Jr.    | Sarah Leonard       |

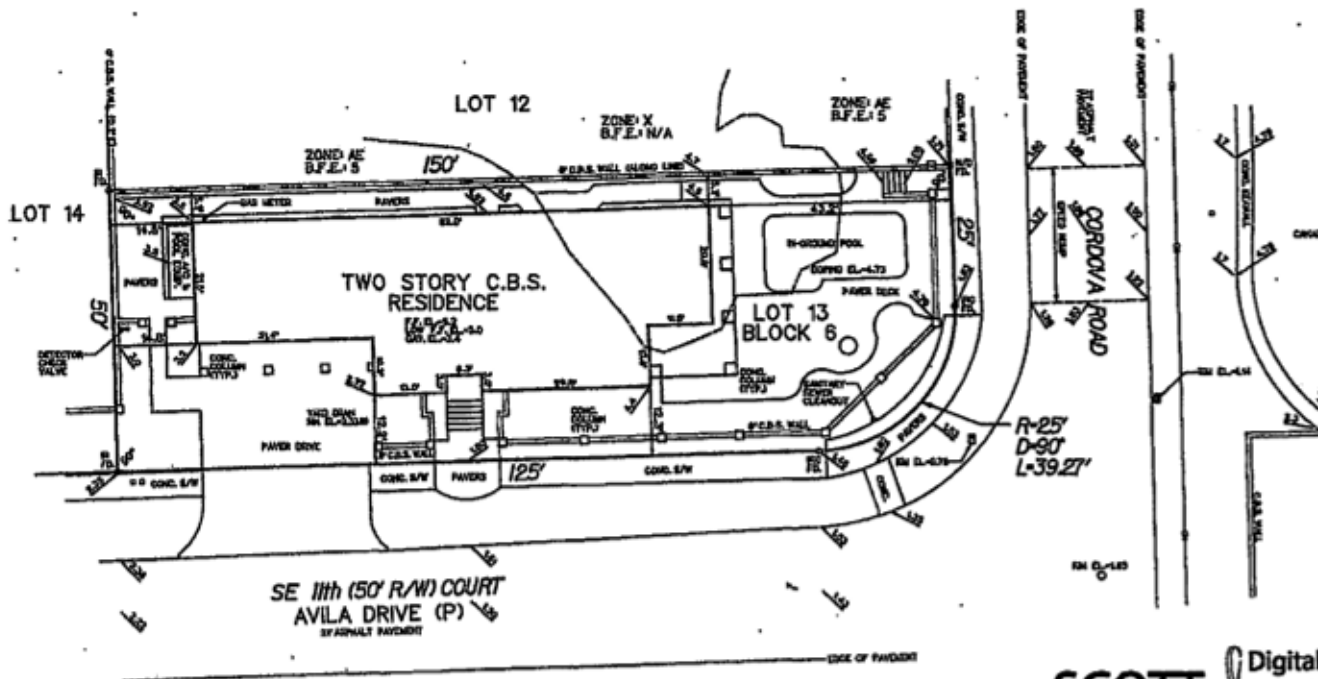
## Survey information



LOCATION SKETCH  
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 13, BLOCK 6, RD VISTA ISLES UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



STANDARD ABBREVIATIONS:

|                                |                            |
|--------------------------------|----------------------------|
| ○ SET 6/8" IN S. CHP. S&B MARK | ○ MANHOLE (IDENTIFY)       |
| △ H&L & T&B                    | ○ MANHOLE (UNKNOWN)        |
| ⊙ R/W                          | ○ WATER METER              |
| ○ FIVE                         | ○ ELECTRIC SERVICE         |
| ○ ELEVATION                    | ○ TELEPHONE (MOUNT ON EXT) |
| ○ FIRE HYDRANT                 | ○ WATER METER              |
| ○ CO-TERMINAL                  | ○ CABLE TV BOX             |
| ○ LIGHT POLE                   | ○ UTILITY POLE             |
| ○ RICE VALVE                   |                            |

LEGEND:

|                                |                            |
|--------------------------------|----------------------------|
| ○ SET 6/8" IN S. CHP. S&B MARK | ○ MANHOLE (IDENTIFY)       |
| △ H&L & T&B                    | ○ MANHOLE (UNKNOWN)        |
| ⊙ R/W                          | ○ WATER METER              |
| ○ FIVE                         | ○ ELECTRIC SERVICE         |
| ○ ELEVATION                    | ○ TELEPHONE (MOUNT ON EXT) |
| ○ FIRE HYDRANT                 | ○ WATER METER              |
| ○ CO-TERMINAL                  | ○ CABLE TV BOX             |
| ○ LIGHT POLE                   | ○ UTILITY POLE             |
| ○ RICE VALVE                   |                            |

NOTES:

1. REPRESENTATIONS OF THIS SURVEY ARE NOT VALID UNLESS MADE BY THE CORNER EVIDENCE.
2. THIS SURVEY IS A PART OF THE RECORDS OF BROWARD COUNTY, FLORIDA, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED IN WRITING BY THE SURVEYOR.
3. THE LAND SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF EACH CORNER EITHER BY HIMSELF OR BY A LICENSED SURVEYOR.
4. THIS SURVEY DOES NOT PURPORT TO IDENTIFY OR PROVIDE FOR ANY OF THE SPECIFICALLY NOTED SPECIAL EASEMENTS OR INTERESTS WHICH MAY BE IN EXISTENCE ON OR AFFECTING ANY OF THE LOTS SURVEYED.
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO MEANS SEA LEVEL.
6. FLOOD ELEVATION INFORMATION:
  - 1. FLOOD ELEVATION: 11.50'
  - 2. FLOOD ELEVATION: 11.50'
  - 3. FLOOD ELEVATION: 11.50'
7. PROPERTY ACQUIRED BY DEED IN PART, BROWARD COUNTY, FLORIDA, 2022.
8. CONTAINING 3,300 SQUARE FEET OF LAND.
9. DEED TO V&B LPT20

Digitally signed  
by SCOTT A  
GUZZI  
Date: 2022.11.25  
08:55:37 -05'00'

BOUNDARY SURVEY  
SCALE: 1"=10'

SURVEYOR'S CERTIFICATION:  
I, SCOTT A. GUZZI, P.S.M., A LICENSED SURVEYOR IN THE STATE OF FLORIDA, HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING.

SCOTT A. GUZZI, P.S.M.  
ROAD 170A, SUITE 100, VISTA

11-21-22  
DATE OF LAST FIELD WORK

| NO. | DATE | BY |
|-----|------|----|
|     |      |    |
|     |      |    |
|     |      |    |
|     |      |    |
|     |      |    |
|     |      |    |

VIC-SCOTT LAND SURVEYING & MAPPING  
1415 SE 11th COURT  
FORT LAUDERDALE, FLORIDA 33316  
PHONE: 781-231-1111  
FAX: 781-231-1112  
WWW.VICSCOTTLANDSURVEYING.COM

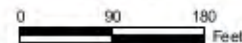
|  |                                     |
|--|-------------------------------------|
| 1415 SE 11th COURT<br>FORT LAUDERDALE, FLORIDA 33316 | DATE OF LAST FIELD WORK<br>11-21-22 |
| PROJECT NO.<br>2893                                  | SHEET NO.<br>10F 1                  |

## Ariel Photograph



CITY OF FORT LAUDERDALE

1415 SE 11 Court



**GIS**  
Fort Lauderdale

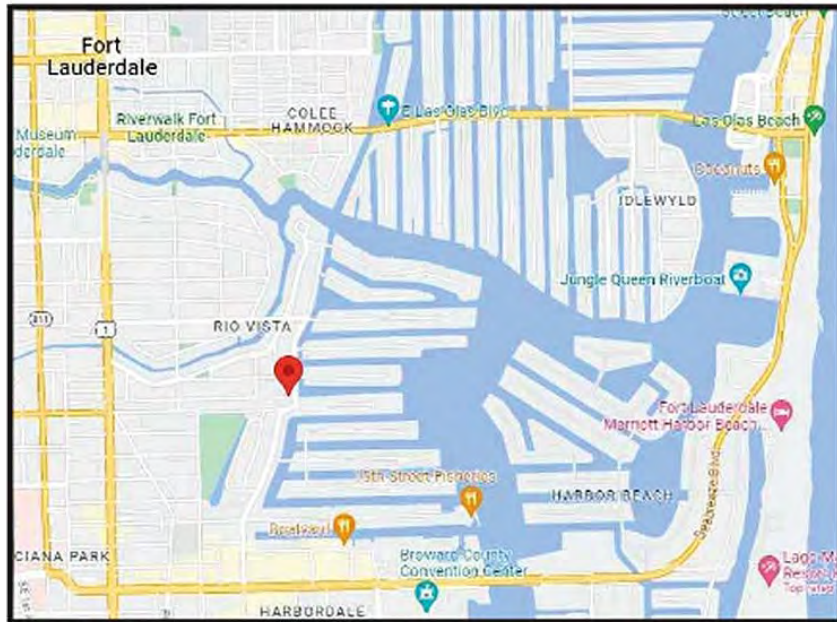
**Dock area pictures, dock drawings  
and Landscape plan**









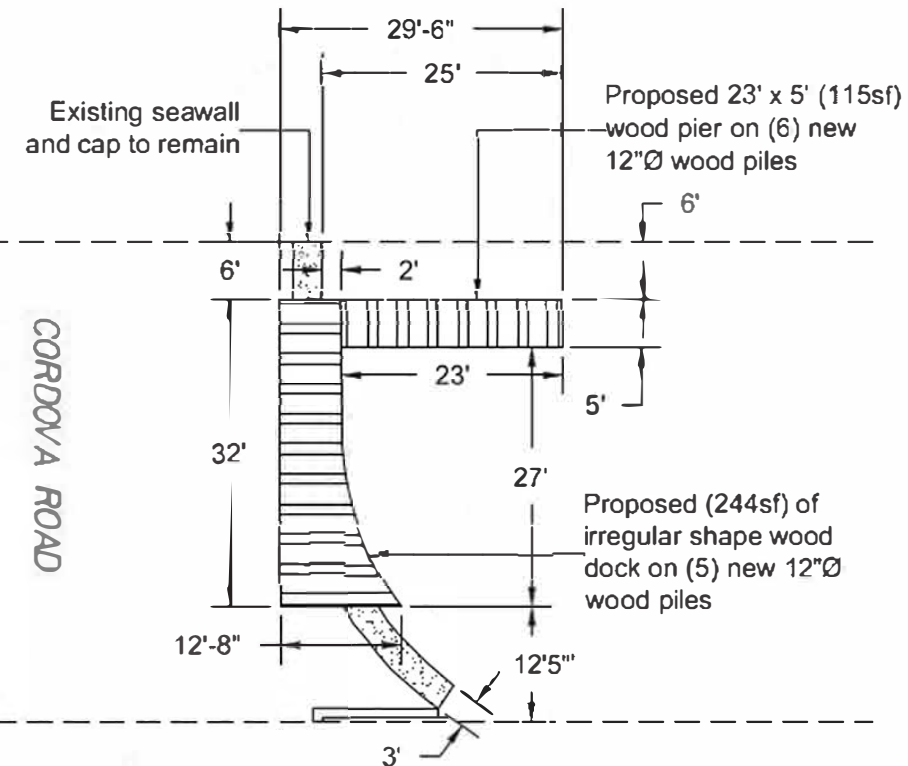
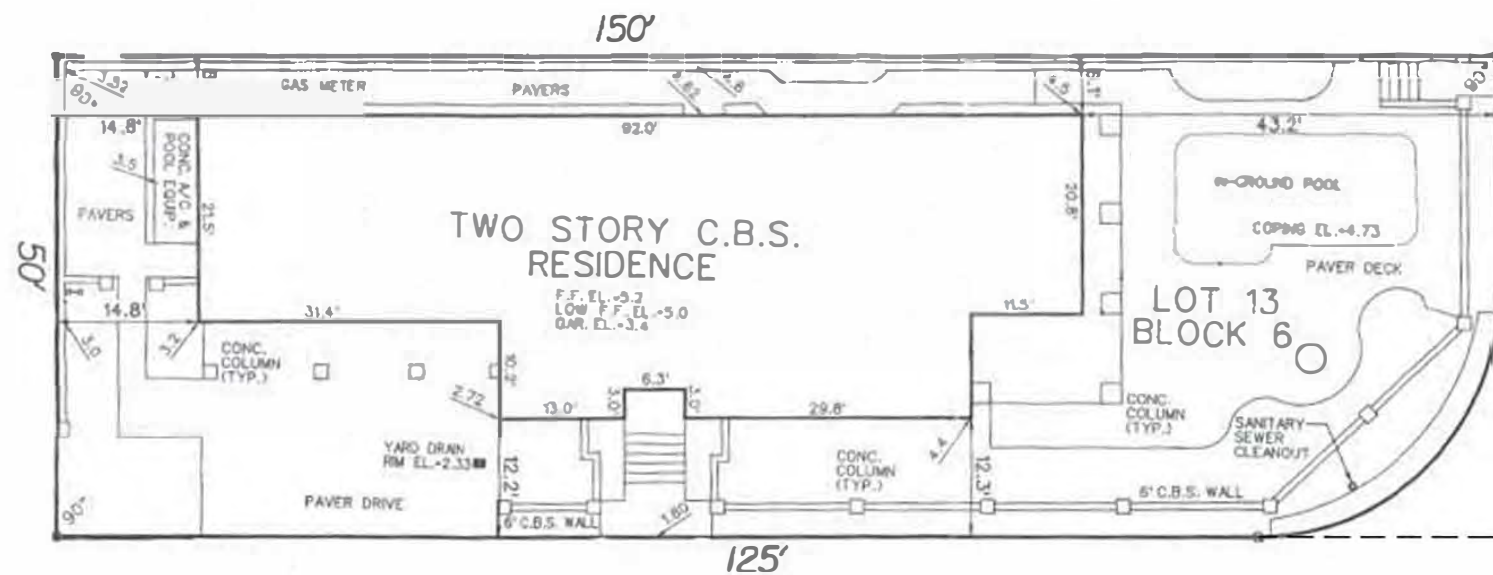


No tree will be removed or replanted as part of this permit

See attached survey supplied by owner for exact property information.

|                        |  |         |                 |
|------------------------|--|---------|-----------------|
| Site Address           | 1415 SE 11 COURT, FORT LAUDERDALE FL 33316 | ID #    | 5042 11 18 0491 |
| Property Owner         | SWADENER, JOHN R & STACI L                 | Millage | 0312            |
| Mailing Address        | 1415 SE 11 CT FORT LAUDERDALE FL 33316     | Use     | 01-01           |
| Abbr Legal Description | RIO VISTA ISLES UNIT 3 7-47 B LOT 13 BLK 6 |         |                 |

Location Map



CANAL

CORDOVA ROAD

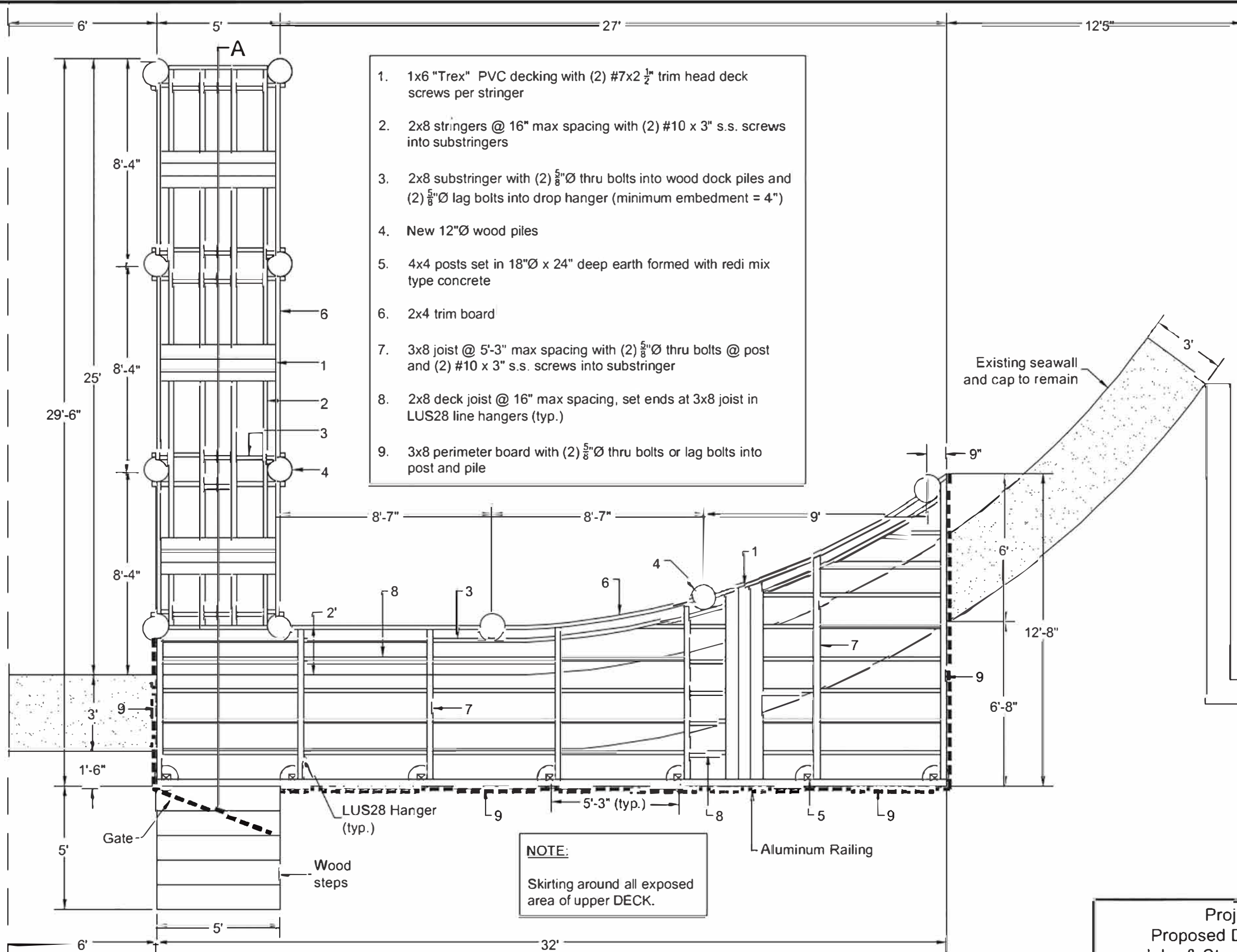
Proposed Site Plan

Scale: 1" = 20'

Sheet 1 of 5

Project:  
Proposed Dock / Pier  
John & Staci Swadener  
1415 SE 11 Court  
Fort Lauderdale, Florida 33316

MARK E. WEBER, P.E.  
LICENSE #53895 | CA 30702  
MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 754-333-0877  
www.MwEngineering.net  
CAM 23-1109



1. 1x6 "Trex" PVC decking with (2) #7x2 1/2" trim head deck screws per stringer
2. 2x8 stringers @ 16" max spacing with (2) #10 x 3" s.s. screws into substringers
3. 2x8 substringer with (2) 5/8"Ø thru bolts into wood dock piles and (2) 5/8"Ø lag bolts into drop hanger (minimum embedment = 4")
4. New 12"Ø wood piles
5. 4x4 posts set in 18"Ø x 24" deep earth formed with redi mix type concrete
6. 2x4 trim board
7. 3x8 joist @ 5'-3" max spacing with (2) 5/8"Ø thru bolts @ post and (2) #10 x 3" s.s. screws into substringer
8. 2x8 deck joist @ 16" max spacing, set ends at 3x8 joist in LUS28 line hangers (typ.)
9. 3x8 perimeter board with (2) 5/8"Ø thru bolts or lag bolts into post and pile

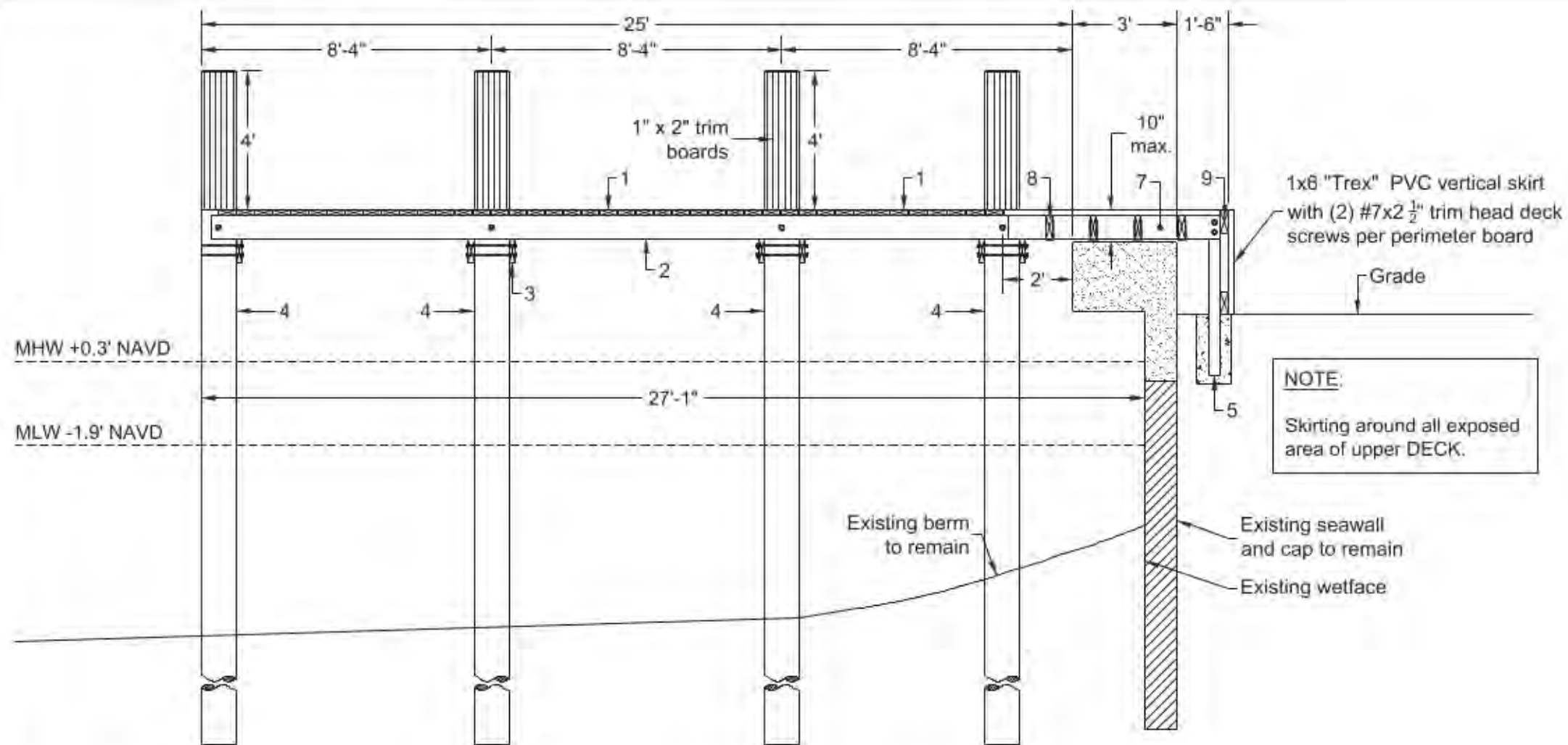
**NOTE:**  
Skirting around all exposed area of upper DECK.

**Framing Plan**  
Scale 1/4" = 1'-0"

Sheet 2 of 5

Project:  
Proposed Dock / Pier  
John & Staci Swadener  
1415 SE 11 Court  
Fort Lauderdale, Florida 33316

MARK E. WEBER, P.E.  
LICENSE #53895 | CA 30702  
MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 754-333-0877  
WWW.MWEngineering.net  
CAM 20-1100



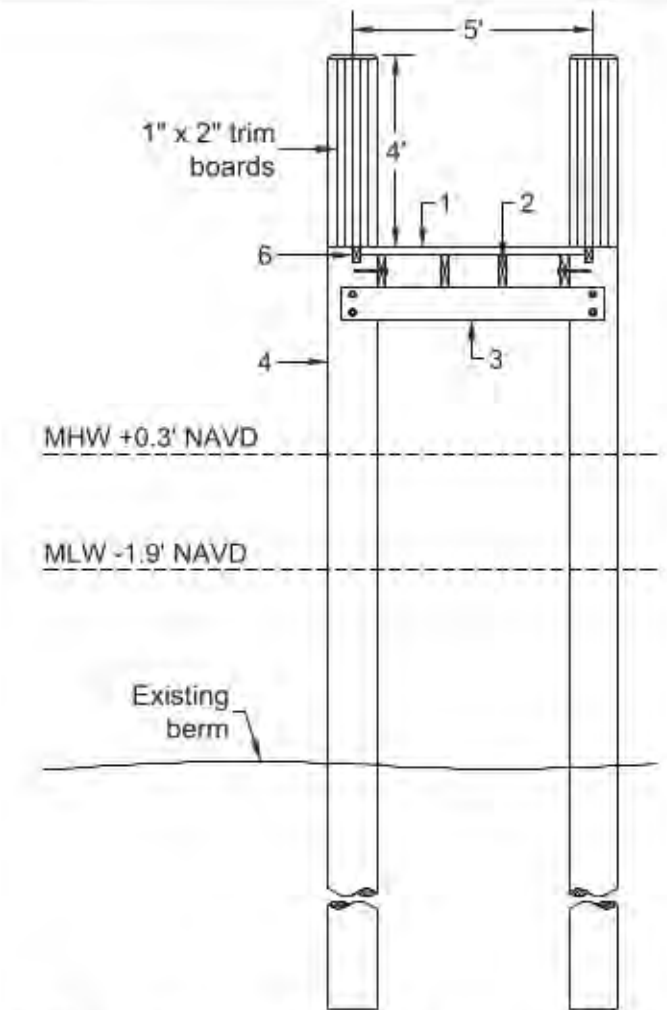
### Dock Section "A"

Scale 1/4" = 1'-0"

1. 1x6 "Trex" PVC decking with (2) #7x2 1/2" trim head deck screws per stringer
2. 2x8 stringers @ 16" max spacing with (2) #10 x 3" s.s. screws into substringers
3. 2x8 substringer with (2) 5/8" Ø thru bolts into wood dock piles and (2) 5/8" Ø lag bolts into drop hanger (minimum embedment = 4")
4. New 12" Ø wood piles
5. 4x4 posts set in 18" Ø x 24" deep earth formed with redi mix type concrete
6. 2x4 trim board
7. 3x8 joist @ 5'-3" max spacing with (2) 5/8" Ø thru bolts @ post and (2) #10 x 3" s.s. screws into substringer
8. 2x8 deck joist @ 16" max spacing, set ends at 3x8 joist in LUS28 line hangers (typ.)
9. 3x8 perimeter board with (2) 5/8" Ø thru bolts or lag bolts into post and pile

### Wood Pier Section

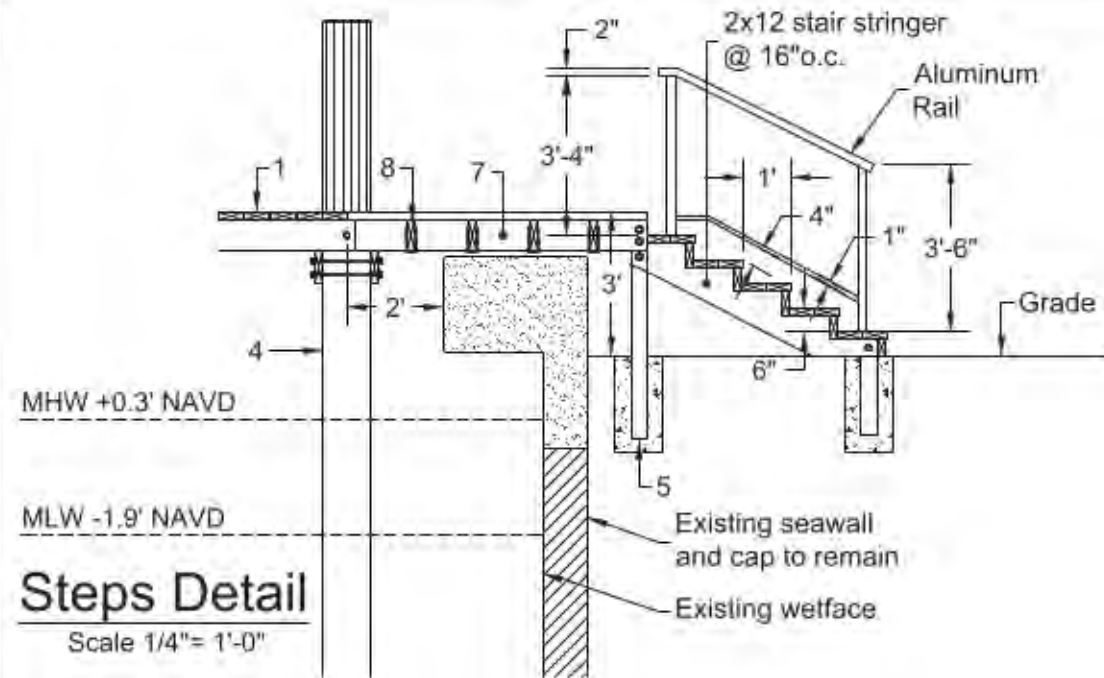
Scale 1/4" = 1'-0"



Sheet 3 of 5

Project:  
Proposed Dock / Pier  
John & Staci Swadener  
1415 SE 11 Court  
Fort Lauderdale, Florida 33316

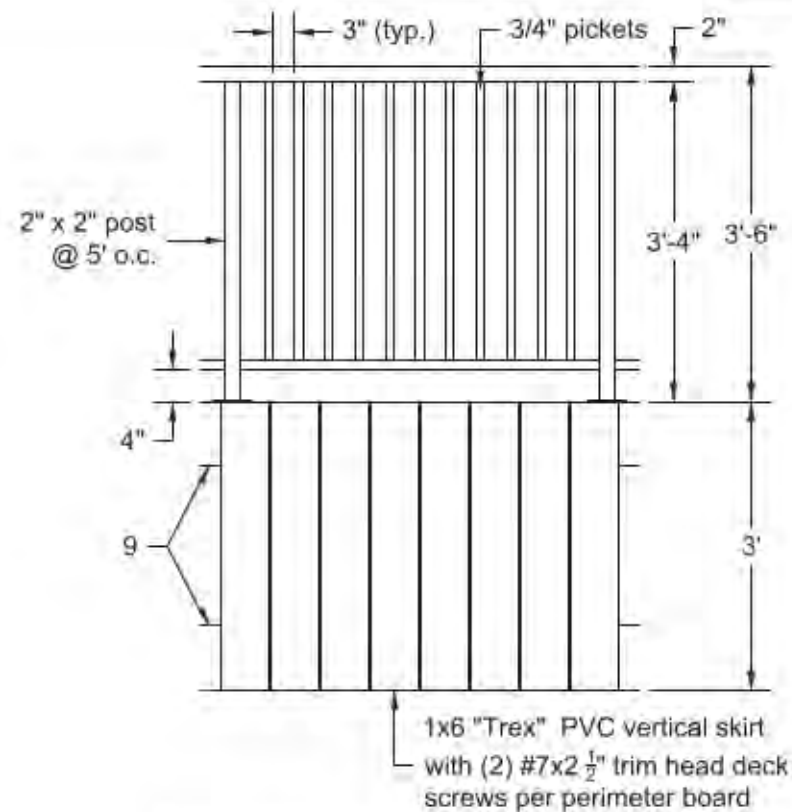
MARK E. WEBER, P.E.  
LICENSE #63895 | CA 30702  
MW ENGINEERING, INC  
802 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 754-333-0977  
WWW.MWEngineering.net  
CAM 23-1109



### Steps Detail

Scale 1/4" = 1'-0"

1. 1x6 "Trex" PVC decking with (2) #7x2 1/2" trim head deck screws per stringer
2. 2x8 stringers @ 16" max spacing with (2) #10 x 3" s.s. screws into substringers
3. 2x8 substringer with (2) 5/8"Ø thru bolts into wood dock piles and (2) 5/8"Ø lag bolts into drop hanger (minimum embedment = 4")
4. New 12"Ø wood piles
5. 4x4 posts set in 18"Ø x 24" deep earth formed with redi mix type concrete
6. 2x4 trim board
7. 3x8 joist @ 5'-3" max spacing with (2) 5/8"Ø thru bolts @ post and (2) #10 x 3" s.s. screws into substringer
8. 2x8 deck joist @ 16" max spacing, set ends at 3x8 joist in LUS28 line hangers (typ.)
9. 3x8 perimeter board with (2) 5/8"Ø thru bolts or lag bolts into post and pile



### Aluminum Railing Detail

Scale: 1/2" = 1'-0"

**NOTE:**

Skirting around all exposed area of upper DECK.

Sheet 4 of 5

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GENERAL NOTES:

1. Construction to follow the Florida Building Code 7th Edition (2020) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than  $\frac{1}{4}$  inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Wood piles to be 2.5 lb. CCA treated in accordance with AWPA standard C18.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".

WOOD DOCK NOTES:

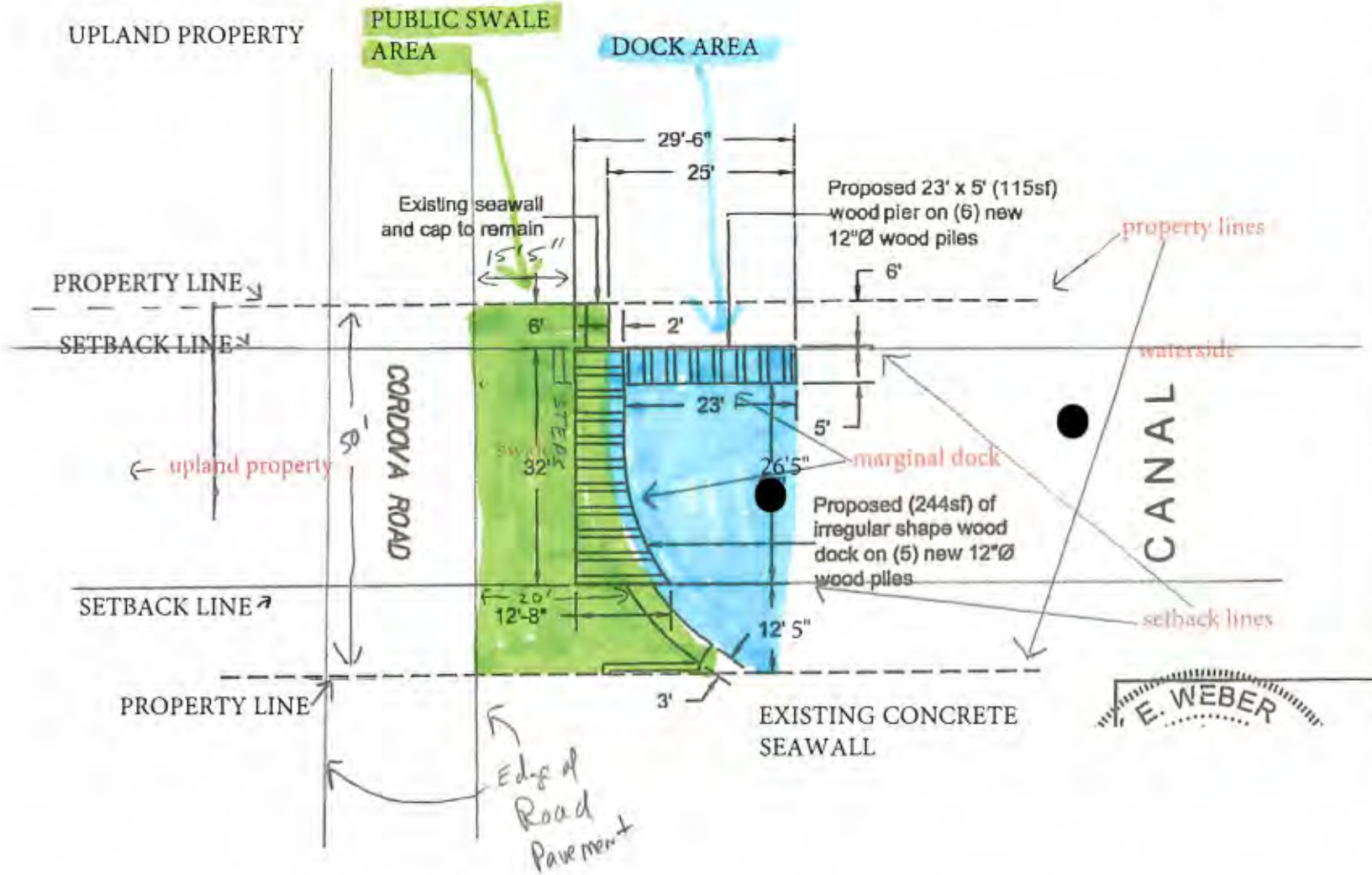
1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.

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EXHIBIT A

1415 SE 11TH COURT  
LOT 13 BLOCK 6





1415 SE 11th Court Fort Lauderdale, Florida

**LEGEND**



ST. AUGUSTINE SOD,  
TIGHT SEAMS, FULL COVERAGE



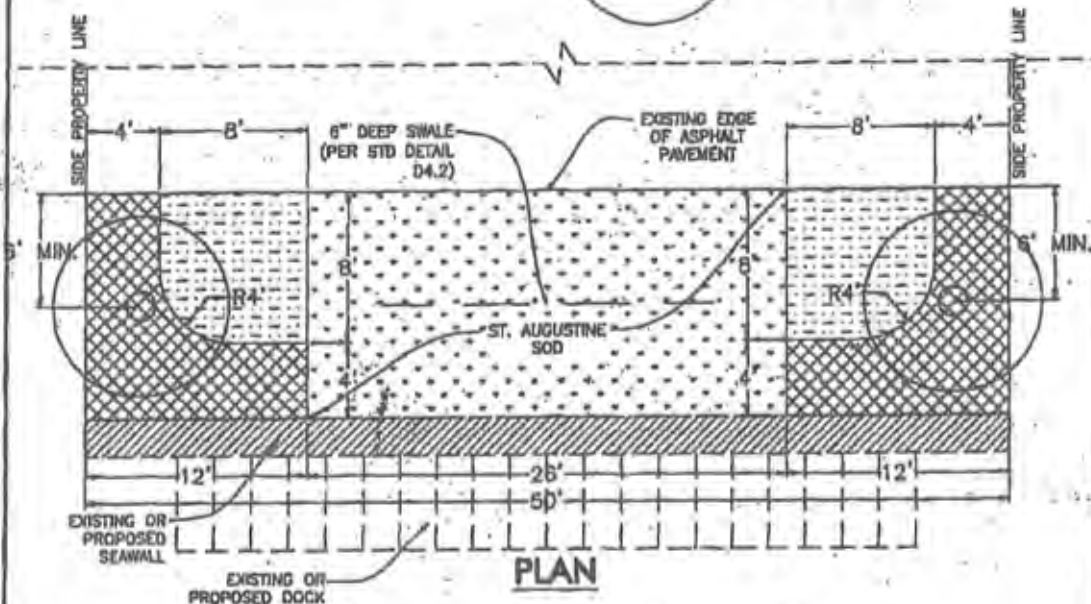
MUHLY GRASS:  
18" - 24" TALL  
15" - 24" ON CENTER



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