

**APPLICATION FOR DOCK PERMIT**

**MARINE ADVISORY BOARD  
FEBRUARY 6<sup>TH</sup> 2014**

**STEPHEN C. MOSS**

**350 RIVIERA DRIVE  
FORT LAUDERDALE, FL 33301**

**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 form 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: Stephen C. Moss

TELEPHONE NO: (954) 734-3465    (954) 609-7174    (954) \_\_\_\_\_  
Home                                      Business                                      Fax

2. APPLICANT'S ADDRESS (if different than the site address):
3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Permit for the use by private persons of public property abutting or touching a waterway (Dock located adjacent to the Applicant's property).
4. SITE ADDRESS:                                      ZONING:  
350 Riviera Drive                                      RS-8 (Single Family Residence)  
Fort Lauderdale, FL 33301

LEGAL DESCRIPTION:

Lots 3 and 4 of Block 8, RIVIERA, according to the Plat thereof, recorded in Plat Book 6, Page 17, of the Public Records of Broward County, Florida.

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


Exhibit "A"    Summary of Applicant's Request  
Exhibit "B"    Property Information card and Warranty Deed  
Exhibit "C"    Survey of Applicant's Property  
Exhibit "D"    Aerial Phot of Applicant's Property  
Exhibit "E"    Color Photographs of dock and seawall



Applicant's Signature

1/27/14

Date

The sum of \$ 300.00 was paid by the above-named applicant on the 27<sup>th</sup> day of January, 20 14. Received by   
City of Fort Lauderdale

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

**Marine Advisory Board of Action**

**Commission Action**

Formal Action taken on \_\_\_\_\_

Formal Action taken on \_\_\_\_\_

Recommendation \_\_\_\_\_

Action \_\_\_\_\_

## **EXHIBIT "A"**

### **Summary of Applicant's Request**

The applicant, Stephen C. Moss, is the new owner of the property located at 350 Riviera Drive, Fort Lauderdale.

The purpose of the applicant's request is to obtain a Dock Permit for the personal use by he, as a private person, of public property abutting or touching a waterway relative to the 20 foot finger pier depicted on the color photographs attached as Exhibit "E" of the subject application. The use of the finger pier is for the applicant's private and personal use to dock his 39' Intrepid boat.

The finger pier is located on the West side of Riviera Drive directly West of the applicant's property described in the Deed attached as Exhibit "B" of the subject application. Such a Dock Permit was issued to the previous owner Anthony Fasano.

The applicant understands and accepts his responsibility to maintain in good standing the finger pier and adjacent area.

To improve the safety of docking his boat, the applicant requests permission to install a dolphin piling in the extension property line, similar to the already existing dolphin piling depicted in Exhibit "E". The proposed placement of the dolphin piling is shown on the photograph. The piling would be placed approximately 5 feet east from the south end of the finger pier. Please note that the placement as shown on the photograph is not to scale.

The piling will not impose on navigation or dockage of other boats.

**EXHIBIT "B"**

Property Information Card and Warranty Deed

(follows this page)



<b>Site Address</b>	350 RIVIERA DRIVE, FORT LAUDERDALE	<b>ID #</b>	5042 12 08 1280
<b>Property Owner</b>	MOSS,STEPHEN C	<b>Millage</b>	0312
<b>Mailing Address</b>	350 RIVIERA DR FORT LAUDERDALE FL 33301	<b>Use</b>	01

<b>Abbreviated Legal Description</b>	RIVIERA 6-17 B LOT 3,4 BLK 9
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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)**.

Property Assessment Values					
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$450,000	\$570,730	\$1,020,730	\$1,020,730	
2013	\$450,000	\$570,730	\$1,020,730	\$1,020,730	\$20,862.53
2012	\$450,000	\$495,770	\$945,770	\$945,770	\$19,195.30

**IMPORTANT:** The 2014 values currently shown are "roll over" values from 2013. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2014, to see the actual proposed 2014 assessments and portability values.

2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,020,730	\$1,020,730	\$1,020,730	\$1,020,730
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,020,730	\$1,020,730	\$1,020,730	\$1,020,730
<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>	\$1,020,730	\$1,020,730	\$1,020,730	\$1,020,730

Sales History			
Date	Type	Price	Book/Page or CIN
11/22/2013	WD-Q	\$2,000,000	50357 / 56
6/17/2010	WD-Q	\$960,000	47175 / 269
10/10/2003	WD	\$820,000	36272 / 305
6/1/1989	WD	\$391,000	16557 / 120
5/1/1962	WD	\$33,000	

Land Calculations		
Price	Factor	Type
\$30.00	15,000	SF
<b>Adj. Bldg. S.F. (See Sketch)</b>		2606
<b>Units/Beds/Baths</b>		1/3/4

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								

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Prepared by:  
JOSEPH M. BALOCCO, JR., ESQ.  
Joseph M. Balocco, JR., P.A.  
1323 SE Third Avenue  
Fort Lauderdale, FL 33316

INSTR # 111948997  
OR BK 50357 Pages 56 - 57  
RECORDED 11/22/13 02:17:52 PM  
BROWARD COUNTY COMMISSION  
DOC-D: \$14000.00  
DEPUTY CLERK 1016  
#2, 2 Pages

WARRANTY DEED  
(STATUTORY FORM-SECTION 689.02 F.S.)

THIS INDENTURE, made this 22<sup>nd</sup> day of November, 2013 BETWEEN Anthony J. Fasano, a single man, Grantor, located at the following address: 1016 S. Rio Vista Blvd. Ft. Lauderdale, FL 33316 and Stephen C. Moss, a single man, Grantee, located at the following address: 350 Rivera Drive Ft. Lauderdale, FL 33301

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration 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:

Lots 3 and 4, Block 9, RIVIERA, according to the map of Plat thereof as recorded in Plat Book 6, Page 17, of the Public Records of Broward County, Florida.

Parcel ID Number: 504212-08-1280

Subject to: Taxes for the year 2013 and subsequent years; zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions and other matters appearing on the Plat and/or common to the subdivision; utility easements of record, provided said easements do not unreasonably interfere with intended use of the property.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as the context requires.

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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:

[Signature]  
Witness Signature

[Signature]  
Anthony J. Fasano

Joe Balocco Jr.  
Witness Printed Name

[Signature]  
Witness Signature

Beth Green  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 2013 by Anthony J. Fasano, who \_\_\_\_\_ is personally known to me or who has produced Florida Drivers license as identification.



[Signature] (SEAL)  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "C"**

Survey of Applicant's Property

(follows this page)



REPORT FOR BOUNDARY SURVEY

SHEET 1 OF 2

LEGAL DESCRIPTION

LOT 3 AND 4, BLOCK 9, "RIVIERA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
STEPHEN C. MOSS  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
MAURER & MAURER

PROPERTY ADDRESS  
350 RIVIERA DRIVE  
FORT LAUDERDALE, FL 33301

BOUNDARY SURVEY  
INVOICE #36974  
SURVEY DATE 10/23/13

FLOOD ZONE AE-6.00  
MAP DATE 10/02/97  
MAP NUMBER 125105 0219 F  
WBS

ABBREVIATIONS

	FIRE HYDRANT		MANHOLE	PRM	DENOTES PERMANENT REFERENCE MONUMENT
	CABLE JUNCTION BOX		WATER VALVE	FN&D	DENOTES FOUND NAIL & DISC
	POWER/LIGHT POLE		CONTROL VALVE	FIR	DENOTES FOUND IRON ROD
	WATER METER		CLEAN OUT	FIP	DENOTES FOUND IRON PIPE
	FP&L/SBT PAD		CATCH BASIN	N.T.S.	DENOTES NOT TO SCALE
	CENTERLINE		CONCRETE BLOCK WALL	F/C	DENOTES FENCE CORNER
	WOOD FENCE		OVERHEAD WIRES	F/L	DENOTES FENCE LINE
	METAL FENCE		EASEMENT LINE	E/F	DENOTES END OF FENCE
	CONC CHAT		GUY ANCHOR	EP	DENOTES EDGE OF PAVEMENT
	WOOD		DENOTES ELEVATION	BW	DENOTES BACK OF WALK
	BRICK PAVERS			FN&D	DENOTES FOUND NAIL AND DISC

NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

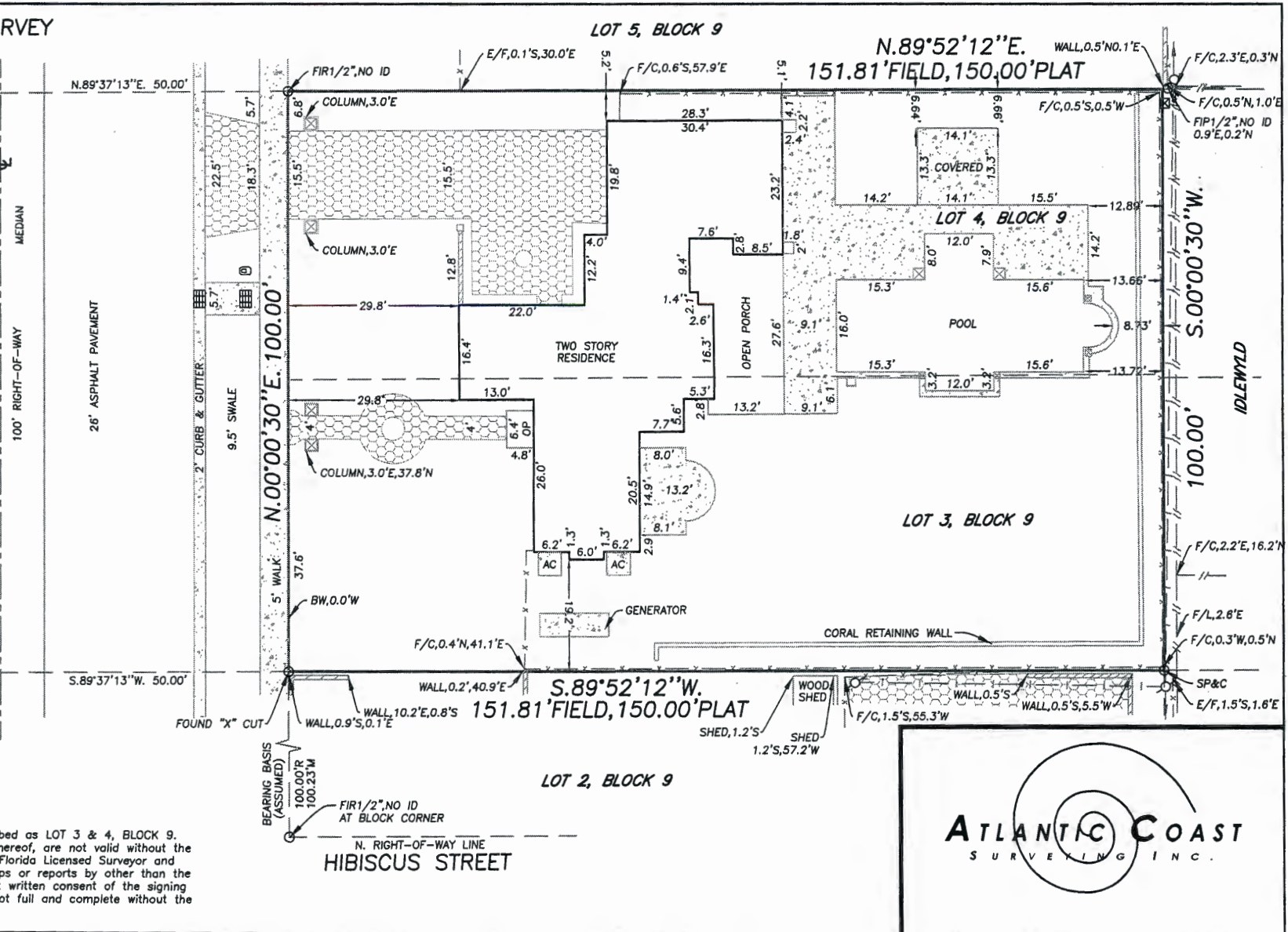
See map of boundary survey, lands described as LOT 3 & 4, BLOCK 9. The survey map and report or the copies thereof, are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. The map and report are not full and complete without the other.

PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241  
6129 STIRLING RD SUITE 2 DAVE, FLORIDA 33314  
p.954.587.2100 f.954.587.5418  
2010 ATLANTIC COAST SURVEYING INC.

MAP OF BOUNDARY SURVEY  
SHEET 2 OF 2

SCALE 1" = 20'

(PLATTED AS RIVIERA BOULEVARD)  
**RIVIERA DRIVE**  
"S.E. 25TH AVE."



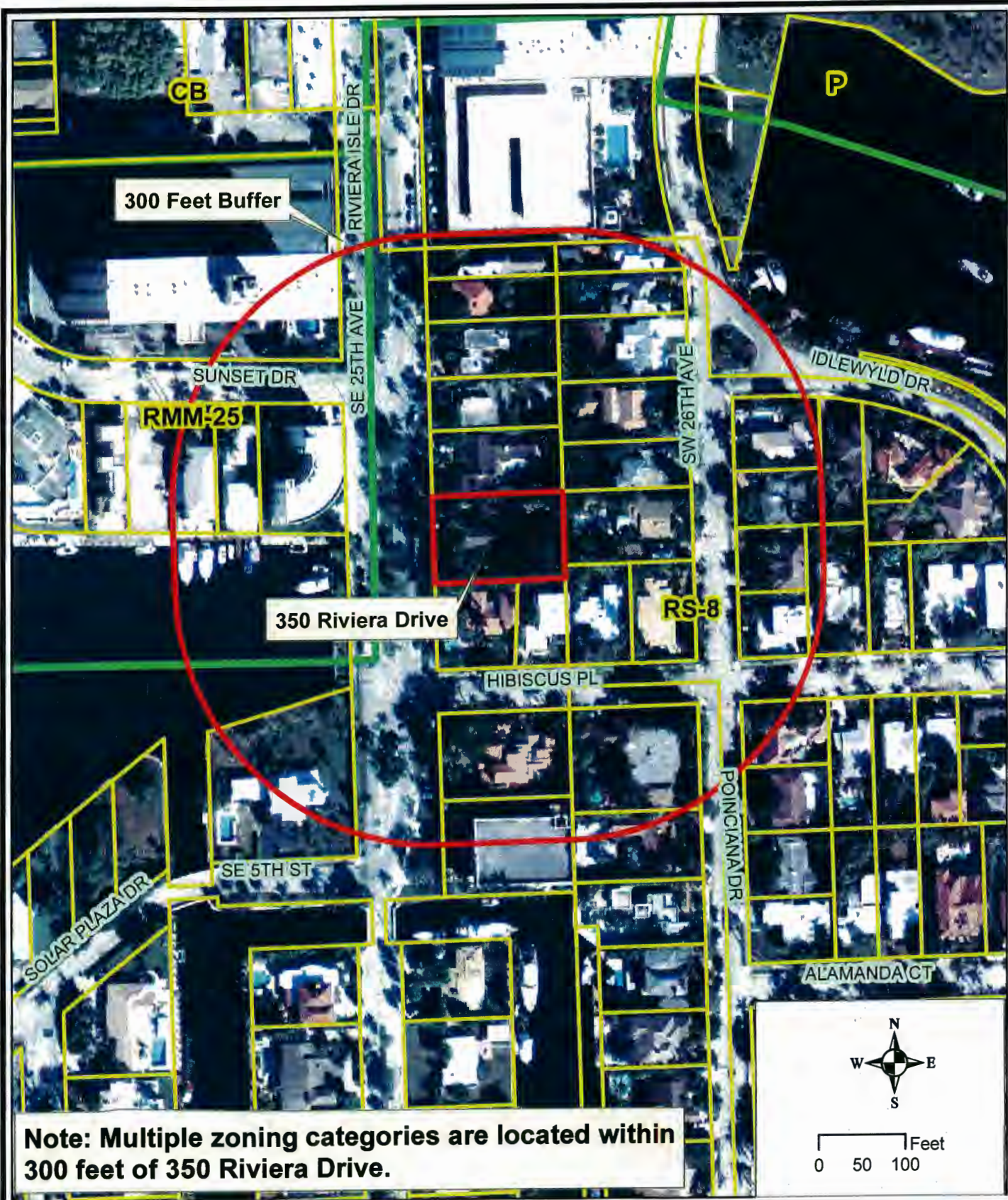
See report of boundary survey, lands described as LOT 3 & 4, BLOCK 9. The survey map and report or the copies thereof, are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. The map and report are not full and complete without the other.



**EXHIBIT “D”**

Aerial Photo of Applicant’s Property

(follows this page)



**Note: Multiple zoning categories are located within 300 feet of 350 Riviera Drive.**



# 350 Riviera Drive



Plot Date: 08/16/11  
 Projects on GIS1: p:\ced\_dockmaster\arcgis\350 Riviera Drive.mxd

**EXHIBIT "E"**

Color Photographs of dock and seawall

(follows this page)

**VIEW OF DOCK**

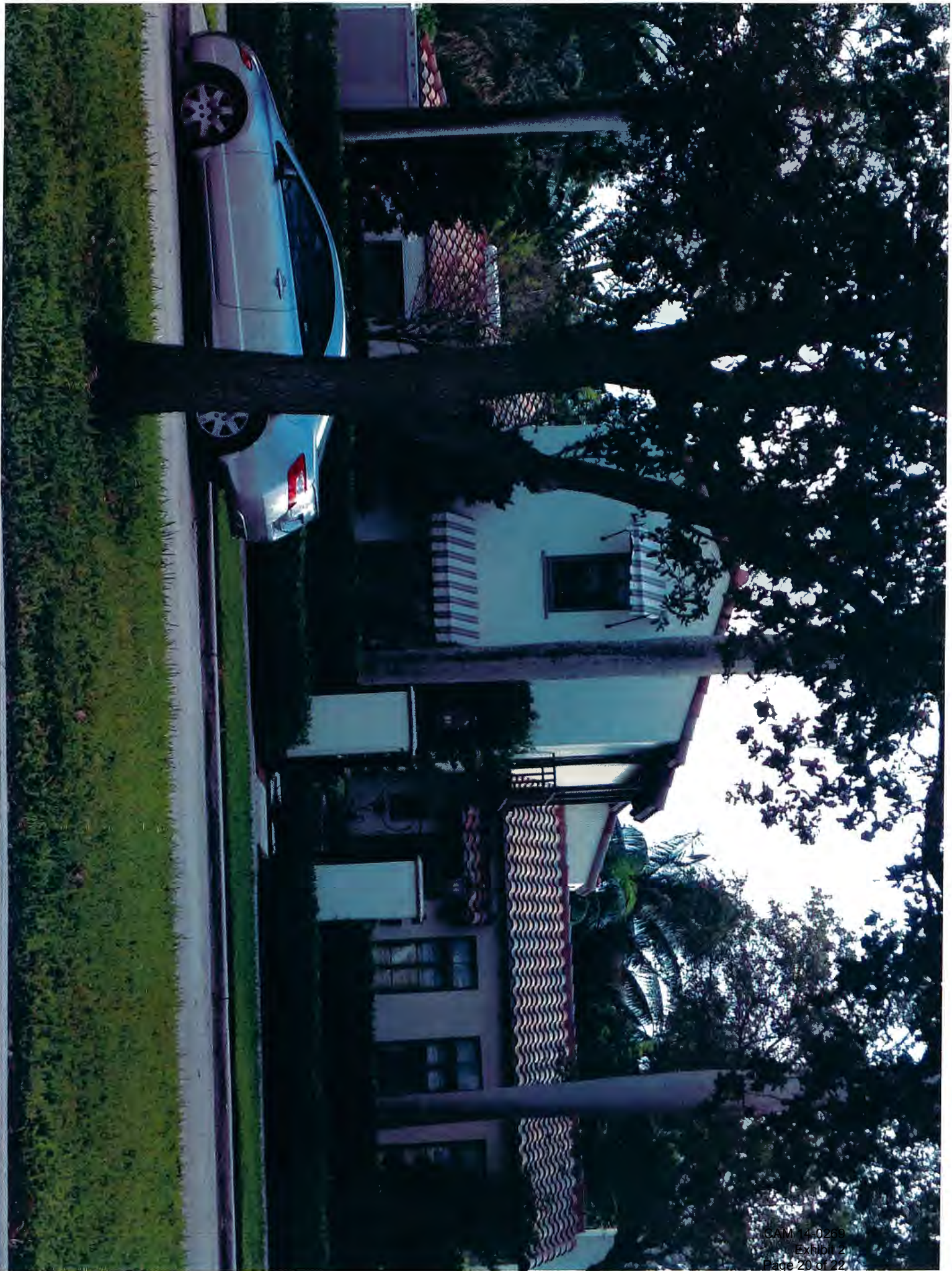




**VIEW OF DOCK FROM PROPERTY**

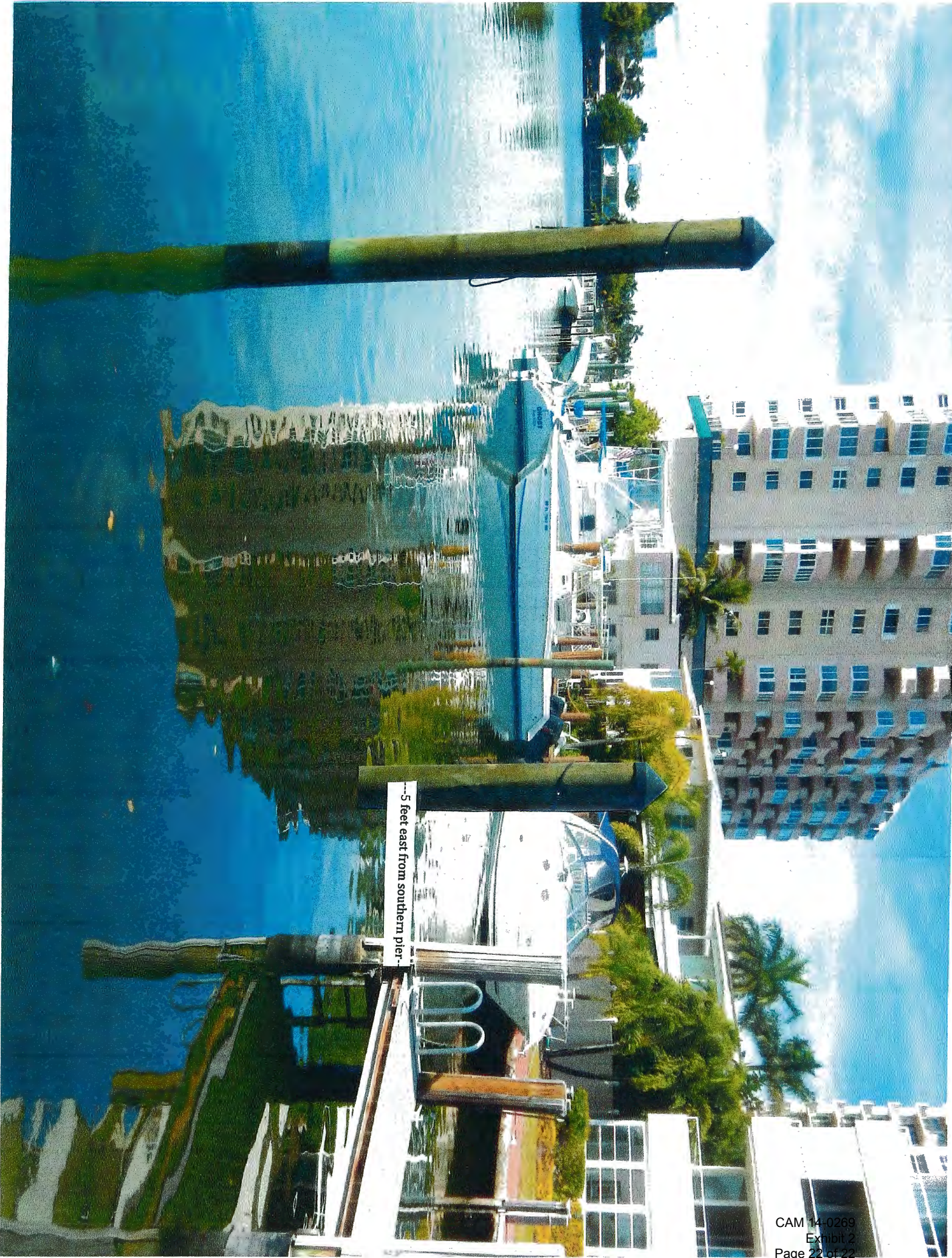


**VIEW OF PROPERTY FROM DOCK**



**PROPOSED LOCATION OF DOLPHIN PILING**

**NOT TO SCALE**



5 feet east from southern pier