

# ITEM V

## MEMORANDUM MF NO. 22-13

DATE: June 23, 2022

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: July 7, 2022 MAB Meeting – Application for Dock Permit – SIPC LLC – Glenn Wright, Mgr. / 607 Cordova Road

Attached for your review is an application from SIPC LLC - Glenn Wright, Mgr. / 607 Cordova Road (see **Exhibit 1**).

### APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the installation of a 40' long x 8' wide marginal dock , and associated access stairs extending a maximum distance of 8' from the wet face of the seawall on public property abutting the waterway adjacent to 607 Cordova Road. City Code Section 8-144 (**Exhibit 1**) 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.

Marine Advisory Board

July 7, 2022

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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 or 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

SIPC LLC  
607 Cordova Road  
Fort Lauderdale, FL 33315

Glenn Wright, Manager

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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: SIPC LLC - Glenn Wright, Manager

TELEPHONE NO: 954-867-4481

EMAIL: AL@HSFCONSTRUCTION.COM

2. APPLICANT'S ADDRESS (if different than the site address):  
1975 E. Sunrise Blvd., #607  
Fort Lauderdale, FL 33301

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

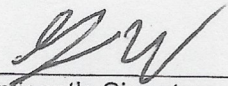
4. SITE ADDRESS: 607 CORDOVA ROAD ZONING: Residential

LEGAL DESCRIPTION AND FOLIO NUMBER: 504211183543

RIO VISTA ISLES UNIT 3 7-47 B PORTION LOTS 21,22,34,35 BLK 30 DESC AS COMM AT SW COR OF LOT 21NE 96.84 TO POB,NE 95.25,NE 78, SW 95.80,SE 78 TO POB

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

See Table of Contents

  
Applicant's Signature

6-24-22  
Date

The sum of \$ 1500 was paid by the above-named applicant on the \_\_\_\_\_ of June, 2022 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 \_\_\_\_\_



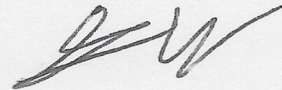
## SUMMARY DESCRIPTION/NARRATIVE

Marine Advisory Board,

I recently purchased the property at 607 Cordova Road. I am currently working on getting a permit through the city. Prior to the issuance of the permit, they require approval from the Board. No construction on started for the dock at this time. I will be using the exact plans that have been submitted and are requesting a permit by your Board. I will be building a new residence on the subject property and intend to dock a boat at the subject dock at a future date. The dock will be 40' long x 8' wide and will meet all applicable guidelines. I will update the Board when I do get a boat with all pertinent information.

Respectfully,

Glenn Wright  
Manager





- All four lots were purchased as one lot by SIPC LLC
- The original address for all 4 lots was 1550 Ponce de Leon Drive
- Lot was then subdivided into 4 lots owned by 2 Entities
- 607 Cordova Drive remained with "SIPC LLC"
- 601 Cordova Drive was moved to the Entity "1550 Ponce de Leon Drive LLC"

Prepared by:

Richard E. Douglas, Esq.  
Richard E. Douglas, P.A.  
3440 Hollywood Blvd. Suite 415  
Hollywood, FL 33021  
954-618-1005  
File Number: Stav-SIPC

Return to:

Michele Aragao  
Equity Land Title LLC  
525 Okeechobee Blvd., Suite 900  
West Palm Beach, FL 33401  
561-226-2230  
File Number: 214419WPB

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 9<sup>th</sup> day of September, 2021 between Jodi Stav, a single woman, whose post office address is 1235 SE 13 Terrace, Fort Lauderdale, FL 33316, grantor, and SIPC, LLC, a Florida limited liability company, whose post office address is 401 SW 4th Ave, Suite 1605, Fort Lauderdale, FL 33315, 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:

Lots 21, 22, 23, 33, 34 and 35, in Block 30, of RIO 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. Together with Tract 3 and 4 of RIVER SHORES, according to the Plat thereof, as recorded in Plat Book 15, Page 61, of the Public Records of Broward County, Florida.

Parcel Identification Number: 5042-11-18-3540

Street Address: 1550 Ponce De Leon Drive, Fort Lauderdale, FL 33316

**Subject to** (a) taxes for the year 2021 which are not yet due and owing, and (b) easements, rights of way, limitations reservations, covenants, and restrictions of record, without the intention to re-impose same.

**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, 2020.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Sign:

[Signature]

Witness Print Name:

Richard E. Douglas

[Signature]  
Jodi Stav

Witness Sign:

[Signature]

Witness Print Name:

Cecilia Sosa

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9<sup>th</sup> day of September, 2021 by Jodi Stav, who  is personally known or  has produced a Fla. Driver's License as identification.

[Notary Seal]



Richard E. Douglas  
Commission # GG208276  
Expires: April 11, 2022  
Bonded thru Aaron Notary

[Signature]  
Notary Public

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

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





**PROPERTY SUMMARY**

<b>Tax Year:</b> 2022	<b>Property Use:</b> 00 - Vacant residential	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 504211183543	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> SIPC LLC	<b>Adj. Bldg. S.F.:</b> 0	<b>Email:</b> realprop@bcpa.net
<b>Mailing Address:</b> 401 SW 4 AVE #1605 FORT LAUDERDALE, FL 33315	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> null
<b>Physical Address:</b> 607 CORDOVA ROAD FORT LAUDERDALE, 33316	<b>Effective Year:</b> 0	<b>Abbr. Legal Des.:</b> RIO VISTA ISLES UNIT 3 7-47 B
	<b>Year Built:</b>	PORTION LOTS 21,22,34,35 BLK 30 DESC AS
	<b>Units/Beds/Baths:</b> 0 //	COMM AT SW COR OF LOT 21NE 96.84 TO
		POB,NE 95.25,NE 78, SW 95.80,SE 78 TO POB

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$1,229,420	0	0	\$1,229,420	\$1,229,420	
2021	0	0	0	0	0	
2020	0	0	0	0	0	

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$1,229,420	\$1,229,420	\$1,229,420	\$1,229,420
Portability	0	0	0	0
Assessed / SOH	\$1,229,420	\$1,229,420	\$1,229,420	\$1,229,420
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	\$1,229,420	\$1,229,420	\$1,229,420	\$1,229,420

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
09/09/2021	Multi Warranty Deed Excluded Sale	\$4,300,000	117578369

**LAND CALCULATIONS**

Unit Price	Units	Type
\$165.00	7,451 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504211183650	05/22/2022	Warranty Deed	Qualified Sale	\$1,400,000	118173807	715 CORDOVA RD FORT LAUDERDALE, FL 33316
504211182150	05/13/2022	Warranty Deed	Qualified Sale	\$5,400,000	118163716	1335 PONCE DE LEON DR FORT LAUDERDALE, FL 33316
504211181890	05/05/2022	Warranty Deed	Qualified Sale	\$2,875,000	118128149	1009 CORDOVA RD FORT LAUDERDALE, FL 33316
504211183410	04/29/2022	Warranty Deed	Qualified Sale	\$3,950,000	118118091	1416 PONCE DE LEON DR FORT LAUDERDALE, FL 33316
504211183050	04/27/2022	Warranty Deed	Qualified Sale	\$2,400,000	118141629	1104 S RIO VISTA BLVD FORT LAUDERDALE, FL 33316

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						(F3)		
Vacant Lots (L)								
1						7,451.00		

**SCHOOL**

Harbordale Elementary: A  
 Sunrise Middle: B  
 Fort Lauderdale High: A

**ELECTED OFFICIALS**

<b>Property Appraiser</b>	<b>County Comm. District</b>	<b>County Comm. Name</b>	<b>US House Rep. District</b>	<b>US House Rep. Name</b>
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch

<b>Florida House Rep. District</b>	<b>Florida House Rep. Name</b>	<b>Florida Senator District</b>	<b>Florida Senator Name</b>	<b>School Board Member</b>
93	Chip LaMarca	34	Gary M. Farmer, Jr.	Sarah Leonardi





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

## Detail by Entity Name

Florida Limited Liability Company  
SIPC, LLC

### Filing Information

<b>Document Number</b>	L16000009579
<b>FEI/EIN Number</b>	82-1256909
<b>Date Filed</b>	01/13/2016
<b>Effective Date</b>	01/10/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1975 E Sunrise Blvd #607  
FT LAUDERDALE, FL 33304

Changed: 09/16/2021

### Mailing Address

1975 E Sunrise Blvd #607  
FT LAUDERDALE, FL 33304

Changed: 09/16/2021

### Registered Agent Name & Address

REICH, AL  
1975 E Sunrise Blvd #607  
FT LAUDERDALE, FL 33304

Name Changed: 09/16/2021

Address Changed: 09/16/2021

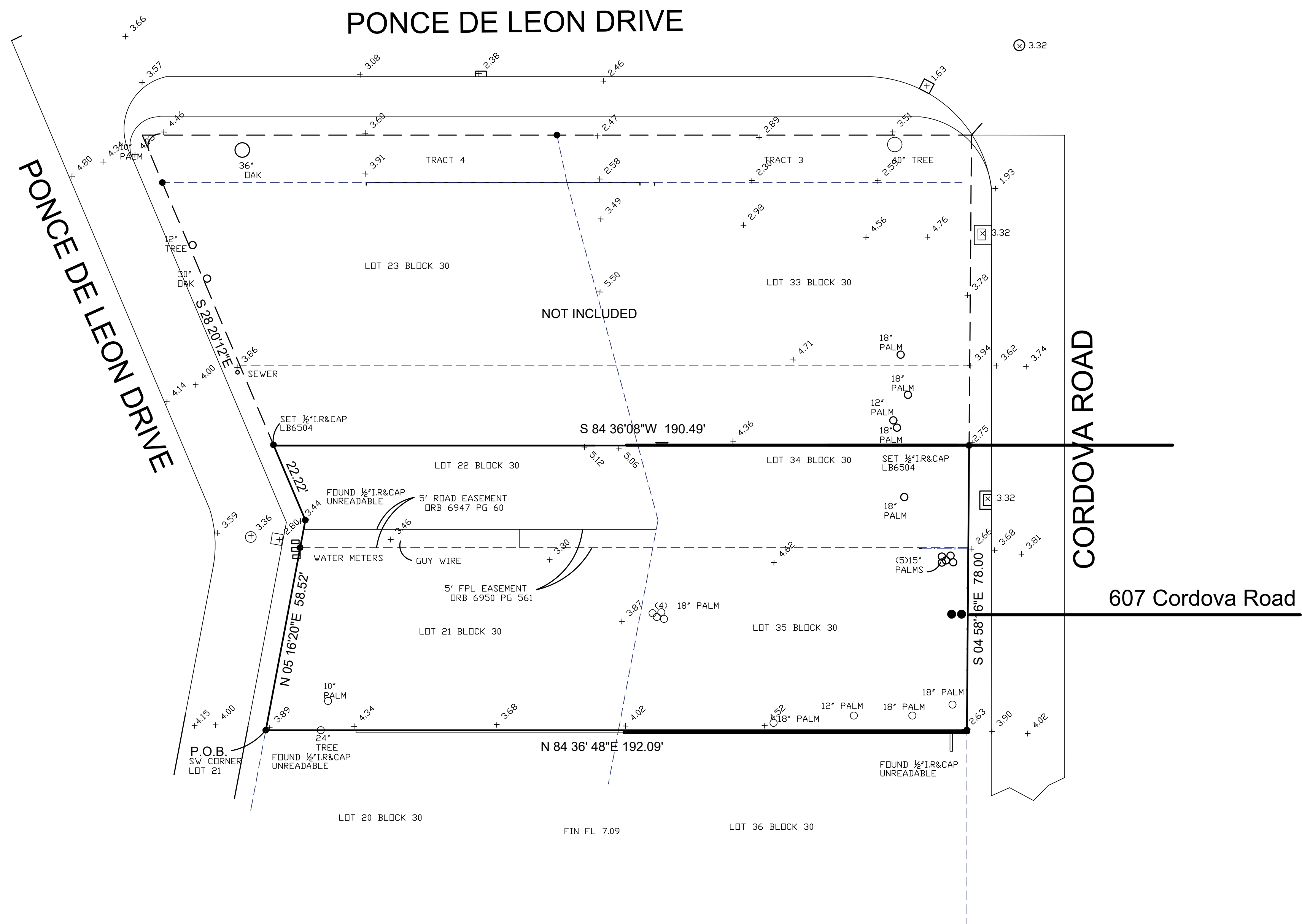
### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

Wright, Glenn  
1975 E Sunrise Blvd #607  
FT LAUDERDALE, FL 33304

### Annual Reports

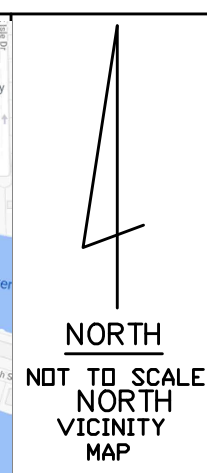
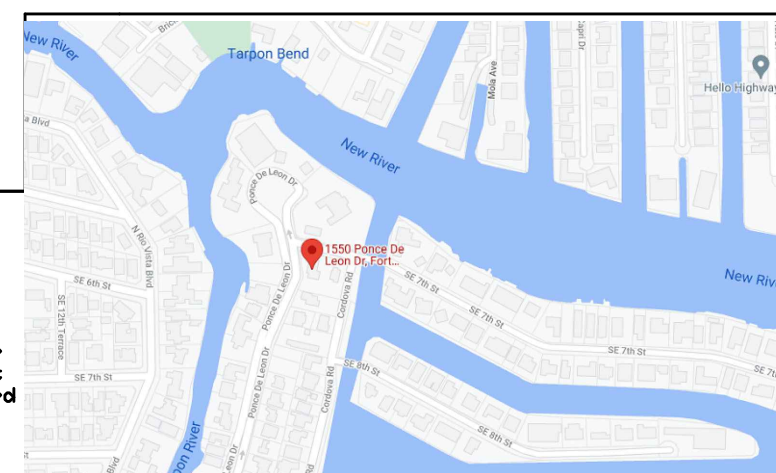


A PARCEL BEING A PORTION OF LOTS 21 AND 22 AND 34 AND 35 OF BLOCK 30 OF THE PLAT OF RID VISTA ISLES UNIT 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 21 THENCE NIS 10°59'E ALONG THE WEST LINE OF LOTS 21 AND 22 FOR A DISTANCE OF 58.52 FEET THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 22 N 28 20'12"W FOR A DISTANCE OF 22.22 FEET THENCE N 84 36'28"E A DISTANCE 190.49 FEET TO THE EAST LINE OF LOT 34 THENCE S04 56'16"E ALONG THE EAST LINE OF LOTS 34 AND 35 FOR A DISTANCE OF 78.00 FEET TO THE SOUTHEAST CORNER OF LOT 35 THENCE S84 36'47"W A DISTANCE OF 192.09 FEET TO THE POINT OF BEGINNING

CONTAINS 14,558.2 SQUARE FEET

- BEARINGS SHOWN HEREIN ARE ASSUMED
- NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD 1988 ALL ELEVATION SHOWN HEREIN ARE RELATIVE THERETO
- NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

D.B.S. = official record book C.B.S. = concrete block structure P.C.C. = point of compound curve P.C.P. = permanent control point P.D.C. = point of commencement P.D.B. = point of beginning I/E = drainage easement C.M.P. = corrugated metal pipe R.L.S. = registered land surveyor L.B. = licensed business	F.P.L. = Florida power and light C.M. = concrete monument P.R.C. = point of reverse P.I. = point of intersection P.T. = point of tangency W.P.F. = wood privacy fence CHART = chattohochee ELEV. = elevation	P.B. = plot book TYP. = typical R/W = right-of-way Δ = central angle ⊕ = bearing base line ASPH = asphalt H.H. = manhole U/E = utility easement CHLT = chain link fence P.R.M. = permanent reference monument	P. = plot P.P. = power pole M = MEASURED I.P. = IRON PIPE R.P. = radius point L = ARC LENGTH C.L. = centerline ALUM. = aluminum P.C. = point of curvature	P.C. = page I.R. = iron rod R = radius D/S = offset C.M.C. = concrete E.S.M.T. = easement CALC. = calculated
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------



	CERTIFIED TO:	
	FLOOD ZONE: X & AE 5	
801 S.E. 6th Ave., Suite 203 Delray Beach, FL 33483	Phone: 1-243-4624 Fax: 243-4869	MAP NO: 1201100557H MAP DATE: 8-18-2014
AUTHORIZATION NUMBER LB6504		DATE: 12-2-2021 JOB NO. 9-21-040
I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER S-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL
HARRY A. BURGESS PLS 5089		REVISED





CORDOVA RD  
SE 7 ST

AREA  
SPEED  
LIMIT  
25

← DEAD END







[REDACTED]

Andre Cuba, Marine Facilities Manager  
Ft. Lauderdale Marine Advisory Board  
Fort Lauderdale, FL 33301

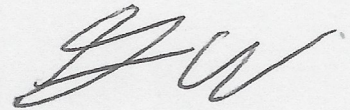
Dear Mr. Cuba,

**VESSEL INFORMATION  
FOR  
607 Cordova Road**

Currently, we do not own a boat. When we do purchase a vessel, we will update the Marine Advisory Board as soon as we purchase a vessel.

Respectfully,

Glenn Wright, Manager





GENERAL NOTES

ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL AND BUILDING PERMIT ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE.

CONCRETE

1. ALL CONCRETE (EXCEPT PRECAST PILES) SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI. AT THE END 0=28 DAYS, FOUR (4) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARD OR FRACTION THEREOF AND SHALL BE TESTED AT 3.7 & 28 DAYS. SLUMP SHALL NOT EXCEED 4" (±1") MAX W/C RATIO+0.40.
2. ALL REINFORCEMENT SHALL BE 60,000 PSI MINIMUM YIELD NEW BILLET STEEL IN ACCORDANCE WITH ASTM A615 GRADE 60. ALL BAR LAPS SHALL BE A MINIMUM OF 36 BAR DIAMETERS, PLACING OF REINFORCEMENT SHALL CONFORM TO THE LATEST ACI CODE AND MANUAL OF STANDARD PRACTICE.
3. ALL CONCRETE SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME, AND VIBRATED AS REQUIRED BY THE ACI MANUAL OF CONCRETE PRACTICE. TEMPERATURE OF CONCRETE AT TIME OF PLACEMENT SHALL BE BETWEEN 75° AND 100°F.
4. ALL CONCRETE DECK SURFACES SHALL HAVE A LIGHT BROOM FINISH.
5. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4" OR AS SHOWN ON THE PLANS.

HARDWARE

1. ALL MISCELLANEOUS STEEL COMPONENTS, BOLTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED ON PLANS.

PRECAST CONCRETE PILING

1. PRECAST CONCRETE DOCK PILES SHALL BE 12"x12" PILES W/5000 PSI MIN. CONCRETE 4-7/16" DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS W/24' MIN. CONCRETE COVE TO TIES DRIVEN TO A MINIMUM BEARING CAPACITY OF 25 TONS WITH 12' MINIMUM PENETRATION INTO FIRM MATERIAL BELOW SILT LAYER
2. PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS @ SECTION

MISCELLANEOUS

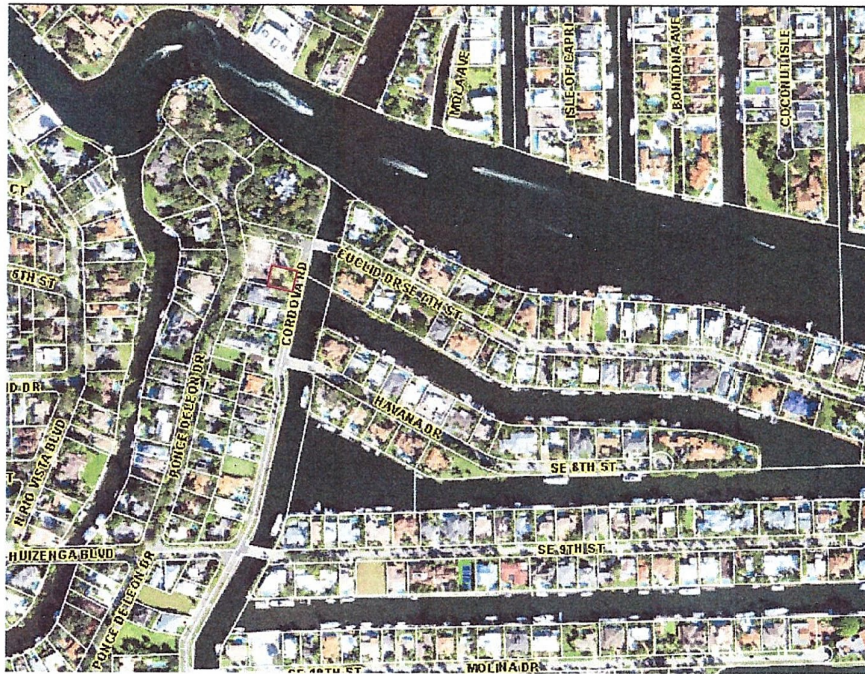
1. FASTENERS EMBEDDED INTO CONCRETE STRUCTURES SHALL BE ANCHORED WITH TWO-PART EPOXY ADHESIVE (RAWL-CHEM-FAST CARRIDGE SYSTEM OR EQUAL). ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER SIZE. HOLES SHALL BE DRILLED TO A MINIMUM DEPTH SHOWN ON THE PLANS & SHALL BE THOUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

LOADS

LL= 40 PSF                      DL = 10 PSF

TURBIDITY BARRIER

APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF WATER CONSTRUCTION.



LOCATION MAP

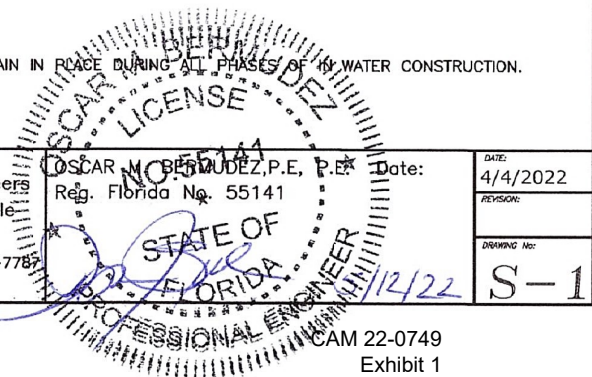
Site Address   CORDOVA ROAD,  
FORT LAUDERDALE FL 33316

Property Owner SIPC LLC  
Mailing Address 401 SW 4 AVE #1605 FORT LAUDERDALE  
FL 33315

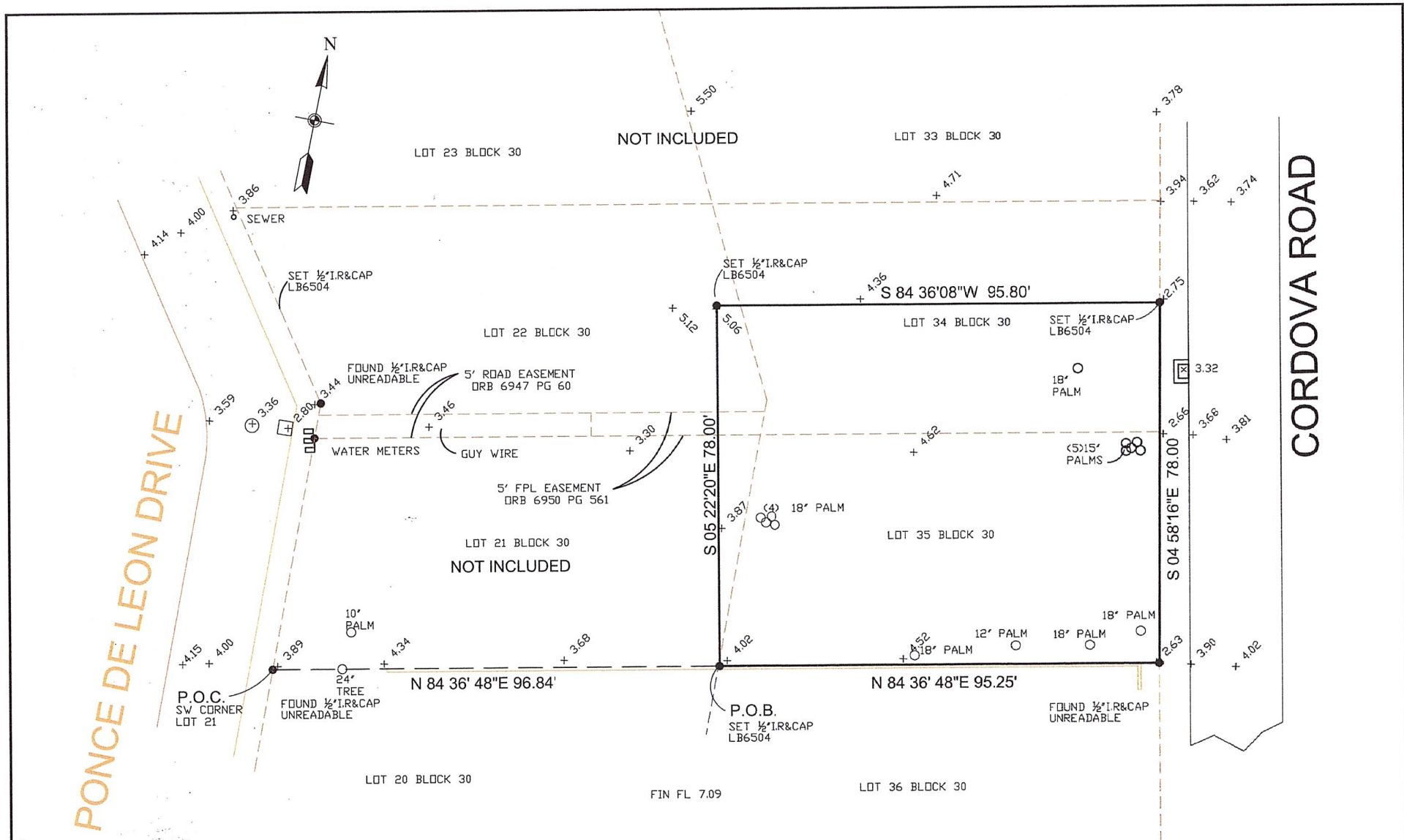
ID # 5042 11 18 3543

Abbreviated Legal Description RIO VISTA ISLES UNIT 3  
7-47 B PORTION LOTS 21,22,34,35 BLK 30 DESC AS  
COMM AT SW COR OF LOT 21 NE 96.84 TO POB,NE  
95.25,NE 78, SW 95.80,SE 78 TO POB

<p><b>LINDA RIFFLE</b> DRAFTING &amp; DESIGN 772-834-1906 LindaDraft1@att.net</p>	<p>JOB NAME: SIPC LLC 607 CORDOVA ROAD FORT LAUDERDALE FL. 33316</p>	<p>B&amp;B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787</p>	<p>OSCAR M. BERNARDEZ, P.E., P.E. Reg. Florida No. 55141</p>	<p>DATE: 4/4/2022</p>
	<p>TITLE: NEW CONCRETE DOCK</p>		<p>Date: 4/12/22</p>	<p>REVISION:</p>







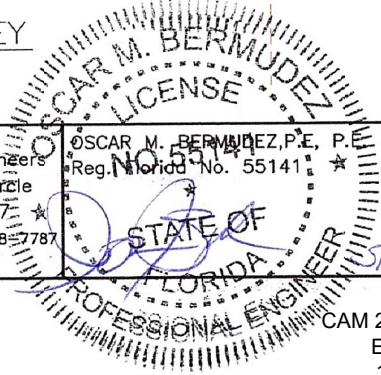
SKETCH OF BOUNDARY SURVEY  
SCALE 1"=30'

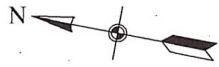
LINDA RIFFLE  
DRAFTING & DESIGN  
772-834-1906  
LindaDraft1@att.net

JOB NAME: SIPC LLC  
607 CORDOVA ROAD  
FORT LAUDERDALE FL. 33316  
TITLE: NEW CONCRETE DOCK

B&B Consulting Engineers  
2237 Woods Edge Circle  
Orlando Florida 32817  
(772)-708-7785 (772)-708-7787

OSCAR M. BERMUDEZ, P.E., P.  
Reg. Florida No. 55141  
Date: 4/4/2022  
DRAWING No: S-2





(5) 12" CLEATS  
(2) 1/2 S.S.  
WEDGE ANCHOR BOLTS  
NOTE:  
CLEATS LOCATION  
MY BE DETERMINED AT SITE.

(5) 8' BLACK RUBBER  
BUMPERS MOUNT USING  
(2) 3/8" S.S. WEDGE  
ANCHOR BOLTS  
NOTE:  
BUMPERS LOCATION  
MY BE DETERMINED AT SITE.

ALUMINUM DOCK LADDER  
ATTACHED TO CONCRETE  
DOCK USING (4) 1/2 S.S.  
WEDGE ANCHOR BOLTS

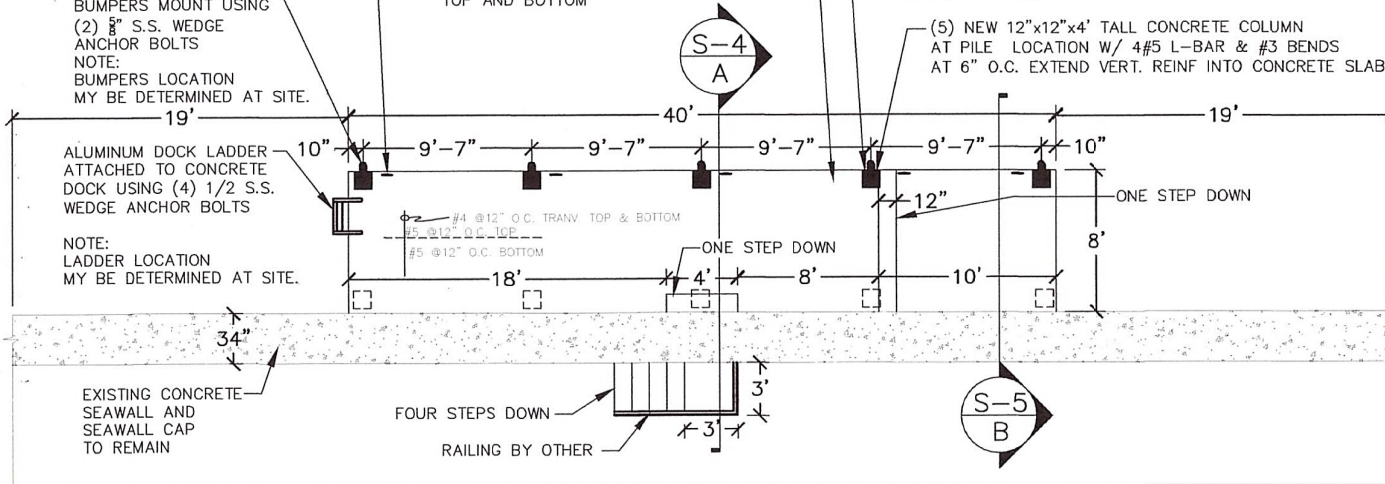
NOTE:  
LADDER LOCATION  
MY BE DETERMINED AT SITE.

**WATERWAY**  
WIDE BODY WATER ±88'

NEW 10" THICK x 8' WIDE x 40' CONCRETE  
SLAB REINF. W/ #5 @ 12" O.C. TOP AND  
BOTTOM PRINCIPAL #4 @ 12' O.C. TRANV.  
TOP AND BOTTOM

(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT  
PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/16  
DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS  
1" MIN. CONCRETE COVER TO TIES, W/ 2 1/2" PILES  
TO BE DRIVEN TO A MINIMUM PENETRATION OF 12'  
INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN  
TO A BEARING CAPACITY OF 25 TONS. EXTEND  
VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

(5) NEW 12"x12"x4' TALL CONCRETE COLUMN  
AT PILE LOCATION W/ 4#5 L-BAR & #3 BENDS  
AT 6" O.C. EXTEND VERT. REINF INTO CONCRETE SLAB.



CORDOVA ROAD  
C/L

**DESIGN WINDLOAD INFORMATION**

CODE: 7 EDITION 2020 FBCR  
ASCE 7-16  
Wind Speed: 175 MPH, 3 Second  
Gust  
Exposure "D"  
Importance Factor: 1.0  
Internal Pressure Coeff.: 0.00  
Height: 6ft. Mean

S 04°58'16"E.78.00'

LOT 34 BLOCK 30

LOT 35 BLOCK 30

**PROPOSED CONCRETE DOCK PLAN VIEW**

SCALE 1"=10'

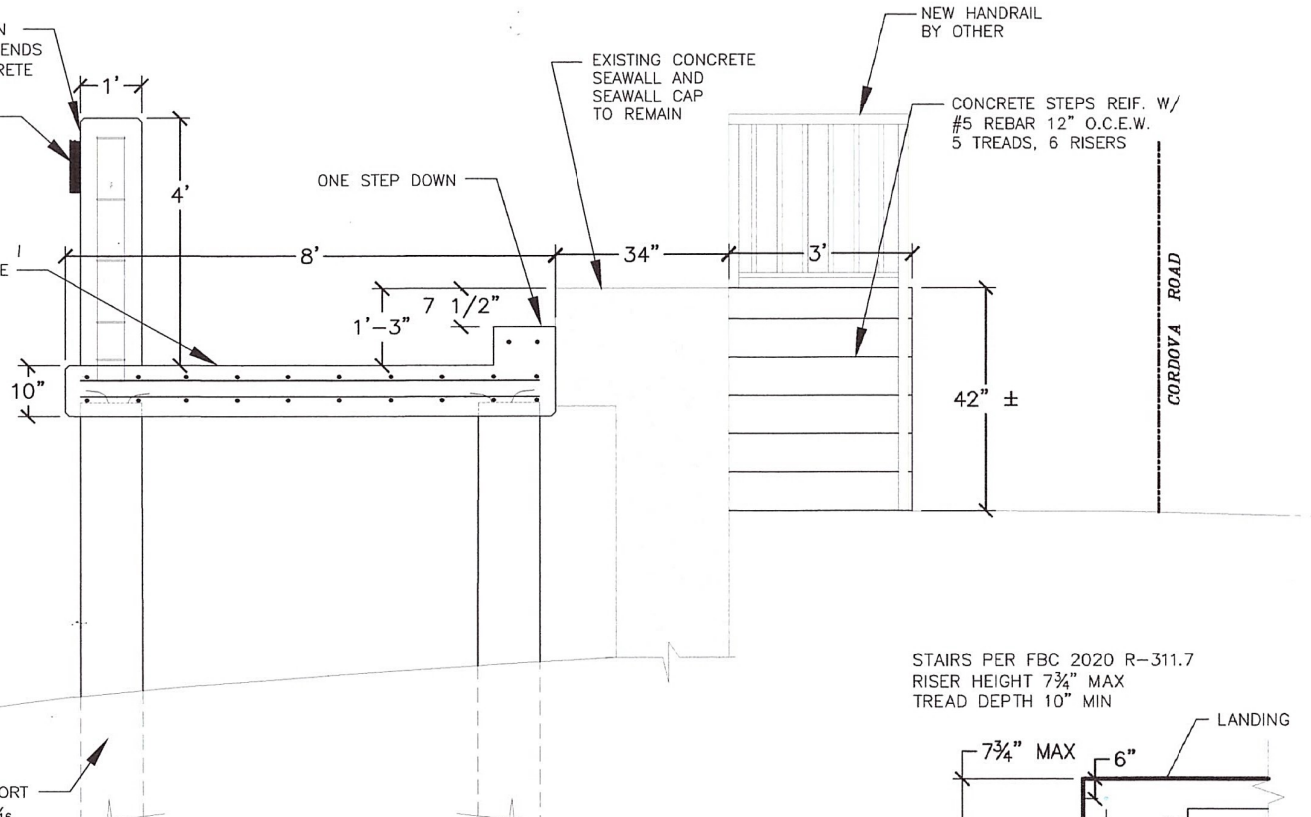
<b>LINDA RIFFLE</b> <b>DRAFTING &amp; DESIGN</b> 772-834-1906 LindaDraft1@att.net	JOB NAME: <b>SIPC LLC</b> 607 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 * (772)-708-7785 (772)-708-7787	OSCAR M. BERMUDEZ, P.E., P. Reg. Florida No. 55141 * NO. 55141	Date: 4/4/2022	DATE: 4/4/2022
	TITLE: <b>NEW CONCRETE DOCK</b>			OSCAR M. BERMUDEZ LICENSE STATE OF FLORIDA PROFESSIONAL ENGINEER	5/12/22

(5) NEW 12"x12"x4' TALL CONCRETE COLUMN AT PILE LOCATION W/ 4#5 L-BAR & #3 BENDS AT 6" O.C. EXTEND VERT. REINF INTO CONCRETE SLAB.

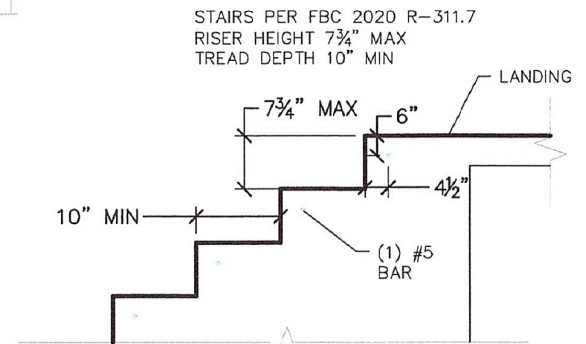
NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

NEW 10" THICK x 8' WIDE x 40' CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12' O.C. TRANV. TOP AND BOTTOM

(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/16 DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 1/2" PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB



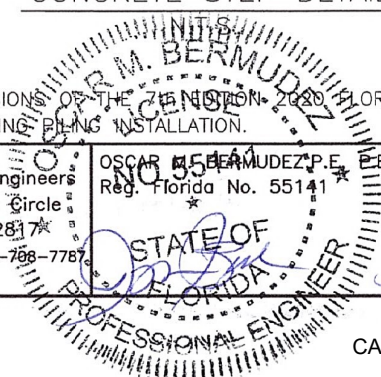
SECTION VIEW A  
N.T.S.



CONCRETE STEP DETAIL

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 2020 FLORIDA BUILDING CODE. BEST-MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

<b>LINDA RIFFLE</b> <b>DRAFTING &amp; DESIGN</b> 772-834-1906 LindaDraft1@att.net	JOB NAME: <b>SIPC LLC</b> <b>607 CORDOVA ROAD</b> <b>FORT LAUDERDALE FL. 33316</b>	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	OSCAR M. BERMUDEZ, P.E. Reg. Florida No. 55141	Date: 4/4/2022	DATE: 4/4/2022
	TITLE: <b>NEW CONCRETE DOCK</b>		NO. 55444	5/12/22	DRAWING No: <b>S-4</b>



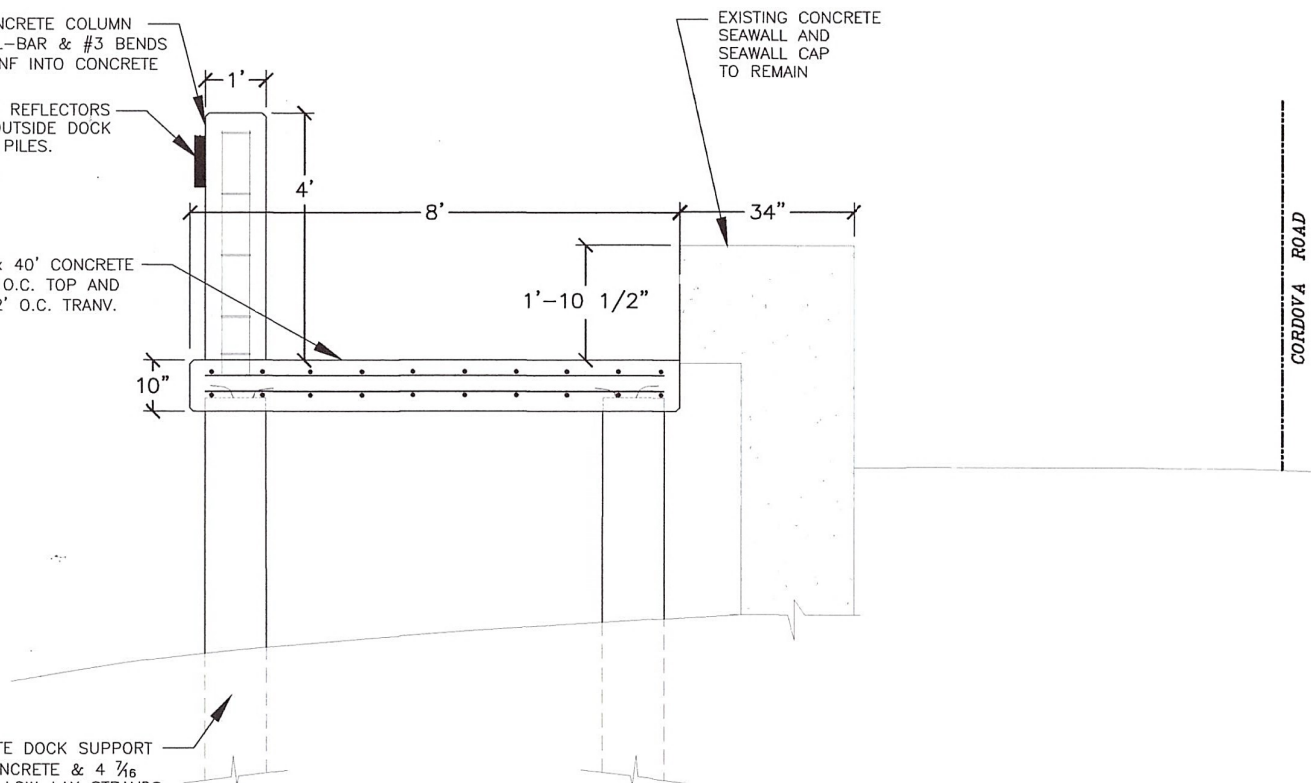


(5) NEW 12"x12"x4' TALL CONCRETE COLUMN AT PILE LOCATION W/ 4#5 L-BAR & #3 BENDS AT 6" O.C. EXTEND VERT. REINF INTO CONCRETE SLAB.

NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

NEW 10" THICK x 8' WIDE x 40' CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12' O.C. TRANV. TOP AND BOTTOM

EXISTING CONCRETE SEAWALL AND SEAWALL CAP TO REMAIN

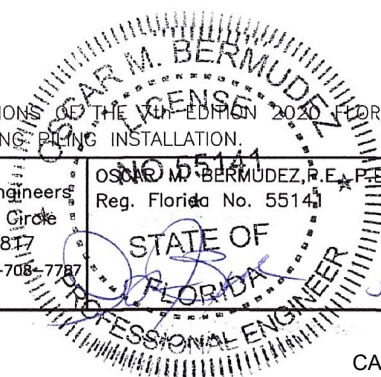


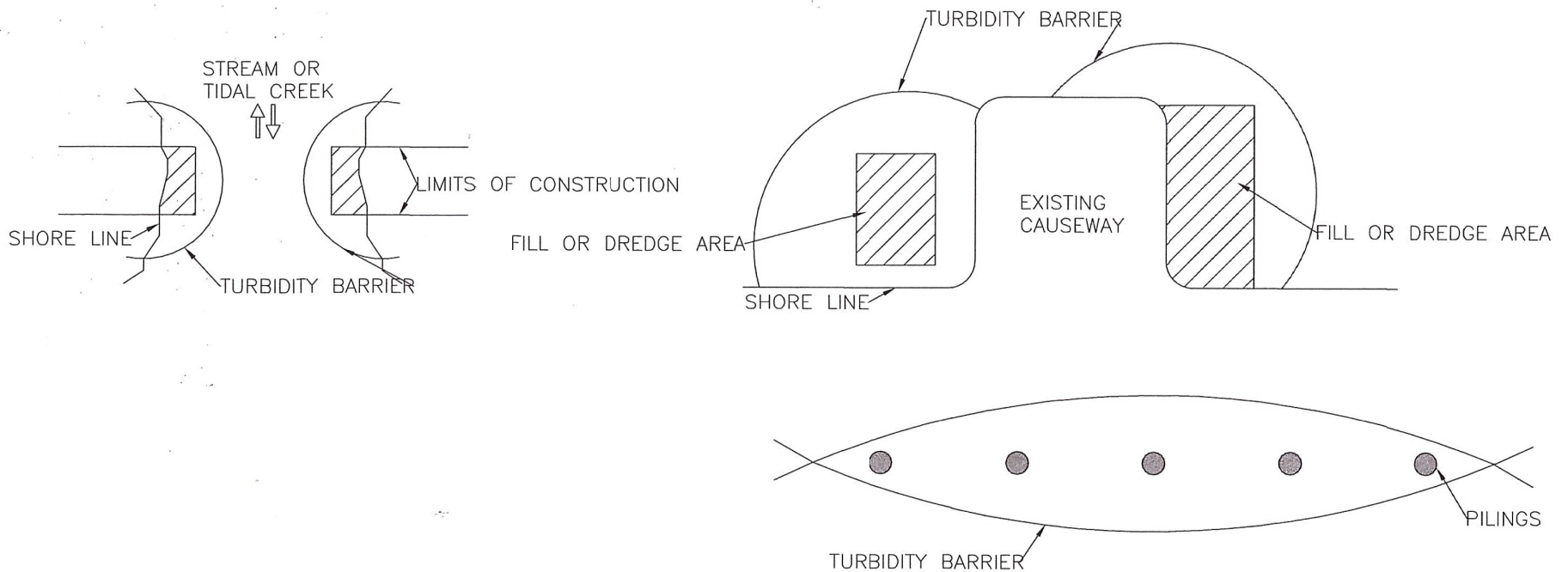
(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/16 DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 1/2" PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

SECTION VIEW B  
LOWER DOCK SECTION  
N.T.S.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 2020 FLORIDA BUILDING CODE. BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

<b>LINDA RIFFLE</b> <b>DRAFTING &amp; DESIGN</b> 772-834-1906 LindaDraft1@att.net	JOB NAME: <b>SIPC LLC</b> <b>607 CORDOVA ROAD</b> <b>FORT LAUDERDALE FL. 33316</b>	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	OSWALDO M. BERMUDEZ, P.E., P.E. Reg. Florida No. 55141 Date: 5/12/22	DATE: 4/4/2022
	TITLE: <b>NEW CONCRETE DOCK</b>			REVISION:





NOTES

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH
2. NUMBER AND SPACING DEPENDANT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATION MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.
6. TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING OF STAKED TYPES.
7. BARRIER TYPE WILL BE AT THE CONTRACTOR'S DECISION U.N.O.
8. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY ENGINEER.
9. N.P.D.E.S. INSPECTION TO BE CALLED FOR BY ENGINEER TO VERIFY TURBIDITY BARRIER.

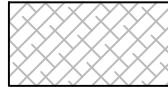
<b>LINDA RIFFLE</b> <b>DRAFTING &amp; DESIGN</b> 772-834-1906 LindaDraft1@att.net	JOB NAME: <b>SIPC LLC</b> <b>607 CORDOVA ROAD</b> <b>FORT LAUDERDALE FL. 33316</b>	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7787	OSCAR M. BERMUDEZ, P.E. Reg. Florida No. 155141 Date: 4/4/2022	REVISIONS DRAWING No.
	TITLE: <b>NEW CONCRETE DOCK</b>		OSCAR M. BERMUDEZ, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER Date: 4/12/22	<b>S-6</b>



## LEGEND



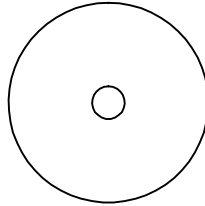
**ST. AUGUSTINE SOD,  
TIGHT SEAMS, FULL COVERAGE**



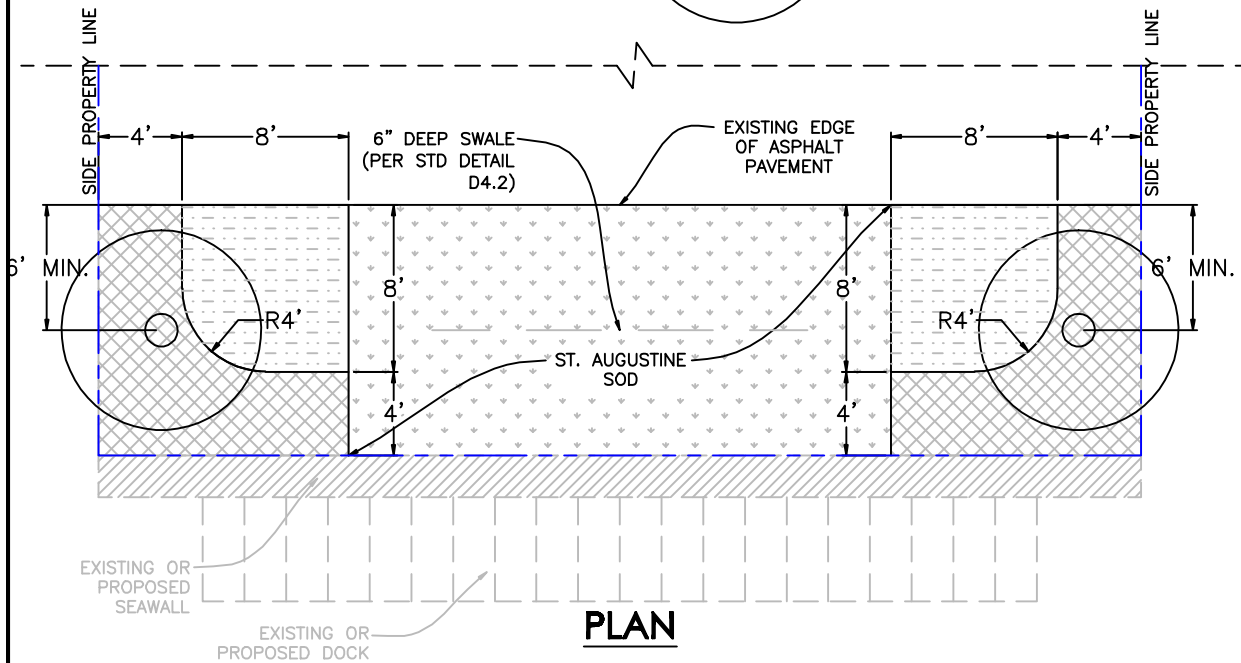
**MUHLY GRASS:  
18" - 24" TALL  
18" - 24" ON CENTER**



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



**12' SILVER BUTTWOOD 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.

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

EXHIBIT A

607 Cordova Road

UPLAND PARCEL

Property Line

Side yard setback line

Side yard setback line

Property Line

Cordova Road Pavement

EDGE OF PAVEMENT

SWALE

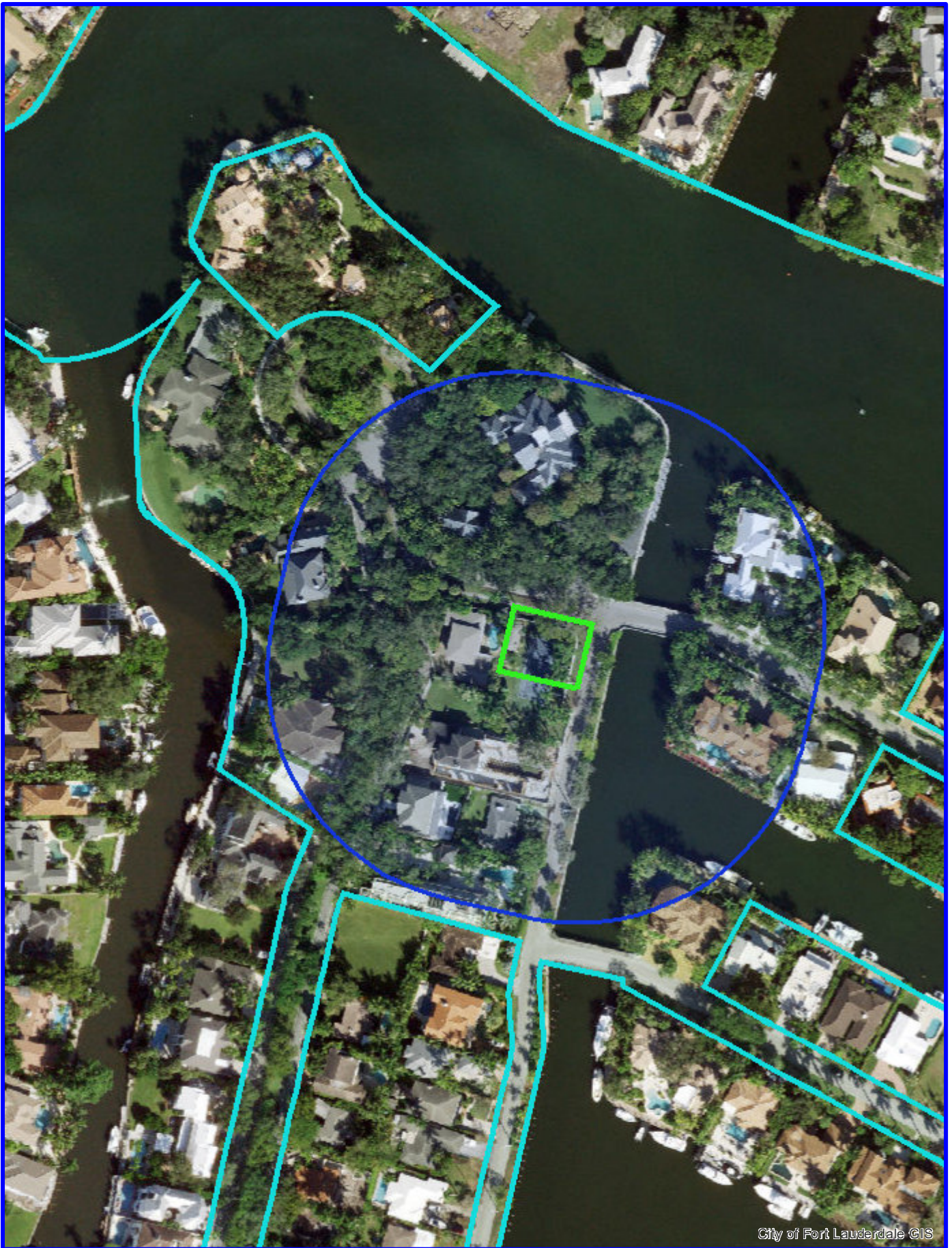
Stairs

DOCK

Step

Waterway



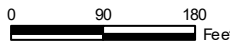


City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

607 Cordova Road



**GIS**  
Fort Lauderdale