

ITEM VIII

MEMORANDUM MF NO. 24-01

DATE: February 15, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: March 7, 2024 MAB Meeting – Application for Dock Permit – William & Anne Scherer / 1320 Ponce De Leon Drive

Attached for your review is an application from William & Anne Scherer / 1320 Ponce De Leon Drive.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the construction and usage of a proposed 36.2'+/- long x 6'+/- wide marginal dock and access steps extending a maximum distance of 6'+/- from the outside edge of the seawall cap on public property abutting the waterway adjacent to 1320 Ponce De Leon Drive. 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.

Marine Advisory Board

March 7, 2024

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

**WILLIAM SCHERER & ANNE SCHERER
1320 PONCE DE LEON ROAD
APPLICATION FOR PRIVATE USE OF PUBLIC PROPERTY
ABUTTING WATERWAYS**

714 East McNab Road, Pompano Beach, FL 33060 *tel.* 954.782.1908 *fax.* 954.782.1108 www.thechappellgroup.com

Environmental Consultants | Marina & Wetland Permitting | Mitigation Design & Monitoring | T & E Species Surveys | Tree Surveys/Appraisals

**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: **William Scherer & Anne Scherer**

TELEPHONE NO: 454-467-1377 (home) 954-761-1000 (business) EMAIL: annescherera@smdcrealty.com

2. APPLICANT'S ADDRESS (if different than the site address): **1320 Ponce De Leon Drive Fort Lauderdale, FL 33316**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
The applicant requests a permit for the private use of public property abutting waterways within the City of Fort Lauderdale to install a marginal dock.

4. SITE ADDRESS: **1320 Ponce De Leon Drive Fort Lauderdale FL, 33316** ZONING: **R.S-8**

LEGAL DESCRIPTION AND FOLIO NUMBER:
**RIO VISTA ISLES UNIT 3 7-47 B LOT 8,9,10 S 30,25 S 30,26 & 27 BLK 22
Folio No. 504211181840**

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Warranty Deed, Survey, Zoning Aerial, Photos, Project Plans

Wm. & Anne Scherer Applicant's Signature 4/10/23 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 _____

Table of Contents

SUMMARY DESCRIPTION	3
WARRANTY DEED & BCPA.....	5
ORIGINAL SURVEY	8
SITE PHOTOGRAPHS	10
STANDARD LANDSCAPE PLAN	19
EXHIBIT A.....	21
ZONING AERIAL	23
EXISTING DOCK PERMITS IN THE VICINTY	25
PROPERTIES WITH EXISTING DOCK STRUCTURES PRIOR TO THE INSTALLATION OF THE CITY OF FORT LAUDERDALE CORDOVA RD SEAWALL PROJECT	27
LETTERS OF SUPPORT	29

EXHIBIT II SUMMARY DESCRIPTION

Summary Description
1320 Ponce De Leon Drive
TCG Project No. 22-0061

The project site is located along the Rio Cordova at 1320 Ponce De Leon Drive, in Section 11, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida.

The property is located along the Rio Cordova, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 2 miles to the south at the Port Everglades Inlet. As the project site is located along the Rio Cordova, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing ± 89.2 ln. ft. sheet pile seawall recently installed by the City of Fort Lauderdale under the Cordova Road Seawall Project. The proposed project includes the installation of a ± 217 sq. ft. concrete dock (36.2'x6.0') with steps located on the uplands. The proposed dock is a maximum of 63.3' from the applicant's property line and a maximum of 6.0' from the seawall cap. The property owners currently do not have a vessel but if one is purchased, information will be provided to the City Marine Facilities. As this property is owned by the city, the proposed composite dock will require approval of private use of public property abutting a waterway.

If this request is approved, the applicant will comply with all other necessary codes of ordinances (Sec. 8-144).

EXHIBIT III WARRANTY DEED & BCPA

Warranty Deed

Parcel ID Number: Portion 110211-18-185 and 184

Grantee #1 TIN: [REDACTED]

Grantee #2 TIN: [REDACTED]

91474867

This Indenture, Made this 29th day of November, 1991 A.D., Between Ray Ferrero, Jr. and Raquel Ferrero, his wife,

of the County of Broward, State of Florida, grantors, and William Scherer and Anne Scherer, his wife,

whose address is: 1320 Ponce De Leon Drive, Fort Lauderdale, Florida 33316

of the County of Broward, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situate, lying and being in the county of Broward State of Florida to wit:

Lots 8, 9 and the South 30 feet of Lot 10, and the West 3.75 feet of the South 30 feet of Lot 25, Block 22, Rio Vista Isles, Unit III, according to the Plat thereof, recorded in Plat Book 7, Page 47, of the Public Records of Broward County, Florida.

Stamps \$4,050.⁰⁰ Tax \$ Documetary Intangible RECEIVED in Broward County as required by law. by Allison M. Ellis Deputy Clerk

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written. Signed, sealed and delivered in our presence:

Joseph M. Balocco Witness Kimberly J. Simon Witness

Ray Ferrero, Jr. (Seal) P.O. Address 333 Sunset Drive #804, Fort Lauderdale, FL 33301 Raquel Ferrero (Seal) P.O. Address 333 Sunset Drive #804, Fort Lauderdale, FL 33301

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR (Seal)

STATE OF Florida COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared Ray Ferrero, Jr. and Raquel Ferrero, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of November, 1991.

This Document Prepared By:

Balocco & Zann Joseph M. Balocco 1323 SE 3 Avenue Fort Lauderdale, FL 33316

Joseph M. Balocco NOTARY PUBLIC My Commission Expires: 12/06/93



JOSEPH M. BALOCCO MY COMMISSION EXPIRES November 6, 1993

WITNESSED THRU NOTARY PUBLIC UNDERWRITERS

91 DEC 3 9:24

8K78960PG0144

R&K

5.00 1.00 1.00



Site Address	1320 PONCE DE LEON DRIVE, FORT LAUDERDALE FL 33316-1302	ID #	5042 11 18 1840
Property Owner	SCHERER, WILLIAM & ANNE	Millage	0312
Mailing Address	1320 PONCE DE LEON DR FORT LAUDERDALE FL 33316-1302	Use	01-01
Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B LOT 8,9,10 S 30,25 S 30,26 & 27 BLK 22		

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)**.

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$1,300,000	\$2,008,320	\$3,308,320	\$1,536,890	
2022	\$1,300,000	\$2,008,320	\$3,308,320	\$1,536,890	\$28,277.21
2021	\$1,300,000	\$1,467,980	\$2,767,980	\$1,492,130	\$27,479.16

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,308,320	\$3,308,320	\$3,308,320	\$3,308,320
Portability	0	0	0	0
Assessed/SOH 94	\$1,536,890	\$1,536,890	\$1,536,890	\$1,536,890
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,486,890	\$1,511,890	\$1,486,890	\$1,486,890

Sales History			
Date	Type	Price	Book/Page or CIN
11/1/1991	WD	\$675,000	18960 / 144

Land Calculations		
Price	Factor	Type
\$40.00	32,500	SF
Adj. Bldg. S.F. (Card, Sketch)		6342
Units/Beds/Baths		1/5/4.1
Eff./Act. Year Built: 1978/1959		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

EXHIBIT IV ORIGINAL SURVEY

LEGAL DESCRIPTION:

LOTS 8, 9, 10, 11, 12, 24, 25, 26, AND 27 BLOCK 22, RIO VISTA ISLES UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- NOTES:
1. REPERCUSSION OF THIS SURVEY ARE NOT VALID UNLESS ISSUED BY THE CORRO ENGINEER.
 2. THIS SURVEY IS BASED UPON THE RECORDS OF THE CORRO ENGINEER AND SHALL BE SO NOTIFIED BY HIS RECORDS.
 3. THE LOCAL RECORDS OFFICE HAS NOT PROVIDED FOR HEIGHTS-OF-SEA, MARGINALS, OR OTHER NECESSARY MATTERS OF RECORD. ALL CORRO ENGINEER'S RECORDS MUST BE FILED WITH THE COUNTY RECORDS OFFICE.
 4. LOCAL DESCRIPTIONS MUST BE FILED WITH THE COUNTY RECORDS OFFICE.
 5. THIS SURVEY IS NOT INTENDED TO BE USED AS EVIDENCE OF TITLE OR OF ANY OTHER PROPERTY RIGHTS HEREON.
 6. ALL RIGHTS AND EASEMENTS ARE SHOWN TO BE VALID UNLESS OTHERWISE SPECIFIED.
 7. ANYTHING NOT SHOWN HEREON IS NOT TO BE CONSIDERED A PART OF THIS SURVEY UNLESS IT IS SPECIFICALLY REFERRED TO BY THE ENGINEER.
 8. ALL RIGHTS RESERVED ARE NOT TO BE CONSIDERED A PART OF THIS SURVEY UNLESS IT IS SPECIFICALLY REFERRED TO BY THE ENGINEER.
 9. ALL RIGHTS RESERVED ARE NOT TO BE CONSIDERED A PART OF THIS SURVEY UNLESS IT IS SPECIFICALLY REFERRED TO BY THE ENGINEER.

PROPERTY ADDRESS: 3000 SE 13th STREET, SUITE 3000, FORT LAUDERDALE, FLORIDA 33309
 ENGINEER: ROBERT W. CORRO, P.E., LICENSE NO. 10012
 DATE: 03/15/2024

STANDARD ABBREVIATIONS:

LEGEND

	CITY, STATE, OR COUNTY BOUNDARY		MARBLE CONTOUR
	INLET & TYPE		SEWER CONTOUR
	FIRE HYDRANT		EJECTOR PUMP
	STORM SEWER		ELECTRIC SERVICE
	STORM SEWER VALVE		TELEPHONE JUNCTION BOX
	SANITARY SEWER		WATER METER
	SANITARY SEWER VALVE		CABLE TV BOX
	SEWER MANHOLE		UTILITY HOLE
	SEWER MAIN		
	SEWER LATERAL		
	SEWER BRANCH		
	SEWER DROP		
	SEWER CLEANOUT		
	SEWER VENT		
	SEWER CAP		
	SEWER FLANGE		
	SEWER TEE		
	SEWER ELBOW		
	SEWER COUPLING		
	SEWER PLUG		
	SEWER GASKET		
	SEWER SEAL		
	SEWER BOLT		
	SEWER NUT		
	SEWER WASHER		
	SEWER LOCK WASHER		
	SEWER SPLIT BOLT		
	SEWER SPLIT NUT		
	SEWER SPLIT WASHER		
	SEWER SPLIT LOCK WASHER		
	SEWER SPLIT BOLT NUT WASHER		
	SEWER SPLIT BOLT NUT WASHER LOCK WASHER		

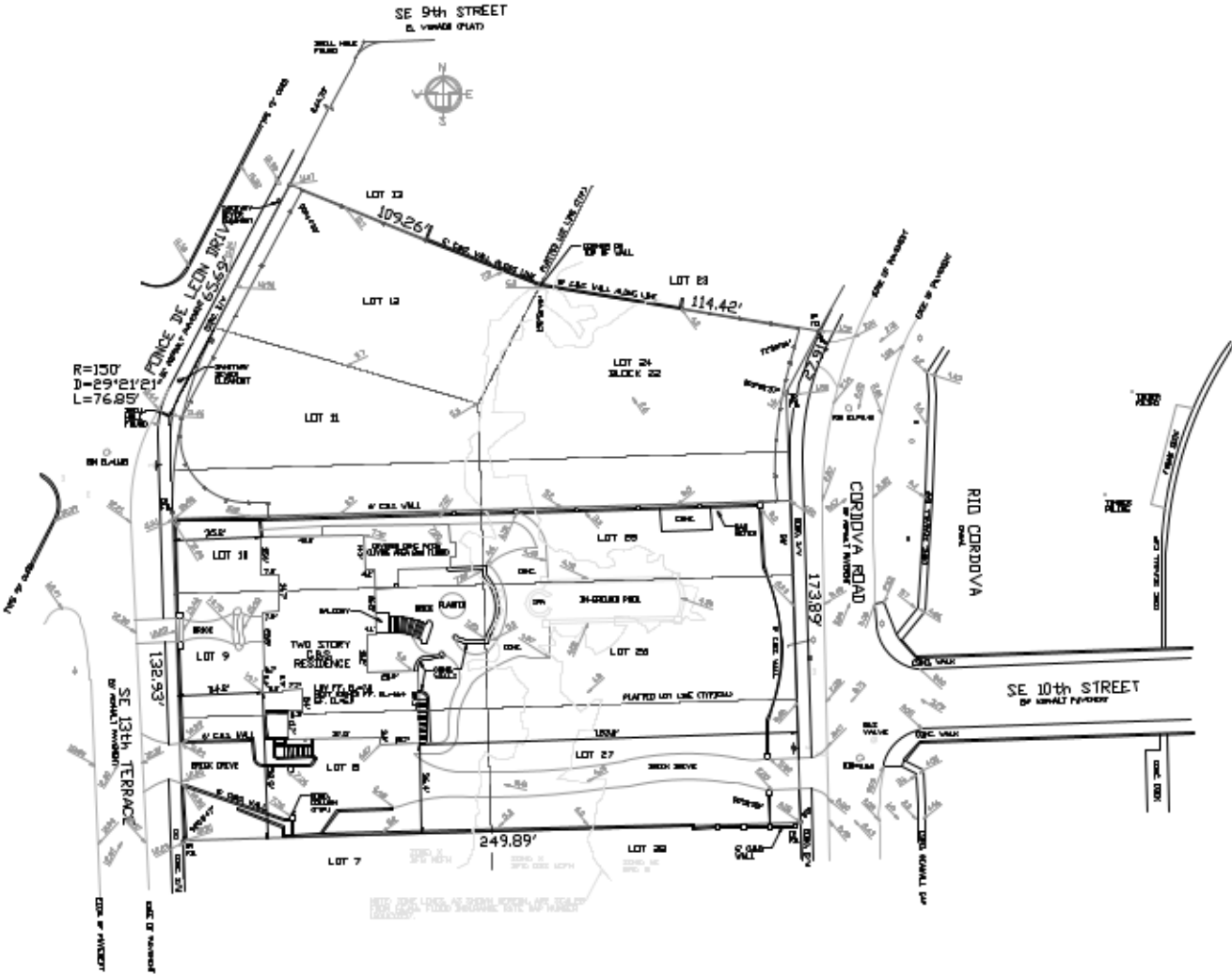
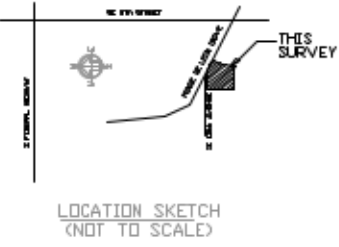


EXHIBIT V SITE PHOTOGRAPHS



1. Northern portion of the subject site, facing south along the canal.



2. Southern portion of the subject site, facing north along the canal.



3. Central portion of the subject site, facing northwest.

EXHIBIT VI PROJECT PLANS

1320 PONCE DE LEON DRIVE

CITY OF FORT LAUDERDALE

PLAN SET



LOCATION MAP (N.T.S.)

DRAWING INDEX

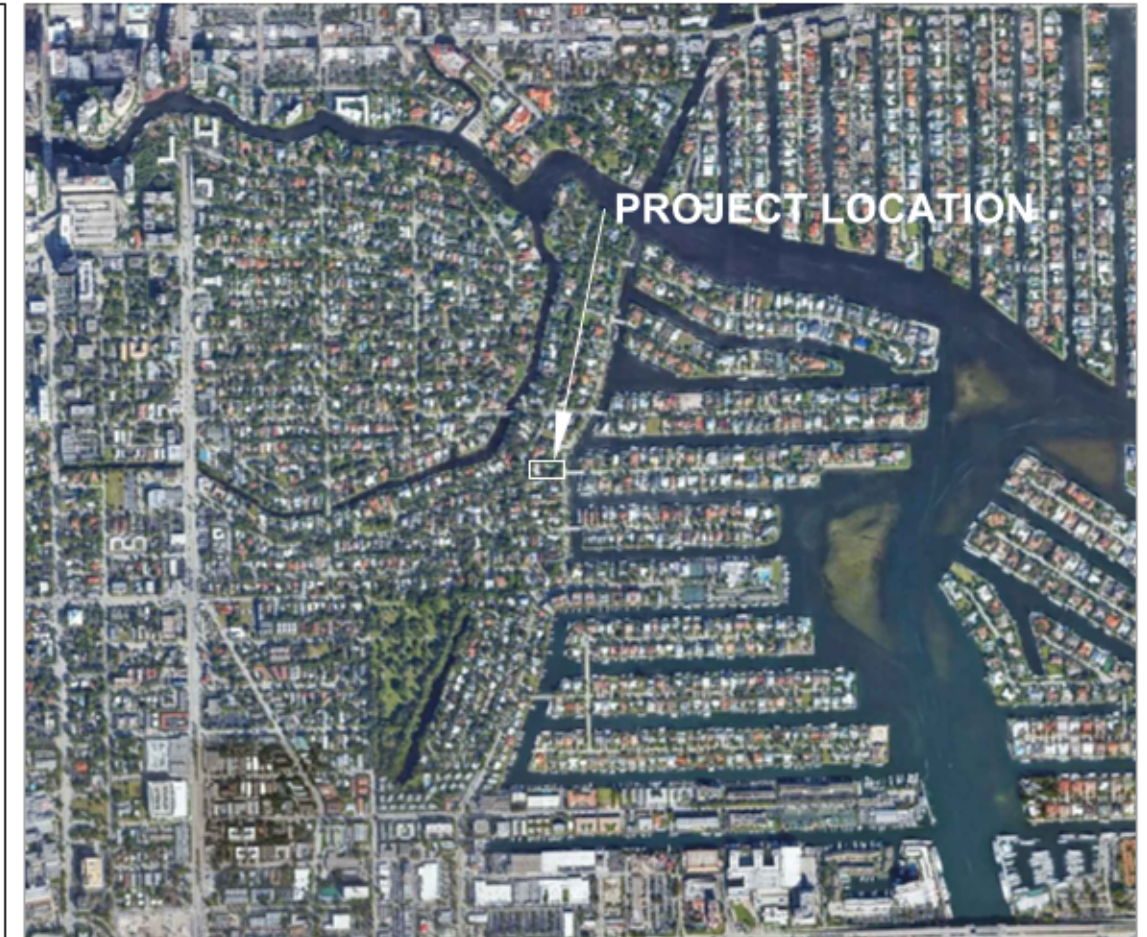
SHEET 1: COVER

SHEET 2: EXISTING
CONDITIONS

SHEET 3: PROPOSED
CONDITIONS

SHEET 4: SECTION A

SHEET 5: DETAILS



VICINITY AERIAL (N.T.S.)

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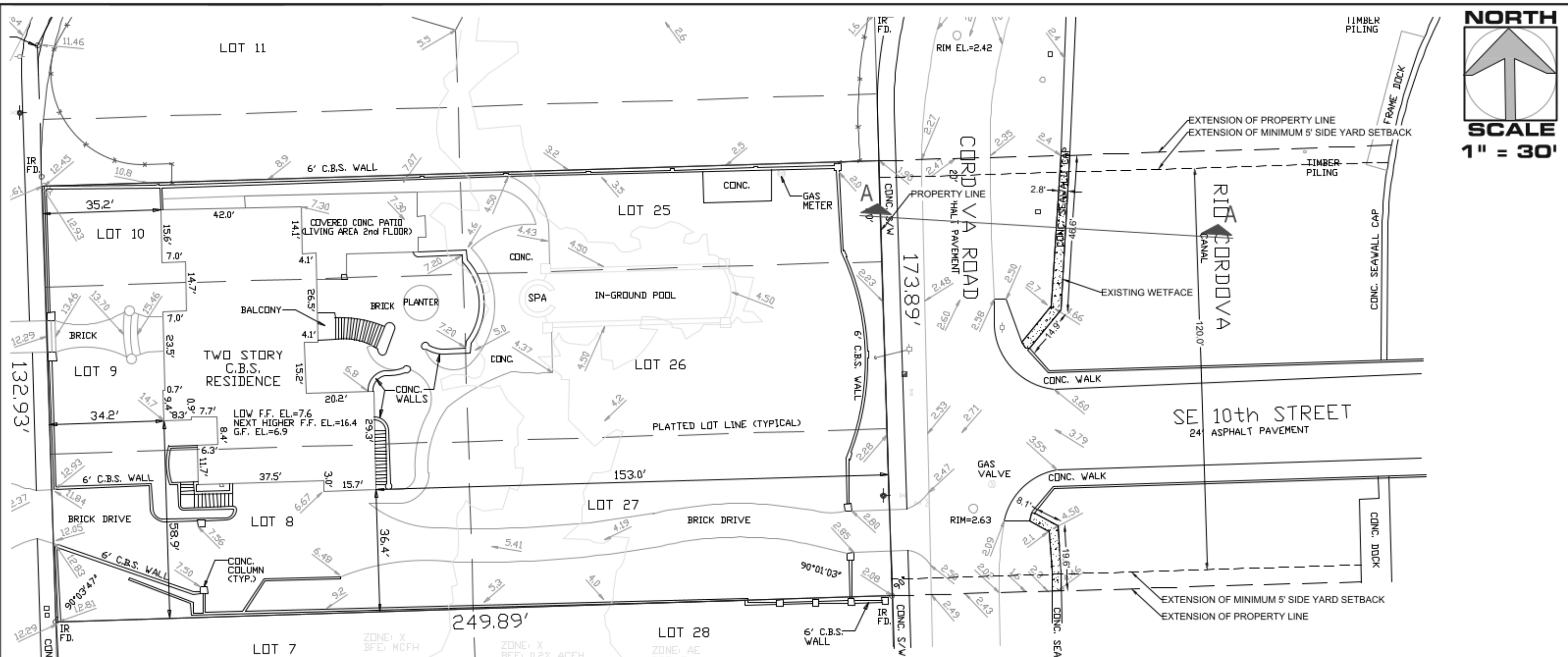
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- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

1320 PONCE DE LEON DRIVE

PREPARED FOR:
WILLIAM J. SCHERER & ANNE SCHERER

COVER

Date: 2/13/2024	Sheet : 1	of : 5
Proj No.: 22-0061		



NOTE: ZONE LINES, AS SHOWN HEREON, ARE SCALED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 12011C0557.

LEGEND

- SUBJECT SITE (±0.75 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN (±89.2 LN. FT.)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD
 NOTE: SURVEY INFORMATION PROVIDED BY VIC-SCOTT LAND SURVEYING & MAPPING. ELEVATIONS SHOWN AS NAVD88.

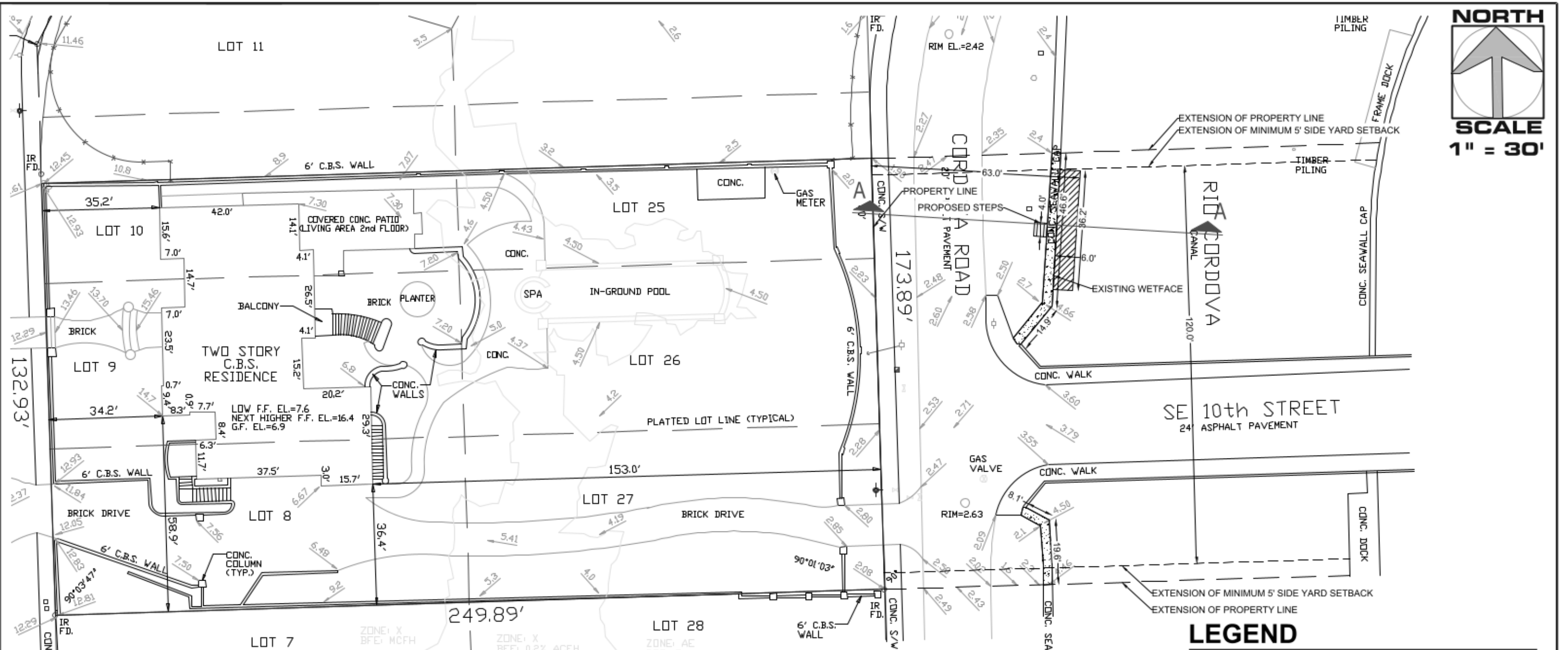
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1320 PONCE DE LEON DRIVE
 PREPARED FOR:
WILLIAM J. SCHERER & ANNE SCHERER

EXISTING CONDITIONS		
Date: 2/13/2024	Sheet : 2	of : 5
Proj No.: 22-0061		



NOTE: ZONE LINES, AS SHOWN HEREON, ARE SCALED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 12011C0557.

LEGEND

- SUBJECT SITE (±0.75 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN (±89.2 LN. FT.)
- PROPOSED CONCRETE DOCK (±217 SQ. FT.)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD
 NOTE: SURVEY INFORMATION PROVIDED BY VIC-SCOTT LAND SURVEYING & MAPPING. ELEVATIONS SHOWN AS NAVD88.

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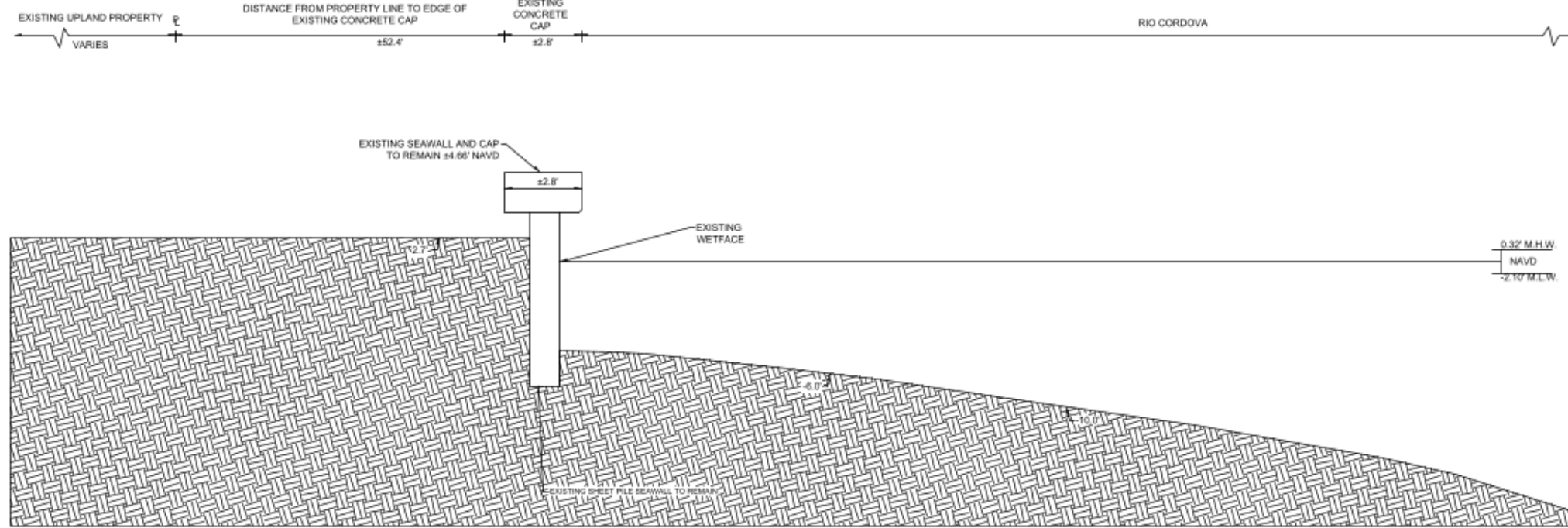
1320 PONCE DE LEON DRIVE

PREPARED FOR:
 WILLIAM J. SCHERER & ANNE SCHERER

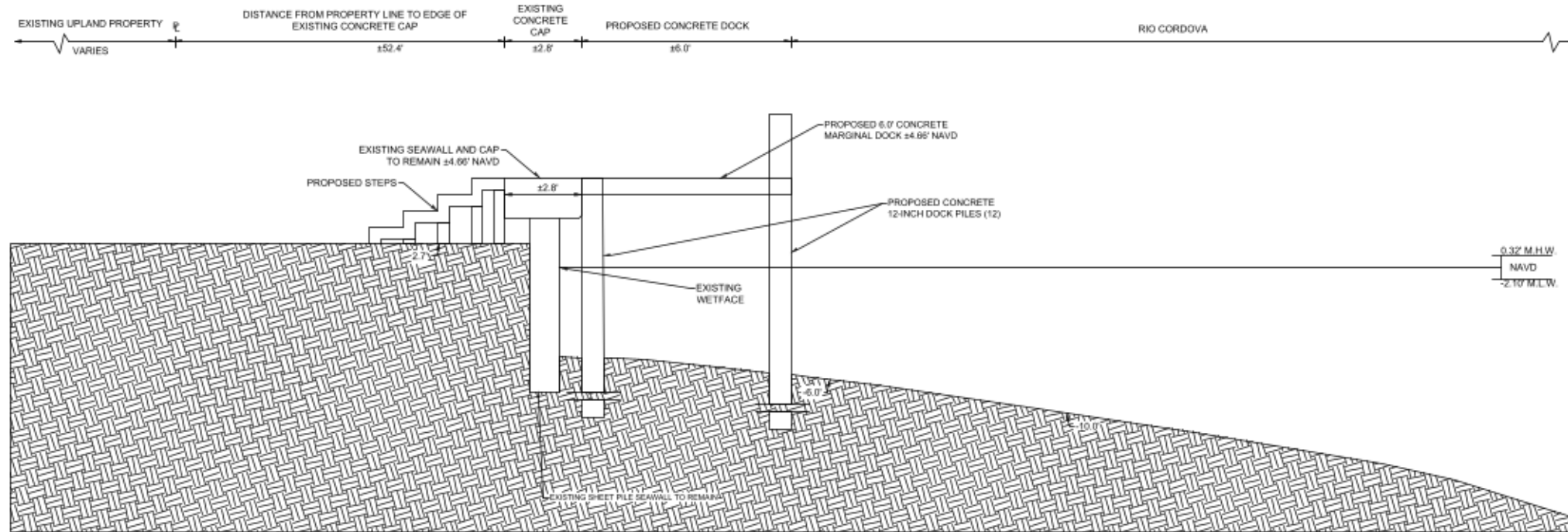
PROPOSED CONDITIONS

Date: 2/13/2024	Sheet : 3	of : 5
Proj No.: 22-0061		

EXISTING CONDITIONS A-A (TYP.)



PROPOSED CONDITIONS A-A (TYP.)



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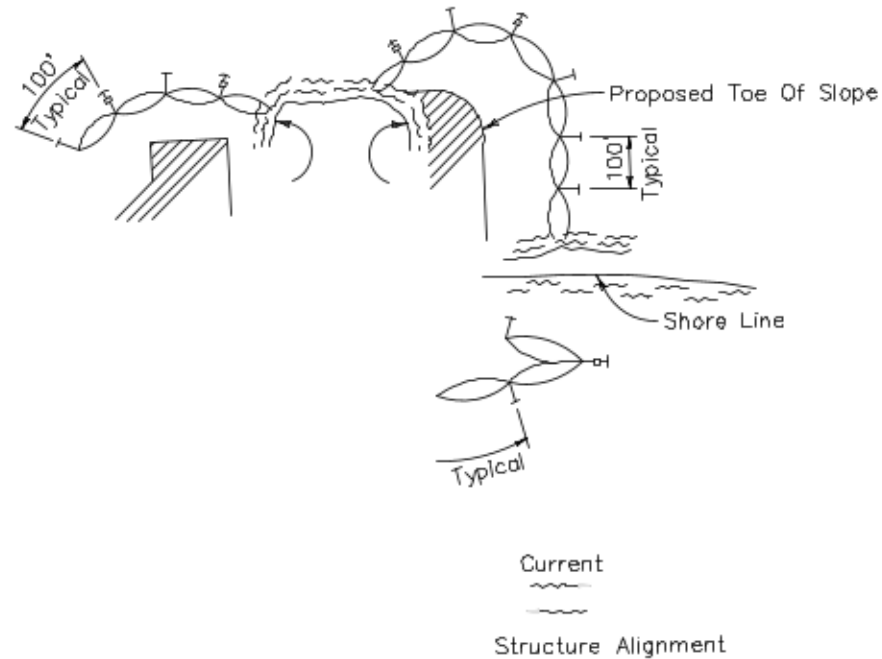
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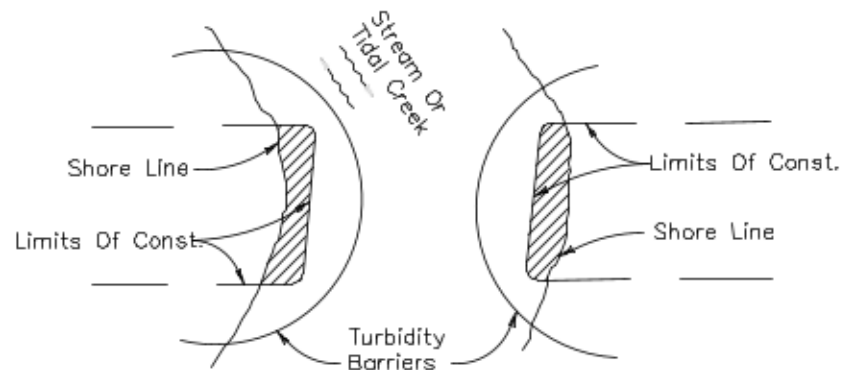
1320 PONCE DE LEON DRIVE
PREPARED FOR:
MRS. ANNE SCHERER

SECTION A		
Date: 2/13/2024	Sheet : 4	of : 5
Proj No.: 22-0061		

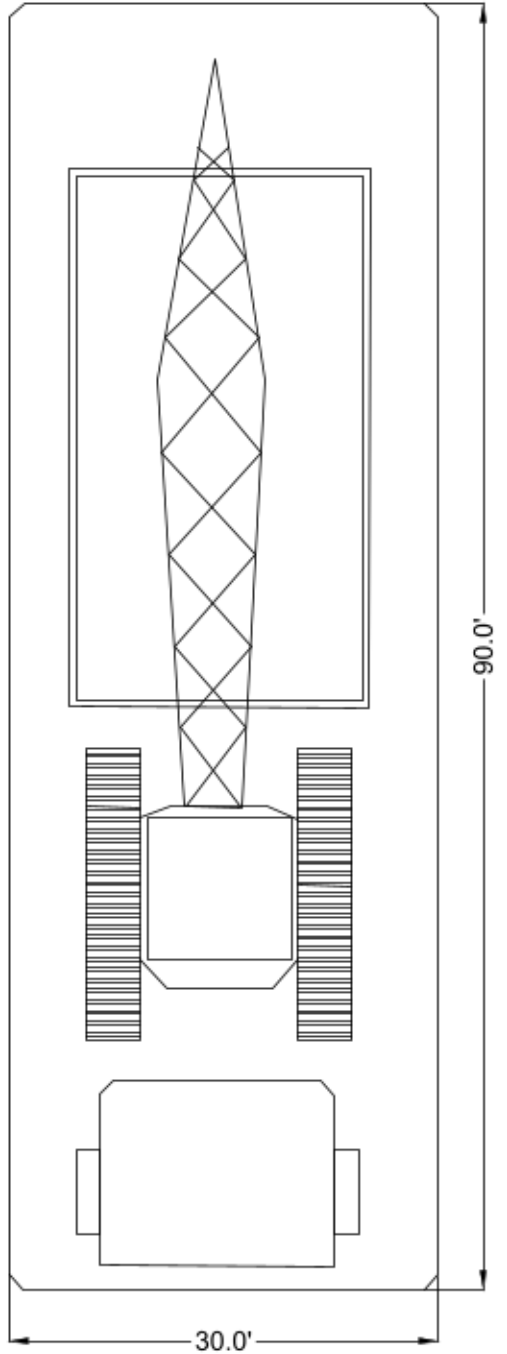
**CONSTRUCTION BARGE
(TYP.)**



- LEGEND**
- Pile Locations
 - ▨ Dredge Or Fill Area
 - Mooring Buoy w/Anchor
 - Anchor
 - Barrier Movement Due To Current Action



Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.



1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations 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.

TURBIDITY BARRIER APPLICATIONS

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1320 PONCE DE LEON DRIVE

PREPARED FOR:
MRS. ANNE SCHERER

DETAILS

Date: 2/13/2024	Sheet : 5	of : 5
Proj No.: 22-0061		

EXHIBIT VII STANDARD LANDSCAPE PLAN

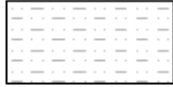
LEGEND



ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



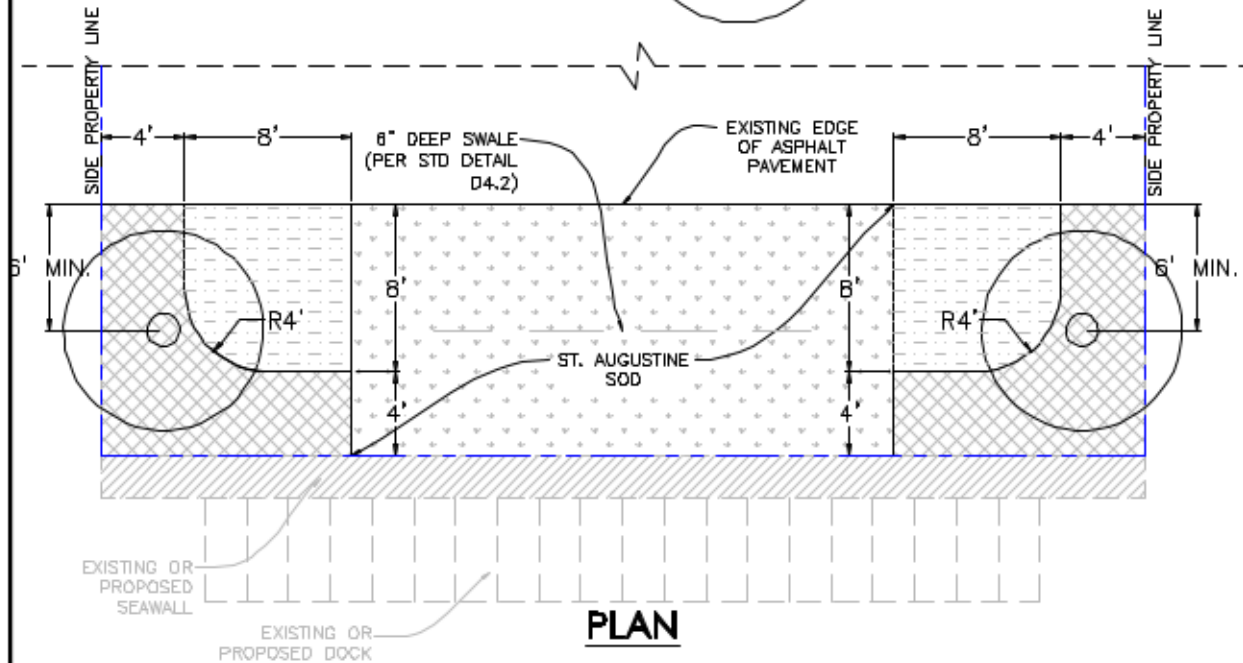
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



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

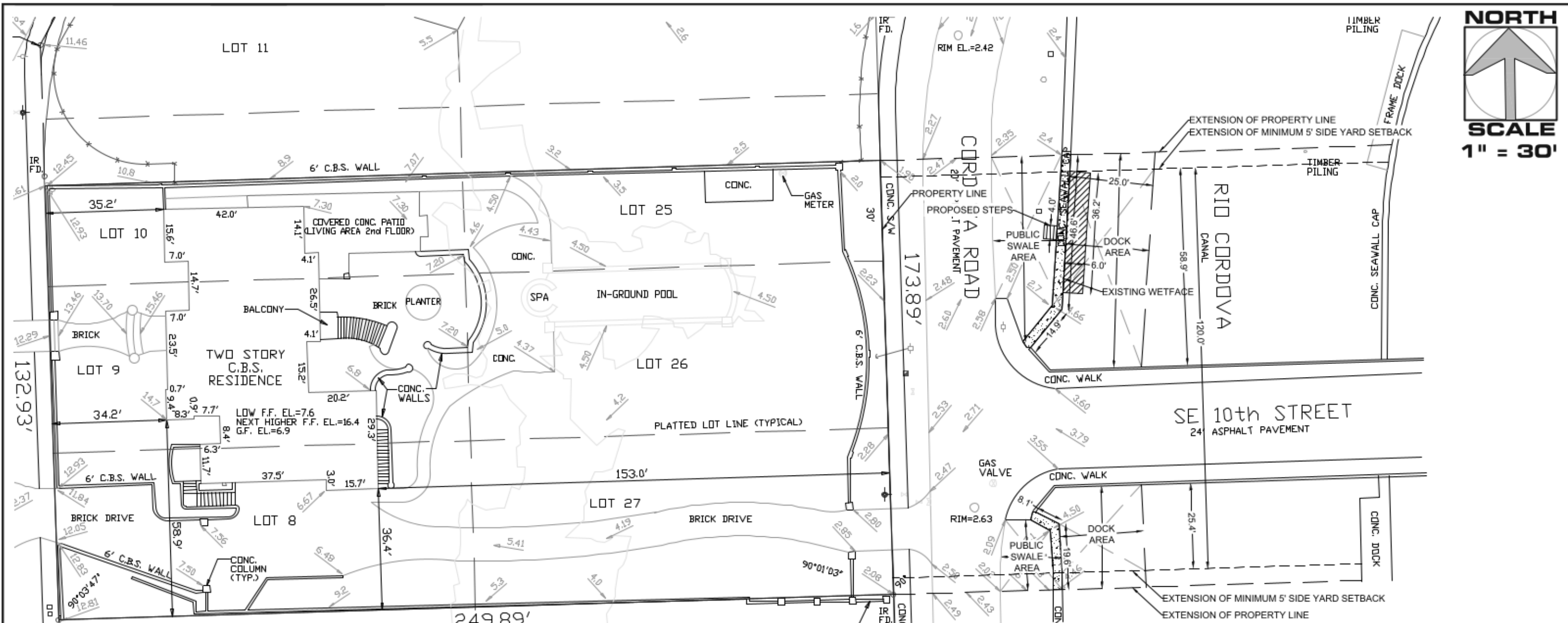
REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

LANDSCAPING PLAN (ROW)

SCALE:
1"=10'

**EXHIBIT VIII
EXHIBIT A**



NOTE: ZONE LINES, AS SHOWN HEREON, ARE SCALED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 12011C0557.

LEGEND

- SUBJECT SITE (±0.75 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN (±89.2 LN. FT.)
- PROPOSED CONCRETE DOCK (±217 SQ. FT.)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD

NOTE: SURVEY INFORMATION PROVIDED BY VIC-SCOTT LAND SURVEYING & MAPPING. ELEVATIONS SHOWN AS NAVD88.

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC.
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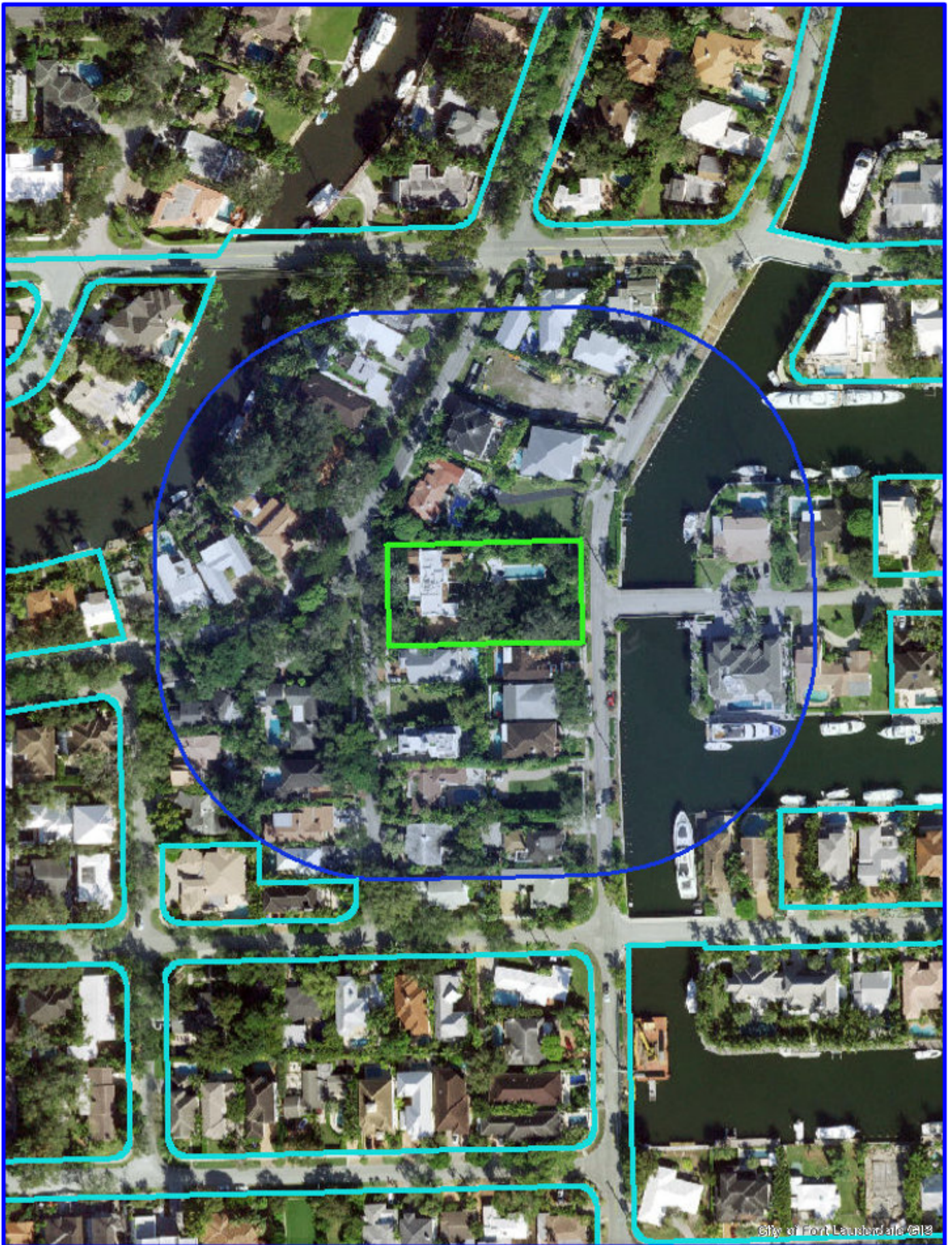
- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

1320 PONCE DE LEON DRIVE

PREPARED FOR:
WILLIAM J. SCHERER & ANNE SCHERER

EXHIBIT A		
Date: 2/13/2024	Sheet :	of :
Proj No.: 22-0061	1	1

EXHIBIT IX ZONING AERIAL



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

1320 Ponce De Leon Drive

Map Created by GIS Mailer



0 90 180 Feet

GIS
Fort Lauderdale

CAM 24-0346
Printed on: 1/18/2023

Page 27 of 34

EXHIBIT X EXISTING DOCK PERMITS IN THE VICINTY

EXISTING DOCK PERMITS IN THE VICINITY



ADDRESS	YEAR GRANTED
621 Cordova Road	2011, 2013
915 Cordova Road	2021
1009 Cordova Road	2015, 2021
1029 Cordova Road	2021
1028 SE 13 th Terrace	2021
116 SE 11 th Ave	2019
1700 Brickell Drive	2019
Subject Site	Requested Jan 2023

**EXHIBIT XI
PROPERTIES WITH EXISTING DOCK STRUCTURES PRIOR
TO THE INSTALLATION OF THE CITY OF FORT
LAUDERDALE CORDOVA RD SEAWALL PROJECT**

EXISTING STRUCTURES PRIOR TO THE INSTALLATION OF THE CITY OF FORT LAUDERDALE CORDOVA RD SEAWALL PROJECT



Address	Structures
1516 Ponce De Leon Dr	Yes
621 Cordova Rd	Yes
701 Cordova Rd	Yes
705 Cordova Rd	Yes
711 Cordova Rd	Yes
721 Cordova Rd	Yes
805 Cordova Rd	Yes
811 Cordova Rd	Yes
817 Cordova Rd	Yes
901 Cordova Rd	Yes
909 Cordova Rd	Yes
1342 Ponce De Leon Dr	Yes

Address	Structures
919 Cordova Rd	Yes
1320 Ponce De Leon Dr	Yes
1326 Ponce De Leon Dr	Yes
1009 Cordova Rd	Yes
1013 Cordova Rd	Yes
1028 SE 13 th Terr	Yes
1025 Cordova Rd	Yes
1029 Cordova Rd	Yes
1101 Cordova Rd	Yes
1109 Cordova Rd	Yes
1410 SE 11 th St	Yes
1415 SE 11 th Ct	Yes

EXHIBIT XII LETTERS OF SUPPORT

December 2, 2022

William & Anne Scherer
1320 Ponce De Leon Drive
Fort Lauderdale, FL 33316

RE: 1320 Ponce De Leon Drive
City of Fort Lauderdale Waiver Request

Dear Mr. William Scherer and Mrs. Anne Scherer,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 919 Cordova Rd, and support the project as proposed.

Sincerely,

A handwritten signature in blue ink that reads "William & Linda Trethewey". The signature is written in a cursive style.

William & Linda Trethewey
919 Cordova Rd
Fort Lauderdale, FL 33316

December 2, 2022

William & Anne Scherer
1320 Ponce De Leon Drive
Fort Lauderdale, FL 33316

RE: 1320 Ponce De Leon Drive
City of Fort Lauderdale Waiver Request

Dear Mr. William Scherer and Mrs. Anne Scherer,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 1326 Ponce De Leon Drive, and support the project as proposed.

Sincerely,



William & Anne Scherer
1326 Ponce De Leon Drive
Fort Lauderdale, FL 33316