

ITEM VII

MEMORANDUM MF NO. 22-10

DATE: May 18, 2022

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: June 2, 2022 MAB Meeting – Application for Dock Permit – Steven and Dana Marin/
811 Cordova Road

Attached for your review is an application from Steven and Dana Marin / 811 Cordova Road (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the installation of a 45' long x 8' wide fixed lower dock and 15' x 15' fixed upper dock (platform) and associated access steps extending a maximum distance of +/- 15 from the wet face of the seawall on public property abutting the waterway adjacent to 811 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 Lake Juanita 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

June 2, 2022

Page 2

4. Only vessels owned by the permit holder and registered with the City as part of the dock permit application may be moored at the permitted dock.
5. During the term of the dock permit, the permit holder shall be required to repair, replace, reconstruct or maintain the dock or adjacent seawall or both to meet the requirements of City Code 8-144 (7) and ULDR section 47-19.3 (f.) (4.). The public swale area shall be landscaped in accordance with the established landscape plan for the area in question adopted by the Department of Sustainable Development.
6. All improvements such as docks, seawalls and the like which are placed upon the public dock area or within the dock permit parcel or within the dock area and public swale area by a private person shall be constructed with appropriate permits from all applicable agencies. Maintenance and repairs shall be performed according to City Engineering standards and all applicable regulatory codes.
7. The public swale area shall be kept open at all times as means of reasonable ingress and egress to the public, but the permit holder shall have the right to exclude the public from the dock area.
8. Vessels berthed within the Dock Area must not encroach into the northerly or southerly extension of the 5' set-back required for the RS-8 zoning district for Applicant's (Permit Holder's) Property.
9. All installed docks must be either (i) floating docks that can adapt to sea level rise over their useful life span; or (ii) fixed docks installed at a minimum height consistent with the requirements of section 47-19.3(f); or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is the greater.
10. Except as to a tender, there shall be no rafting of vessels from the moored vessel.
11. The permit shall guarantee from the permit holder to the city to indemnify and hold the city harmless for any damage or injury to any person using such facilities.
12. Per 8-144 (6), penetration of the City's seawall to support the dock 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

APPLICATION FOR DOCK PERMIT

Applicant Name: Steven and Dana Marin

Site Address: 811 Cordova Road
Fort Lauderdale, FL 33316

Type of Agreement: New Dock Permit

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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: Steven and Dana Marin

TELEPHONE NO: 305-785-1050
(home/cellular)

EMAIL: stevenbmarin@gmail.com

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

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

4. SITE ADDRESS: 811 Cordova Rd. Ft. Lauderdale, FL 33316 ZONING: Residential RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER: RIO VISTA ISLES UNIT 3 7-47 B PT LOT 51 LYING S OF A/C 60 N OF & PARA WITH S/L LOT 52, ALL LOT 52 BLK 30.
FOLIO NUMBER: 504211-18-3690

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

Applicant's Signature



Date 5/20/22

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 _____

Marine Advisory Board,

My wife and I recently purchased our home at 811 Cordova Road. The previous dock that was present on the adjacent waterfront property was demolished in connection with the City's new seawall construction. We would now like to build a new dock on such adjacent waterfront property.

We are requesting approval that a Permit be issued to us by your Board so that we can build a new dock. The dock will be for personal vessel usage (not rented).

We are proposing to build a dock with a 15x15 upper portion connected to a 45x8 wide lower portion, plans attached.

Respectfully,

Steven and Dana Marin

Prepared by:
Joseph M. Balocco, Jr., Esq.
Balocco & Abril, PLLC
4332 East Tradewinds Avenue
Lauderdale By-The-Sea, FL 33308

Return to:
Marc D. Kleiner, Esq.
Kleiner Law Group
2875 NE 191st Street
Suite 703A
Aventura, FL 33180

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

THIS INDENTURE made this 30^m day of November, 2021 BETWEEN Andrew M. Satee, Individually and as Trustee of the Satee Qualified Personal Residence Trust dated October 30, 1995, Grantor, located at the following address: 1309 NE 3rd Street, Fort Lauderdale, FL 33301 and Steven Marin and Dana Newman Marin, husband and wife, Grantee, located at the following address: 811 Cordova Road, Fort Lauderdale, FL 33316.

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:

That Part of Lot 51, Block 30, 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, lying South of a line which is sixty (60) feet North of (as measured along the West line thereof and parallel) to the South line of Lot 52, Block 30; together with all of said Lot 52, Block 30 above described.

Parcel Identification Number: 504211-18-3690

SUBJECT TO land use designations, zoning restrictions, prohibitions and other requirements imposed by governmental authority none of which are hereby reimposed; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision none of which are hereby reimposed; and taxes for the year 2022 and subsequent years.


Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 1309 NE 3rd Street, Fort Lauderdale, FL 33301.


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.


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:


1st Witness Signature


Andrew M. Satee, Individually and as Trustee of the Satee Qualified Personal Residence Trust dated October 30, 1995

Jaeschke T.
1st Witness Printed Name

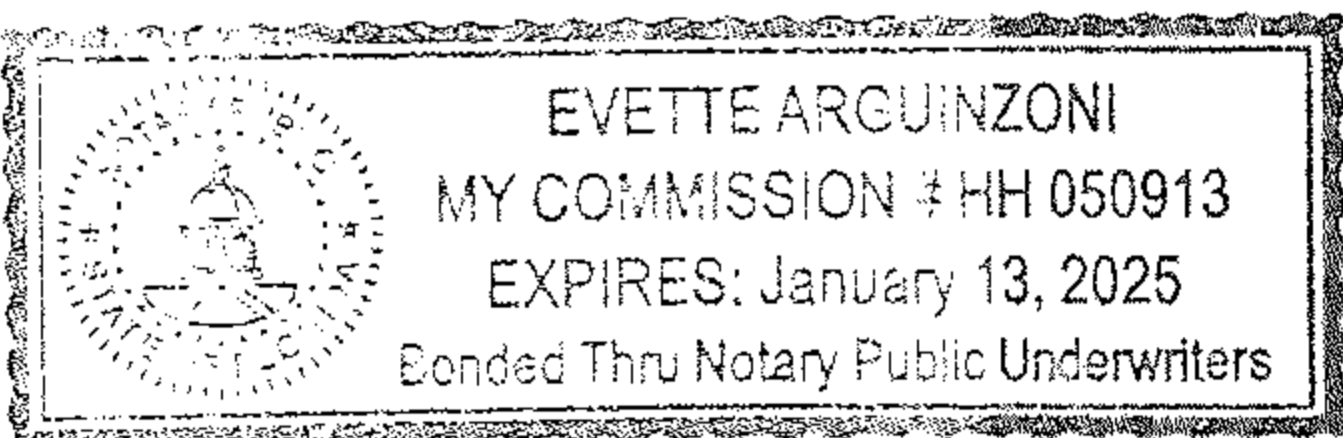

2nd Witness Signature


Evette Arguinzon
2nd Witness Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of November, 2021, by Andrew M. Satee, Individually and as Trustee of the Satee Qualified Personal Residence Trust dated October 30, 1995, who is personally known to me or has produced FDL as identification.

[Notary Seal]





Notary Public

Evette Arguinzon

Name typed, printed or stamped

My Commission Expires: 1/13/2025



Site Address	811 CORDOVA ROAD, FORT LAUDERDALE FL 33316-1431	ID #	5042 11 18 3690
Property Owner	MARIN, STEVEN & DANA	Millage	0312
Mailing Address	811 CORDOVA RD FORT LAUDERDALE FL 33316-1431	Use	01-01
Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B PT LOT 51 LYING S OF A/C 60 N OF & PARA WITH S/L LOT 52, ALL LOT 52 BLK 30		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$328,480	\$1,077,040	\$1,405,520	\$1,405,520	
2021	\$328,480	\$787,400	\$1,115,880	\$317,240	\$5,678.25
2020	\$328,480	\$742,970	\$1,071,450	\$312,860	\$5,572.41

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,405,520	\$1,405,520	\$1,405,520	\$1,405,520
Portability	0	0	0	0
Assessed/SOH 22	\$1,405,520	\$1,405,520	\$1,405,520	\$1,405,520
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	\$1,355,520	\$1,380,520	\$1,355,520	\$1,355,520

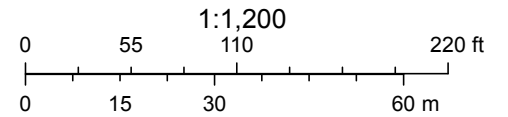
Sales History			
Date	Type	Price	Book/Page or CIN
11/29/2021	WD-Q	\$1,564,000	117769711
12/21/1995	WD	\$100	24305 / 923
12/21/1995	WD	\$100	24305 / 921
7/1/1991	WD	\$100	18658 / 623
2/1/1969	WD		

Land Calculations		
Price	Factor	Type
\$40.00	8,212	SF
Adj. Bldg. S.F. (Card, Sketch)		3022
Units		1
Eff./Act. Year Built: 1976/1971		

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



May 15, 2022



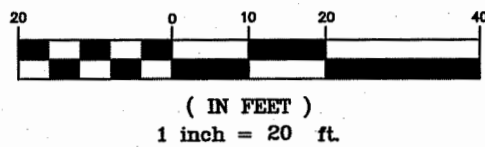


prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611, FAX: (954) 763-7615
 WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

RECORD LAND SURVEY

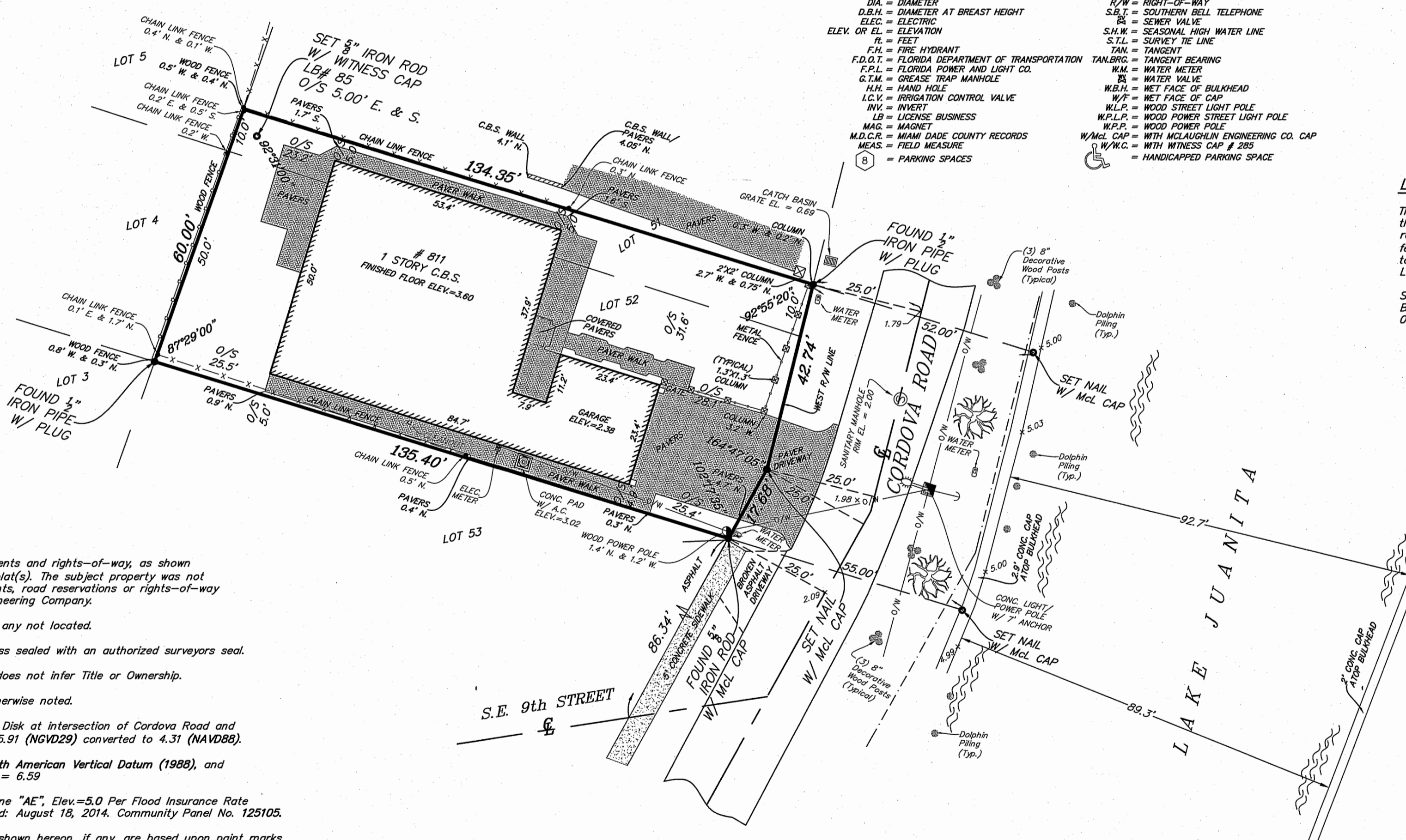
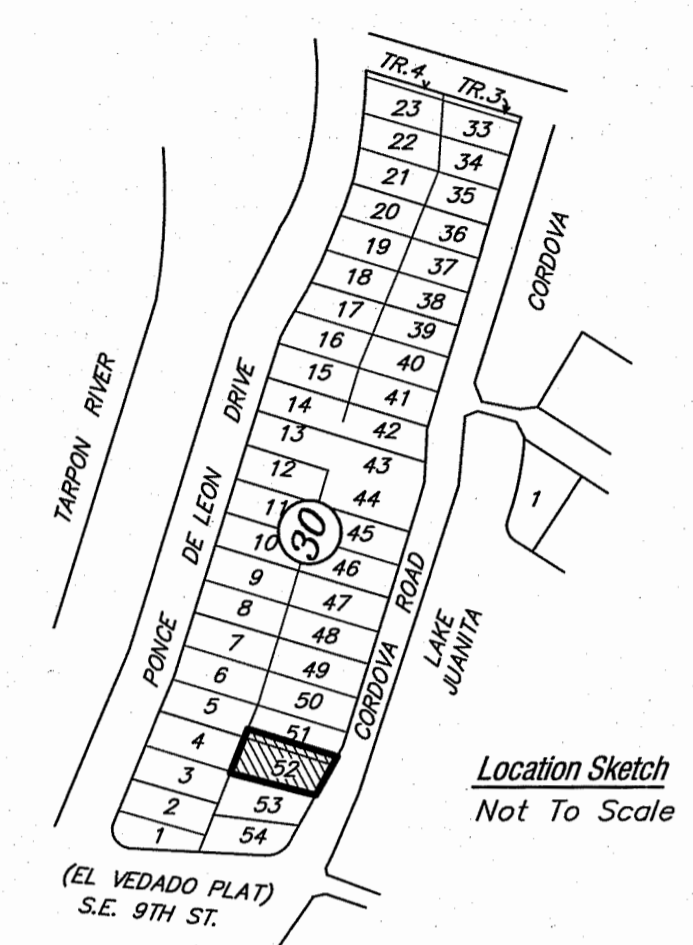
LOT 52 AND A PORTION OF LOT 51, BLOCK 30, RIO VISTA ISLES, UNIT 3 PLAT BOOK 7, PAGE 47, B.C.R.

GRAPHIC SCALE



LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- A/C = AIR CONDITIONING
- A.K.A. = ALSO KNOWN AS
- A.L.P. = ALUMINUM LIGHT POLE
- ALTA = AMERICAN LAND TITLE ASSOCIATION
- A OR L = ARC LENGTH
- B.C.R. = BROWARD COUNTY RECORDS
- B.F.P. = BACK FLOW PREVENTOR
- B.H. = BULKHEAD
- B = BASE LINE
- C.A.T.V. = CABLE TV TERMINAL OR BOX
- CALC. = CALCULATED
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- CL = CENTERLINE OF RIGHT-OF-WAY
- CH = CHORD
- CH.BRG. = CHORD BEARING
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- C.L.F. = CHAIN LINK FENCE
- C.L.P. = CONCRETE LIGHT POLE
- C.P.L.P. = CONCRETE POWER LIGHT POLE
- C.P.P. = CONCRETE POWER POLE
- CO. = COMPANY
- CONC. = CONCRETE
- C/O = CLEAN OUT
- D.B. = DEED BOOK
- DESC. = DESCRIPTION FROM FORMER DESCRIPTION
- DIA. = DIAMETER
- D.B.H. = DIAMETER AT BREAST HEIGHT
- ELEC. = ELECTRIC
- ELEV. OR EL. = ELEVATION
- FEET
- F.H. = FIRE HYDRANT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- G.T.M. = GREASE TRAP MANHOLE
- H.H. = HAND HOLE
- I.C.V. = IRRIGATION CONTROL VALVE
- INV. = INVERT
- LB = LICENSE BUSINESS
- M.B. = MAGNET
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- MEAS. = FIELD MEASURE
- ⊞ = PARKING SPACES
- MHW = MEAN HIGH WATER
- MISC. = MISCELLANEOUS
- M.L.P. = METAL LIGHT POLE
- ± = MORE AND LESS
- NS = NATIONAL GEODETIC SURVEY
- NSPS
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
- N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- O/W = OVERHEAD UTILITY LINES
- PG. = PAGE
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.C. = POINT OF CURVE
- P.C.D. = POLLUTION CONTROL DEVICE
- P.I. = POINT OF INTERSECTION
- P.I.V. = POST INDICATOR VALVE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R.C.P. = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- S.B.T. = SOUTHERN BELL TELEPHONE
- SV = SEWER VALVE
- S.H.W. = SEASONAL HIGH WATER LINE
- S.T.L. = SURVEY TIE LINE
- TAN. = TANGENT
- TAN.BRG. = TANGENT BEARING
- W.M. = WATER METER
- W.V. = WATER VALVE
- W.B.H. = WET FACE OF BULKHEAD
- W/F = WET FACE OF CAP
- W.L.P. = WOOD STREET LIGHT POLE
- W.P.L.P. = WOOD POWER STREET LIGHT POLE
- W.P.P. = WOOD POWER POLE
- W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
- W/W.C. = WITH WITNESS CAP # 285
- ⊞ = HANDICAPPED PARKING SPACE



Legal Description

That part of Lot 51, Block 30, 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, lying South of a line which is 60 feet North of (as measured along the West line thereof) and parallel to the South line of Lot 52, said Block 30, together with all of said Lot 52, Block 30.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 8,186 square feet or 0.1879 acres, more or less.

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Brass Disk at intersection of Cordova Road and S.E. 10th Street, Elevation= 5.91 (NGVD29) converted to 4.31 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 6.59$
- 8) This property lies in Flood Zone "AE", Elev.=5.0 Per Flood Insurance Rate Map No. 12011C0557 H, Dated: August 18, 2014. Community Panel No. 125105.
- 9) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

CERTIFIED TO:

Steven Marin and Dana Newman Marin;
 USB Bank USA, ISAOA ATIMA;
 Chicago Title Insurance Company;
 Kleiner Law Group

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 6th day of March, 2006.
 Resurveyed this 17th day of November, 2021.

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

06-2-019(21)













VESSEL INFORMATION

Currently, we do not own a boat. We are actively looking and will update the Marine Advisory Board as soon as we purchase a vessel.

Respectfully,

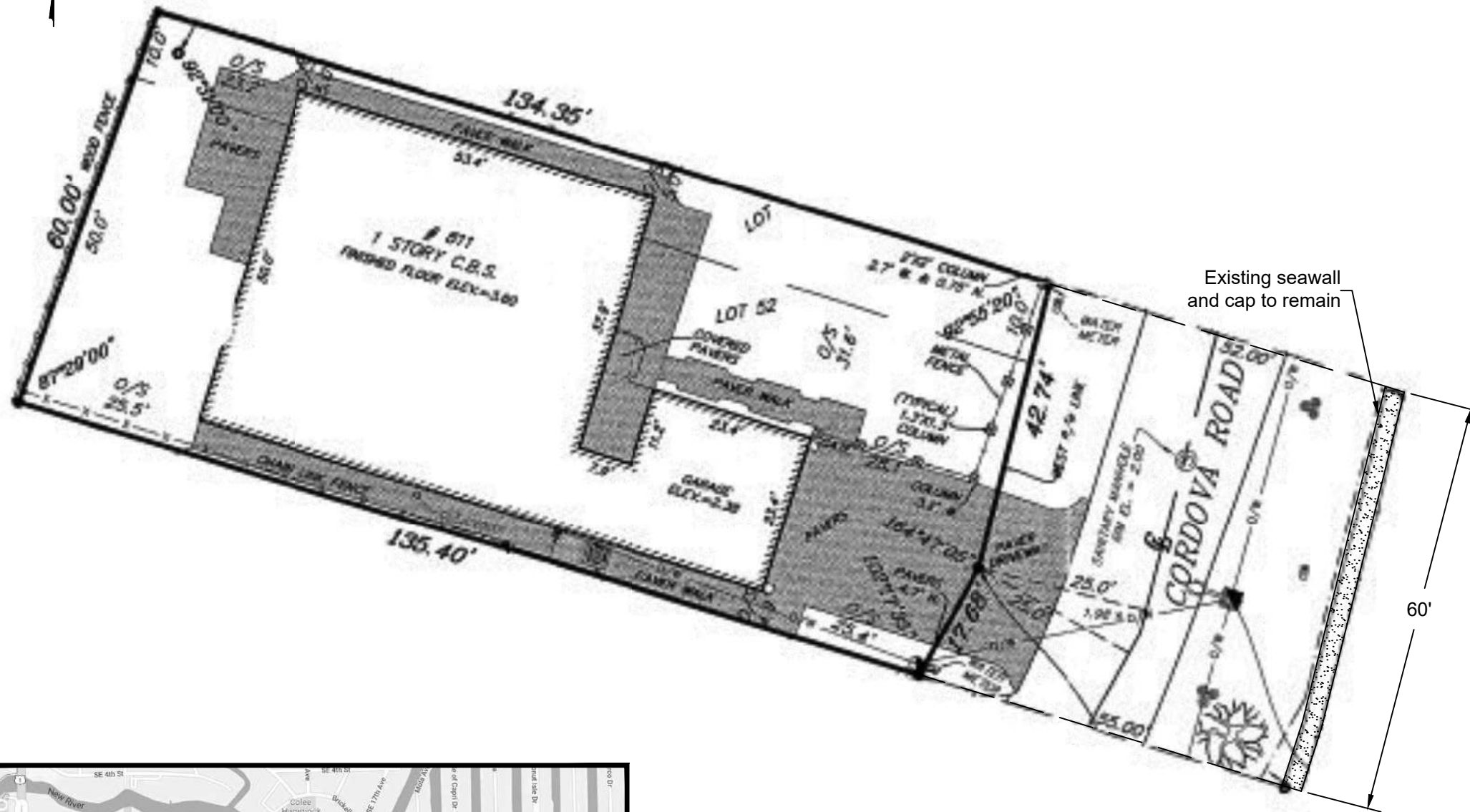
Steven and Dana Marin

See attached survey supplied by owner for exact property information.

Site Address	811 CORDOVA ROAD, FORT LAUDERDALE FL 33316-1431	ID #	5042 11 18 3690
Property Owner	MARIN, STEVEN & DANA	Millage	0312
Mailing Address	811 CORDOVA RD FORT LAUDERDALE FL 33316-1431	Use	01
Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B PT LOT 51 LYING S OF A/C 60 N OF & PARA WITH S/L LOT 52, ALL LOT 52 BLK 30		

ZONING DESCRIPTION:

RS-8
Vessel when moored on dock will maintain a minimum 5' side yard set back



Existing Site Plan

Scale: 1" = 20'



Location Map

Sheet 1 of 5

PREPARED FOR:
B&M MARINE CONSTRUCTION INC
1211 South Military Trail, Suite 200
Deerfield Beach, Florida 33442
(954) 421-1700

Project:
Proposed Dock
Steven Marin
811 Cordova Road
Fort Lauderdale, Florida 33316

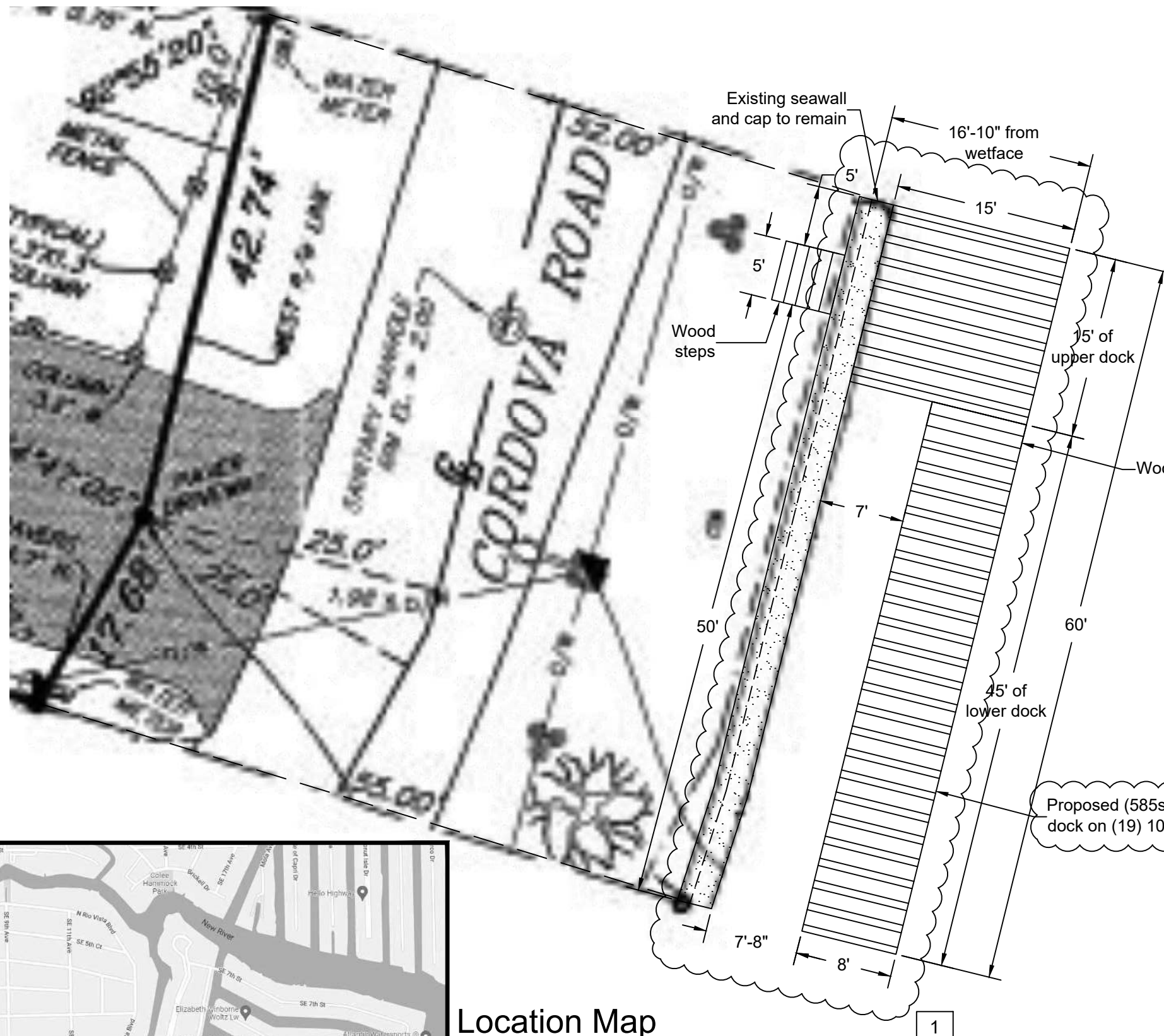
MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering.net
CAM 22-0617

See attached survey supplied by owner for exact property information.

Site Address	811 CORDOVA ROAD, FORT LAUDERDALE FL 33316-1431	ID #	5042 11 18 3690
Property Owner	MARIN, STEVEN & DANA	Millage	0312
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ZONING DESCRIPTION:

RS-8
Vessel when moored on dock will maintain a minimum 5' side yard set back



Proposed (585sf) "L" shape wood dock on (19) 10"Ø wood piles 2

Proposed Site Plan

Scale: 1" = 10'



Location Map

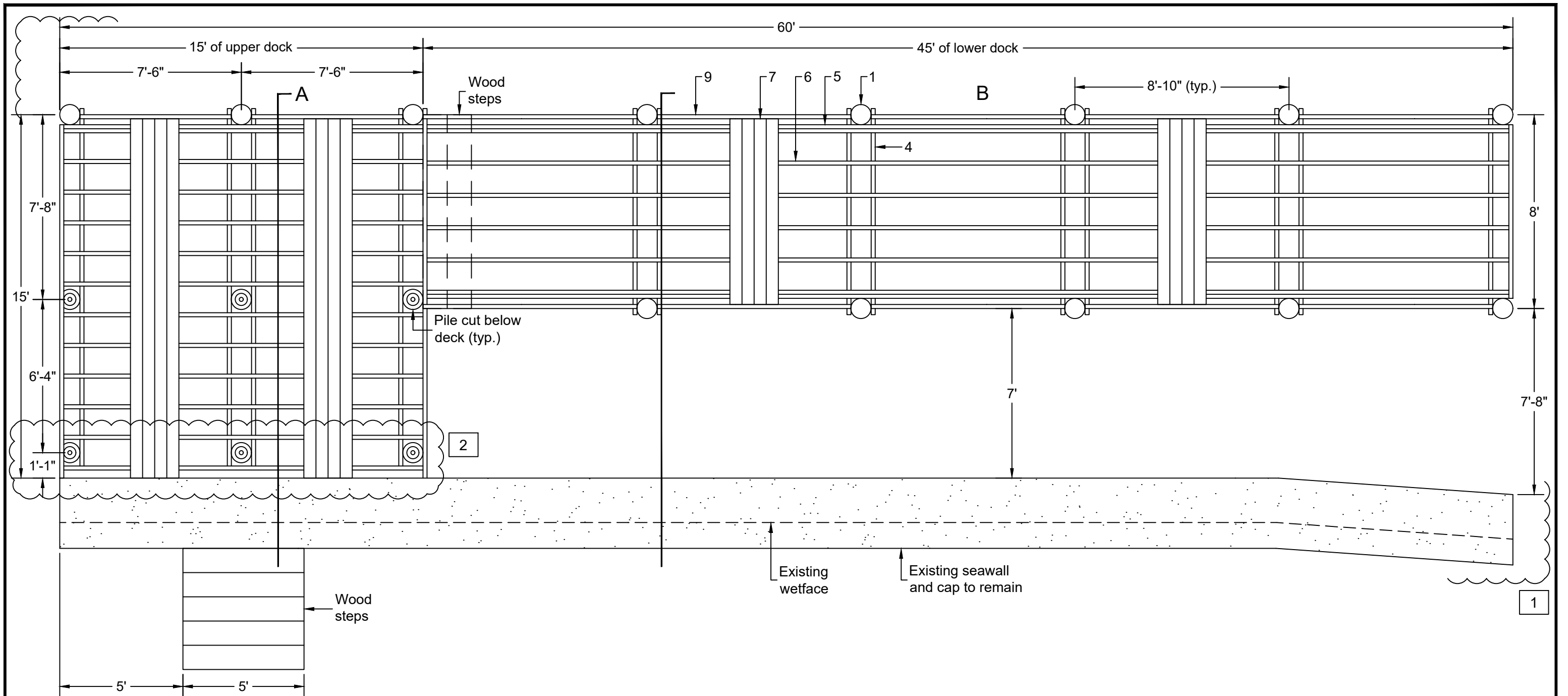
2	05.19.22	Dock Piles Added
1	05.09.22	Dock Width Adjusted
△ REVISIONS		□ CORRECTIONS

PREPARED FOR:
B&M MARINE CONSTRUCTION INC
 1211 South Military Trail, Suite 200
 Deerfield Beach, Florida 33442
 (954) 421-1700

Project:
Proposed Dock
 Steven Marin
 811 Cordova Road
 Fort Lauderdale, Florida 33316

Sheet 2 of 5

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 22-0617



Framing Plan

Scale 1/4" = 1'-0"

- DOCK NOTE IDENTIFICATION:**
1. New 10"Ø wood piles
 2. Not used
 3. Not used
 4. 2" x 8" substringer with (2) 5/8" thru bolt or lag bolt @ piles and hangers
 5. (2) 2" x 8" stringers @ piles with (1) 5/8" thru bolt or lag bolt to piles
 6. 2" x 8" stringers w/ (2) 16d nails to each substringer; @ 16"o.c. for azek deckboards or 24"o.c. for pressure treated wood deckboards
 7. 2" x 6" Tropical decking with (2) #8 x 3" deck screws per stringer
 8. 2" x 8" fascia board
 9. 2" x 4" wood trim

2	05.19.22	Dock Piles Added
1	05.09.22	Dock Width Adjusted

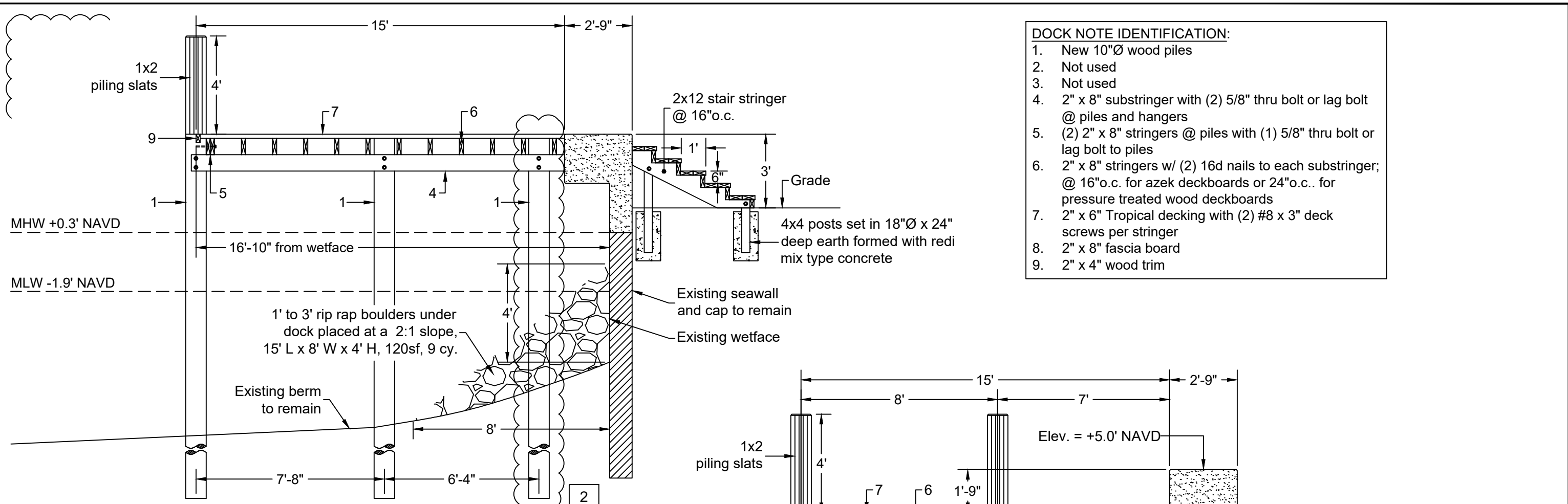
△ REVISIONS
 □ CORRECTIONS

PREPARED FOR:
B&M MARINE CONSTRUCTION INC
 1211 South Military Trail, Suite 200
 Deerfield Beach, Florida 33442
 (954) 421-1700

Project:
Proposed Dock
Steven Marin
 811 Cordova Road
 Fort Lauderdale, Florida 33316

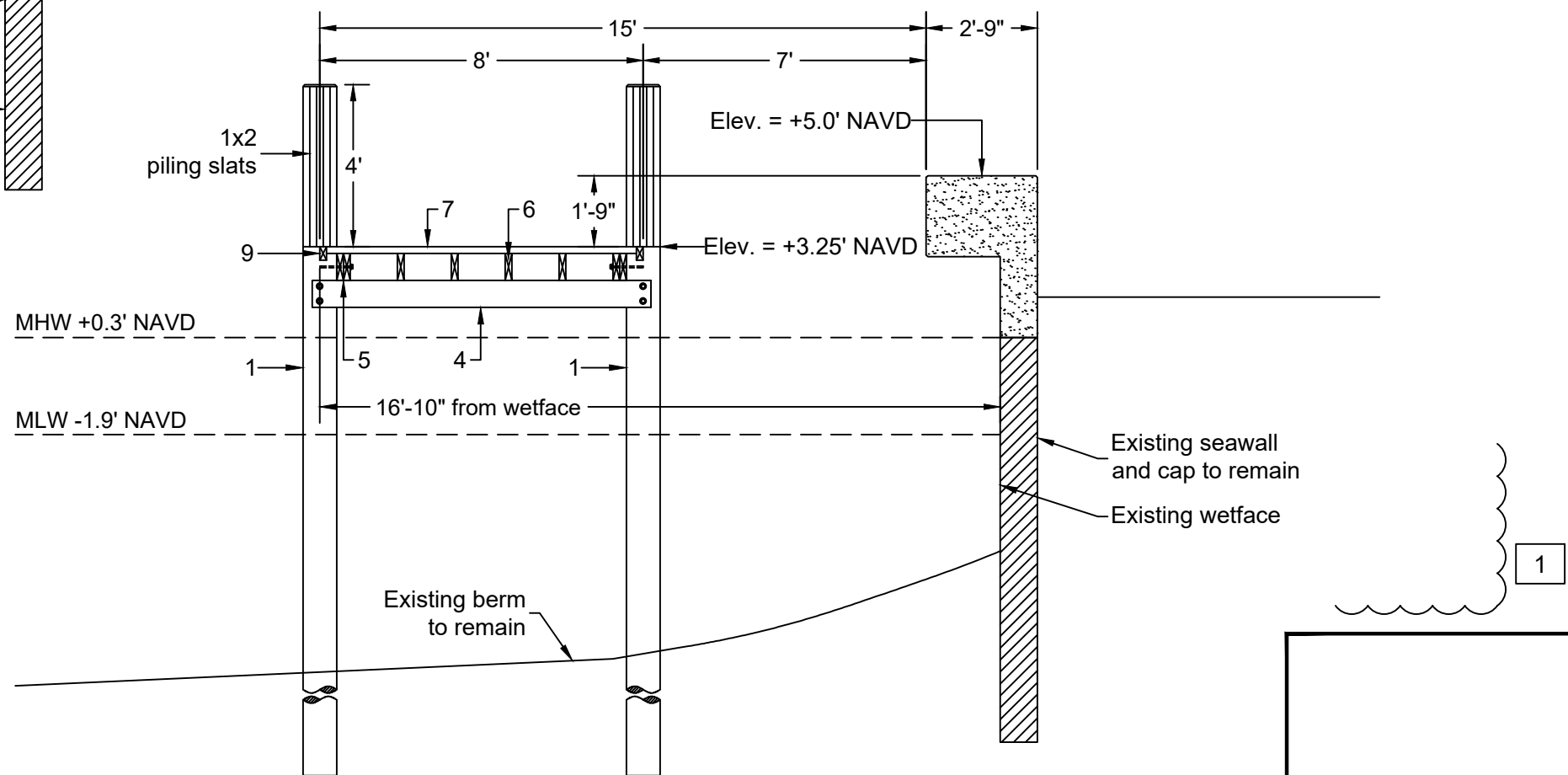
Sheet 3 of 5

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 22-0617

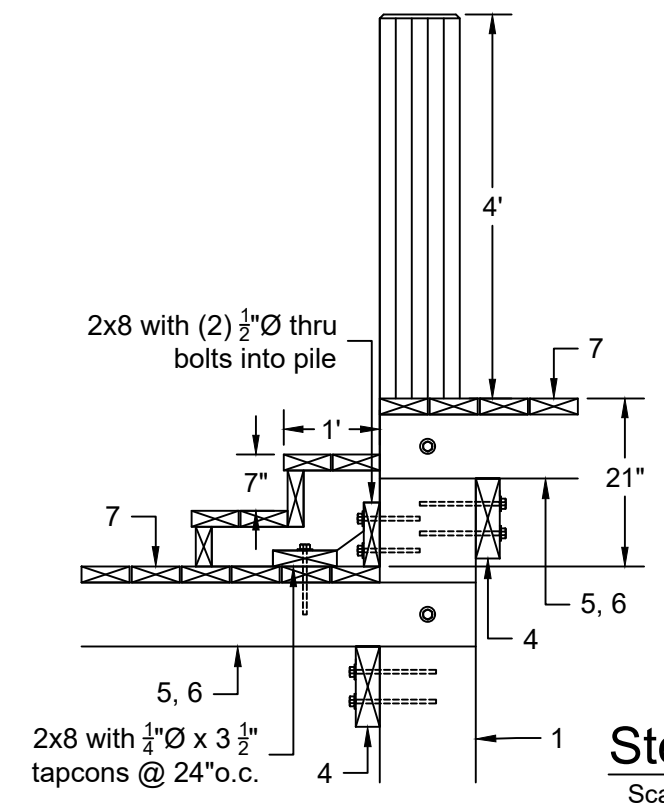


- DOCK NOTE IDENTIFICATION:**
1. New 10"Ø wood piles
 2. Not used
 3. Not used
 4. 2" x 8" substringer with (2) 5/8" thru bolt or lag bolt @ piles and hangers
 5. (2) 2" x 8" stringers @ piles with (1) 5/8" thru bolt or lag bolt to piles
 6. 2" x 8" stringers w/ (2) 16d nails to each substringer; @ 16"o.c. for azek deckboards or 24"o.c. for pressure treated wood deckboards
 7. 2" x 6" Tropical decking with (2) #8 x 3" deck screws per stringer
 8. 2" x 8" fascia board
 9. 2" x 4" wood trim

Upper Dock Section "A"
Scale 1/4" = 1'-0"



Lower Dock Section "B"
Scale 1/4" = 1'-0"



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

2	05.19.22	Dock Piles Added
1	05.09.22	Dock Width Adjusted
		△ REVISIONS □ CORRECTIONS

PREPARED FOR:
B&M MARINE CONSTRUCTION INC
 1211 South Military Trail, Suite 200
 Deerfield Beach, Florida 33442
 (954) 421-1700

Project:
Proposed Dock
Steven Marin
 811 Cordova Road
 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 22-0617

Sheet 4 of 5

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 required capacity (min. 10 tons) 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.

PILE NOTES:

1. Wood piles to be 2.5 lb. CCA treated in accordance with AWWA 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.

Sheet 5 of 5

PREPARED FOR:
B&M MARINE CONSTRUCTION INC
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PROPOSED LANDSCAPING PLAN

No plan proposed. See City's landscaping plan detail attached.

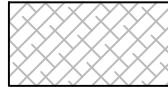
Respectfully,

Steven and Dana Marin

LEGEND



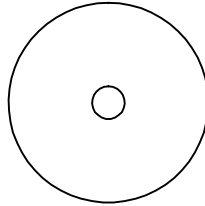
**ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE**



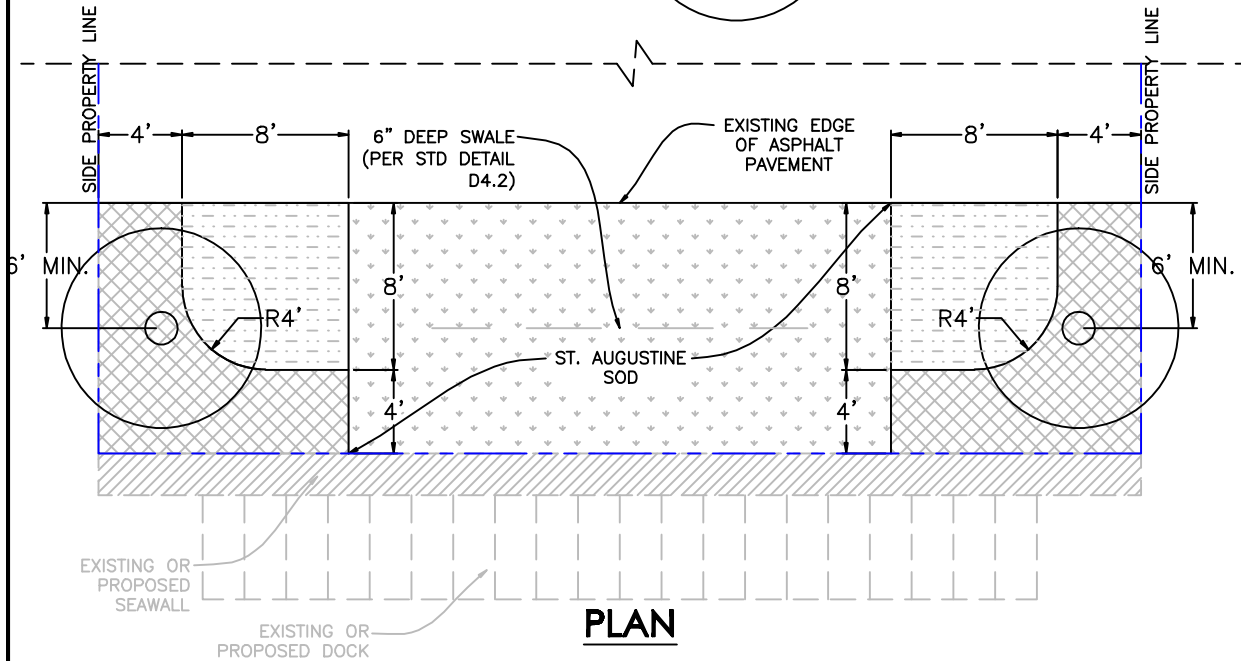
**MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER**



**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.

ISSUED:
2/2015



CITY OF FORT LAUDERDALE
DEPT. OF SUSTAINABLE DEVELOPMENT

REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

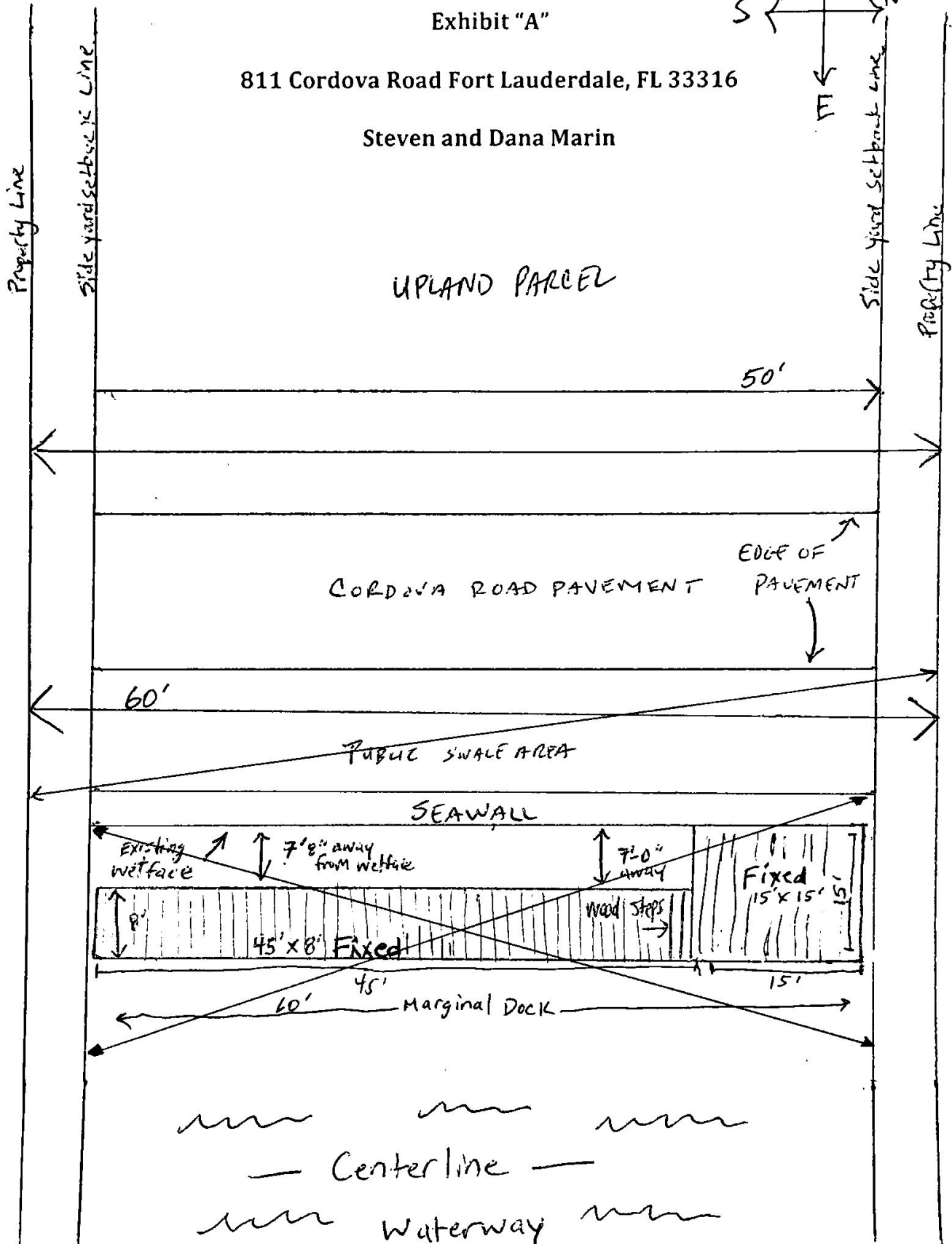
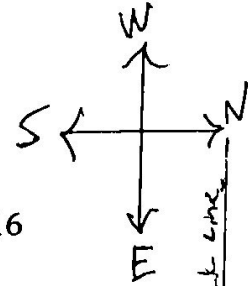
LANDSCAPING PLAN (ROW)

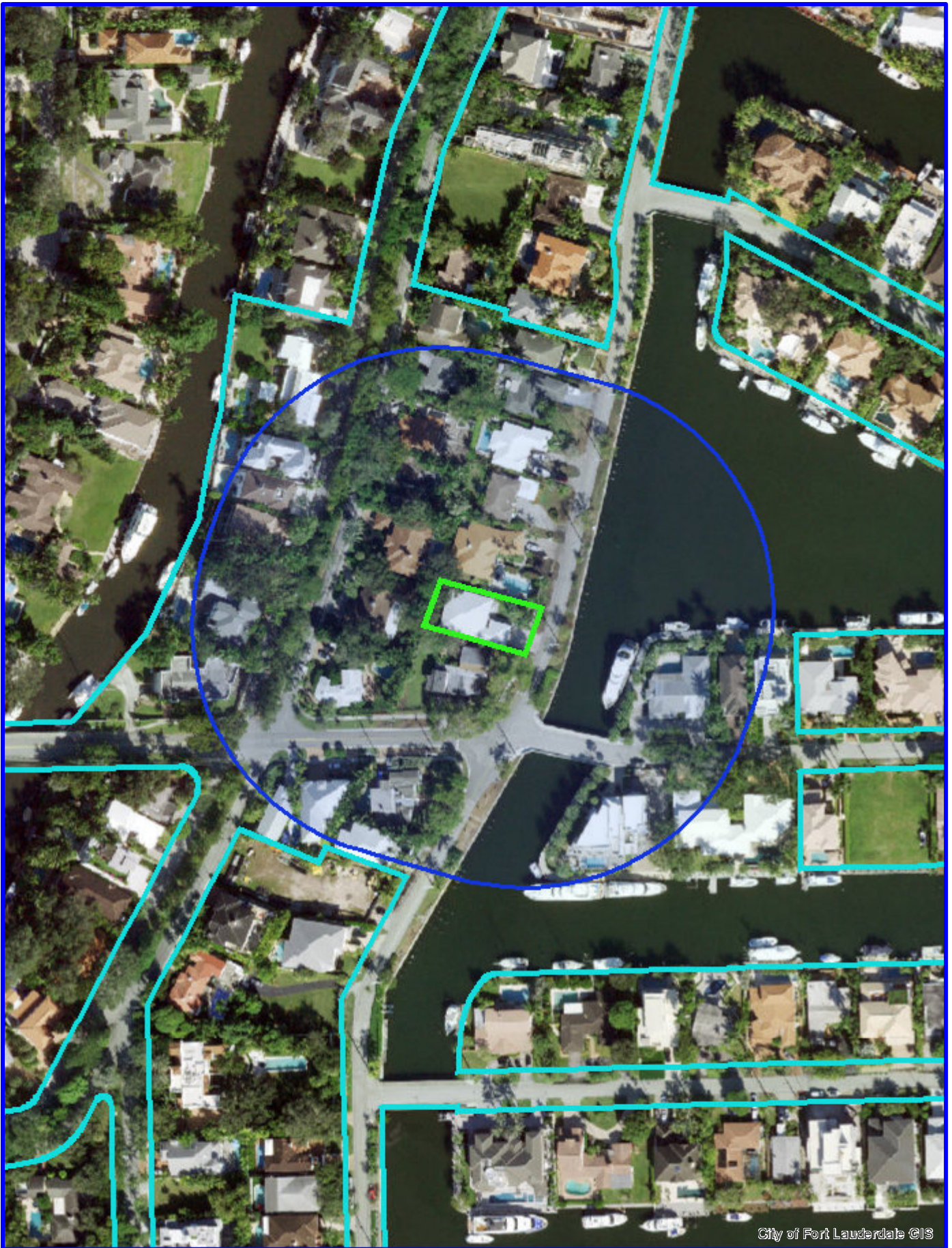
SCALE:
1"=10'

Exhibit "A"

811 Cordova Road Fort Lauderdale, FL 33316

Steven and Dana Marin





City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

811 Cordova Road



0 90 180 Feet

GIS
Fort Lauderdale

CAM 22 0617
Printed on: 5/17/2022

Page 27 of 34

Sec. 8-144. - Private use of public property abutting waterways.

The city commission, by resolution duly adopted, may grant a dock permit for the use by private persons of certain public property abutting or touching a waterway, including some public property described in section 8-143 as set forth herein, except: (i) areas being utilized as municipal docks for which docking fees are being charged and collected and those areas under license by the city; (ii) street ends as more particularly defined herein; (iii) city parks; (iv) subject to certain conditions set forth in subsection (17) hereof. Upland parcels with property lines that abut or are contiguous to a navigable waterway independent of that described in section 8-143(a), and (v), certain upland parcels falling within the ambit of the Florida Supreme Court case of *Burkart v. City of Fort Lauderdale*, 168 So. 2d 65 (Fla. 1964) and more particularly defined below in subsection (18) hereof, said dock permits may be granted under the following conditions and restrictions, to-wit:

- (1) Application for a dock permit under this section shall be accompanied by an administrative fee, the amount of which shall be reflective of the cost of administering the application, review and adoption of resolution granting a permit for the use by private persons of public property abutting or touching a waterway and shall be established from time to time by the city commission by duly adopted resolution. As to upland parcels, the application shall also be accompanied by a survey of the upland parcel and adjacent waterway qualifying for the dock permit with the side property lines and side yard setback lines extended into the abutting waterway. The application shall further be accompanied by a sketch and description illustrating the specific location and dimensions of the dock area and public swale area, as more particularly defined below, to be reviewed and recommended for approval to the city commission. An application for a dock permit may be filed by contract vendee prior to obtaining fee simple title to the upland parcel, provided, however, the granting of a dock permit will not be effective until such time as the conveyance of fee simple title of the upland parcel to the applicant has been recorded in the Public Records of Broward County, Florida.
 - (a) Ten (10) days prior to adoption of the resolution granting a dock permit, the applicant shall: (i) execute a covenant running with the land, in a form and content acceptable to the city attorney, binding the obligation of maintenance, repair, and reconstruction and timely removal of the dock and appurtenant seawall to the applicant/permit holder and qualifying upland parcel and providing for a claim of lien to be recorded against the qualifying upland parcel for costs expended by the city in maintaining, repairing, or reconstructing the permitted dock upon the failure permit holder's obligations relative thereto and removal of the permitted dock upon failure of the dock permit holder to remove the dock within the time specified in subsection 4(c) hereof, which such covenant shall be recorded by the city in the Public Records of Broward County, Florida, at the permit holder's

expense. In the event a claim of lien is recorded against the upland parcel and the city is thereafter reimbursed for the costs underlying the claim of lien, the city shall record a release, discharge or satisfaction of the claim of lien. In the event the dock and all appurtenances are timely removed, the covenant running with the land shall be released and discharged by the city, executed by the city manager or deputy city manager and such release or discharge shall be recorded by the city in the Public Records of Broward County, Florida, at the expense of the permit holder.

- (2) The dock permit granted herein shall not be effective until such time as: (i) a certified copy of the resolution granting the dock permit has been recorded in the Public Records of Broward County, Florida by the city at the expense of the applicant/permit holder; (ii) together with a recorded copy of the covenant running with the land as referenced in subsection 1(a) above; and (iii) a copy of the recorded resolution and covenant running with the land is filed with the city's office of marine facilities. In order to optimize and preserve the existing character of the surrounding neighborhood, applicants for a permit under this section are limited to owners of upland parcels as hereinafter defined.

- (a) An "upland parcel" is a parcel of land that by extending the side property lines thereof to perpendicularly intersect with the boundary lines of the adjacent waterway defined in section 8-143, where the upland parcel lies directly across the street from the public property abutting or touching a waterway identified in city code section 8-143, for which one may qualify for applying for a dock permit ("Public Dock Permit Parcel"). To qualify as an upland parcel, a principal building must be situated thereon. The owner(s) of the upland parcel, including contract vendees thereof, shall be the only person(s) eligible to apply for a dock permit for the public dock permit parcel across the street from the upland parcel.
- (b) For a public dock permit parcel for an upland parcel where there is a curvature to the boundaries of the waterway, the office of marine facilities shall make recommendations to the marine advisory board with respect to criteria: (i) the length of the dock; (ii) the size and dimensions of the envelope within which a vessel may be berthed; (iii) dock area and public swale area as defined below. In its review, the marine advisory board shall make recommendations to the city commission as to: (i), (ii) and (iii) above, as well as other relevant terms and conditions. Applicants for a dock permit under this subsection 2(b) shall be limited to owners of upland parcels for which side property lines intersect in a non-perpendicular manner with the boundary lines of the adjacent waterway as defined in section 8-143.

- (3) To allow the general public's access to the waterway abutting the public dock permit

parcel, the permitted length of a marginal permitted dock shall not exceed the width of the corresponding upland parcel as measured from the extension into the waterway of the side yard setbacks for the principal building on the upland parcel. The permitted length of a marginal permitted dock under subsection 2(b) above shall be determined by the city commission upon review of the marine advisory board recommendations. No vessel may be berthed in such a manner that it encroaches into the area proscribed under section 47-19.3(h). The permitted berthing envelope for a vessel shall be determined by the city commission upon review of the marine advisory board recommendations for public dock permit parcels described in subsection 2(b) above. The berthing of a vessel in such a manner that encroaches into the area proscribed under section 47-19.3(h) or exceeds the permitted berthing envelope as determined by the city commission for public dock permit parcels described in section 2(b) hereof shall be unlawful and a violation of this Code as set forth in section 1-6.

- (4) (a) 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 section 47-19.3(f). "Boat slips, docks, boat davits, hoists and similar mooring structures" of the city's Unified Land Development Code and other relevant terms and conditions imposed by the resolution granting the dock permit. Permit holder shall also be required, during the term of the dock permit, to post and maintain a city-issued sign on the dock indicating the Resolution No. that authorized the permit to use the dock.
- (b) The permit to use the dock 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, subject to survivability of the obligation to remove the dock pursuant to subsection 4(c) below and the obligations within the covenant running with the land as set forth in subsection 1(a) hereof.
- (c) Except as set forth in subsection 4(e)(d) below, 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. This provision shall be a continuing obligation that survives expiration of the permit to use the dock.
- (d) In the event a dock permit is granted to a successor applicant for the same public dock permit parcel within the time proscribed in subsection 4(d) hereof, the obligation to remove the dock and all appurtenances thereto shall be discharged as to the former permit holder and a release and discharge of the covenant

running with the upland parcel shall be executed by the city manager or deputy city manager and recorded by the city in the Public Records of Broward County, Florida at the expense of the permit holder.

- (e) The dock permit granted may be revoked by the city commission for good cause shown upon at least ninety (90) days advance notice to the permit holder and an opportunity for the permit holder to be heard.
- (5) All improvements such as docks, seawalls and the like which are made or placed upon the public 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 regulatory authorities having subject matter jurisdiction regarding such matters. All maintenance and repairs shall be performed according to city engineering standards and all applicable regulatory codes including the city's Unified Land Development Code regulations; Florida Building Code and Broward County Amendments thereto.
- (6) All docks installed pursuant to this section 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 elevation 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. Penetrating the city seawall to support the dock or permanently attaching improvements, such as cleats, ladders, ramps, mooring whips or similar devices to the city's seawall is prohibited, unless: (a) specifically recommended pursuant to the dock building permit review process; or (b) where the seawall and dock are being constructed by the dock permit holder; or (c) upon demonstration of hardship, as it relates to accommodations under the Americans with Disability Act, as same may be amended from time to time and as authorized in the resolution granting the dock permit.
- (7) The holder of the permit shall be responsible for maintaining improvements within the dock area, as hereinafter defined and for maintaining and beautifying the public swale area, as hereinafter defined. The public swale area shall be landscaped in accordance with: (i) the established landscape plan for the area in question adopted by the department of sustainable development; or (ii) a landscape plan approved by the department of sustainable development and embodied in the resolution adopted by the city commission granting the permit under this section. Failure to do so shall be grounds for revocation of the permit.
 - (a) For the purposes of this section, the term "dock area" shall mean that area bounded by: (i) the upland cap of the seawall abutting the dock; and (ii) extending over the water the length and width of the dock; and (iii) including the area within which the vessel may be berthed and all appurtenances to the dock area. The length of the dock shall not exceed: (1) the distance between the extension into the waterway of the two (2) side yard setbacks for the principal building on the

corresponding upland parcel; nor (2) the boundaries of the dock as set by the city commission pursuant to subsection 2(b) above, whichever (1) or (2) above is applicable.

- (b) For the purposes of this section, the term "public swale area" shall be the area: (1) within the waterward extension of the side property lines of the upland parcel from the edge of the adjacent publicly dedicated right-of-way closest to the waterway to the wet-faced edge of the seawall cap, excluding therefrom the dock; or (2) the boundaries of the dock as set by the city commission pursuant to subsection 2(b) above, whichever (1) or (2) above is applicable.
- (8) Parking in the public swale area, where allowed, is intended to be temporary in nature. Overnight or long-term parking by persons associated with upland property owners under subsection 2(a) or (b) hereof both with and without a dock permit is discouraged. There shall be no fueling of vessels from tank trucks along the adjacent publicly dedicated right-of-way.
- (9) The holder of such dock permit shall not charge or collect any rent or fees from anyone using such dock constructed on the public dock permit parcel. Signage such as "private dock" may be placed on the dock within the dock area. No signage shall be placed upon or within the public swale area. Only vessels owned by the permit holder and registered with the city as part of the dock permit application or amended thereafter may be moored at the permitted dock. Except as to a tender, there shall be no rafting of vessels from the vessel moored at the permitted dock. The berthing of a vessel at a public dock permit parcel that is not authorized pursuant to the city commission granting a dock permit ("Unauthorized Vessel") shall be unlawful and a violation of the Code pursuant to section 1-6.
- (10) A permit granted to a permit holder to construct a dock or authorization to use an existing dock upon the public dock permit parcel and the acceptance and use of same by the permit holder shall constitute a 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.
- (11) 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.
- (12) The violation of any provisions of this section or any regulations relating thereto hereinafter enacted or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and a violation of this Code pursuant to section 1-6 and may also constitute cause for revocation of the permit.
- (13) The resolution granting the permit or the administrative approval of the permit for a renewal term may specify additional reasonable terms and conditions pertaining to the

use or improvement of the public dock permit parcel.

- (14) Only public lands which are not needed by the city for public docking purposes are available for private use under the terms hereof, and the supervisor of marine facilities shall furnish to the city manager a complete list of all street-ends and other city-owned property abutting waterways which is not needed for dockage purposes from time to time, provided, however, no dock permits shall be issued under subsection (15), (16), (17), and (18), except in compliance with the terms and conditions thereof.
- (15) No dock permits shall be issued for public dock permit parcels where the public right-of-way terminates at the waterway (e.g. "street ends"). For dock permits that were issued for street-ends prior to June 1, 2019, those dock permits shall continue to remain valid, until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and this section, other than the prohibition against issuance of dock permits for street-ends.
- (16) To preserve the general public's right to intermittently use and have access to city parks located on waterways, no dock permits shall be issued for parcels where the public right-of-way is located within city-owned land that is used for park purposes. For dock permits that were issued for city-owned land that was used for park purposes at the time of issuance, those dock permits shall continue to remain valid, until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and in this section, other than the prohibition against issuance of dock permits along public rights-of-way within city-owned lands used for park purposes.
- (17) Other than upland parcels referenced in subsection (18) below, subject to exceptions hereinafter set forth, no dock permits shall be issued for upland parcels that abut and are contiguous to a waterway and have riparian rights relative thereto after July 1, 2025 or after such date that the city raises the seawall with municipal funds, whichever is first. For dock permits that were issued prior to June 1, 2019 for upland parcels that abutted and are contiguous to a waterway and to which riparian rights have attached thereto, those dock permits shall continue to remain valid until expiration of their initial term, and, upon renewal such dock permit shall be subject to the terms and conditions set forth in any renewal permits and this section, other than the prohibition against issuance of dock permits for upland parcels that abut a waterway and have riparian rights. Any permits for these upland parcels issued after June 1, 2019 will require the raising of the seawall by the applicant to the current elevation standard as a condition of the dock permit.
- (18) In accordance with the Florida Supreme Court holding in *Burkart v. City of Fort Lauderdale*, 168 So. 2d 65 (Fla. 1964), dock permits shall not be required for the following lots and blocks set forth on the Plat of IDLEWYLD, as recorded in Plat Book 1,

Page 19 of the Public Records of Broward County, Florida: Lots 1—5 and 11—12 Block 1; Lots 1—6 Blocks 2, 3, 4, 5, 6, and 8; Lots 1-7, Block 8; and Lots 1—3 and 27—32, Block 12 thereof.

(Code 1953, § 11-12; Ord. No. C-68-23, § 2, 6-4-68; Ord. No. C-87-95, § 1, 11-17-87; Ord. No. C-17-28, § 20, 9-13-17; Ord. No. C-19-22, § 1, 10-2-19)