

# ITEM VI

## MEMORANDUM MF NO. 22-09

DATE: April 25, 2022

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: May 5, 2022 MAB Meeting – Application for Dock Permit – Matthew & Kathryn Friedman / 901 Cordova Road

Attached for your review is an application from Matthew & Kathryn Friedman / 901 Cordova Road.

### APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the installation of a +/- 30' long x +/- 6' wide fixed dock, +/-30' long x +/- 8' wide floating dock, 4-post boat lift, access ramp and access stairs extending a maximum distance of +/- 20'8" from the wet face of the seawall on public property abutting the waterway adjacent to 901 Cordova Road (see **Exhibit 1**). City Code Section 8-144 (**Exhibit 2**) 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

May 5, 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 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

**APPLICATION FOR DOCK PERMIT**

**Applicant Name:** Matthew and Kathryn Friedman

**Address:** 901 Cordova Road  
Fort Lauderdale, FL 33316

**Type of Agreement:** New Dock / Renewal of permit after dock taken out for new seawall

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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: **Matthew and Kathryn Friedman**

TELEPHONE NO: **917-626-8594**  
(home/cellular (business))

EMAIL: [mattfriedman21@gmail.com](mailto:mattfriedman21@gmail.com)

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

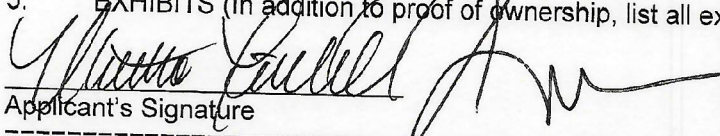
3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: **Dock Permit**

4. SITE ADDRESS: **901 CORDOVA RD FORT LAUDERDALE FL 33316**

ZONING: **Residential RS-8**

LEGAL DESCRIPTION AND FOLIO NUMBER: **RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 18,19**

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

  
Applicant's Signature

Date 4/24/22

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 purchased our home at 901 Cordova Road in 2010. We have previously held a dock permit for the adjacent waterfront property. With the newly construction seawall by the city our previously existing dock was demolished, and we plan to replace with a new dock.

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

We will be building both a fixed (30x6) with a 4-post 24,000lb Neptune lift (14x15) and floating (30x8) portion to the new dock, plans attached.

Respectfully,

Matthew and Kathryn Friedman

Prepared by and return to:

**Barry S. Webber**  
Attorney at Law  
**Webber, Hinden, McLean & Arbeiter, P.A.**  
4430 SW 64th Avenue  
Davie, FL 33314  
954-587-3058  
File Number: E-7652

\$ 835,000.00

[Space Above This Line For Recording Data]

## Special Warranty Deed

This Special Warranty Deed made this 12<sup>th</sup> day of November, 2010 between Regent Bank, a Florida banking corporation whose post office address is 2205 S. University Drive, Davie, FL 33324, grantor, and Matthew Friedman and Kathryn A. Birken Friedman, his wife whose post office address is 901 Cordova Road, Fort Lauderdale, FL 33316, 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 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 18 and 19, Block 22, RIO VISTA ISLES UNIT 3, according to the Plat thereof, as recorded in Plat Book 7, Page 47, and according to the RESUBDIVISION IN BLOCK 22 OF RIO VISTA ISLES UNIT 3, a subdivision according to the plat thereof recorded in Plat Book 23, Page 30, in the Public Records of Broward County, Florida.**

**Parcel Identification Number: 5042-11-19-0060**

**Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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 claiming by, through or under grantors.

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



Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Dore M. [Signature]  
[Signature]  
Witness Name: BARRY S. WEBBER

Regent Bank, a Florida banking corporation  
By: [Signature]  
Cyril S. Spiro, Chief Executive Officer

(Corporate Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of November, 2010 by Cyril S. Spiro, Chief Executive Officer of Regent Bank, a Florida banking corporation, on behalf of the corporation. He  is personally known to me or  has produced a \_\_\_\_\_ driver's license as identification.

[Notary Seal]



Notary Public, State of Florida  
Printed Name: BARRY S. WEBBER  
My Commission Expires: \_\_\_\_\_





**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	901 CORDOVA ROAD, FORT LAUDERDALE FL 33316-1451	<b>ID #</b>	5042 11 19 0060
<b>Property Owner</b>	FRIEDMAN, MATTHEW & KATHERYN A B	<b>Millage</b>	0312
<b>Mailing Address</b>	901 CORDOVA RD FORT LAUDERDALE FL 33316	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 18,19		

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*	\$413,960	\$955,700	\$1,369,740	\$1,253,900	
2021	\$413,960	\$831,290	\$1,245,250	\$1,217,380	\$22,383.14
2020	\$413,960	\$770,110	\$1,184,070	\$1,184,070	\$21,655.35

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,369,740	\$1,369,740	\$1,369,740	\$1,369,740
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 11</b>	\$1,253,900	\$1,253,900	\$1,253,900	\$1,253,900
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,203,900	\$1,228,900	\$1,203,900	\$1,203,900

Sales History			
Date	Type	Price	Book/Page or CIN
11/12/2010	SWD-D	\$835,000	47529 / 969
8/10/2010	CET-D	\$550,100	47347 / 896
6/29/2006	WD		42367 / 1296
4/25/1997	WD	\$470,000	26346 / 709
1/1/1982	WD	\$290,000	9975 / 336

Land Calculations		
Price	Factor	Type
\$40.00	10,349	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2791
<b>Units/Beds/Baths</b>		1/3/2
<b>Eff./Act. Year Built: 1964/1940</b>		

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

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Search By Parcel Id Search By Name Search By Address Help About

Marty Kiar Broward County Property Appraiser Florida

Status: Zoom In

**Layer List**

- Highways
- Major Roads
- Non-Rep-Seq
- City Limits
- City Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Coding Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv Number
- Subdiv Name
- House Number
- Street

Aerials: 2022

No Sales

Select Description

**Important Disclaimer**

**Parcel Information**

Parcel Id: 504211190050

Owner: FRIEDMAN MATTHEW & KATHERYNA B

Site Address: 901 CORDOVAR FORT LAUDERDALE FL 333181451

Legal: RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 18,19

Millage Code: 0312

Use Code: 01

Land Value: \$ 413,960

Building Value: \$ 955,780

Other Value: 0

Total Value: \$ 1,369,740

SOH Capped Value: \$ 1,253,900

Homestead Exempt Amt: \$ 25,000

WVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0

Taxable Value: \$ 1,203,900

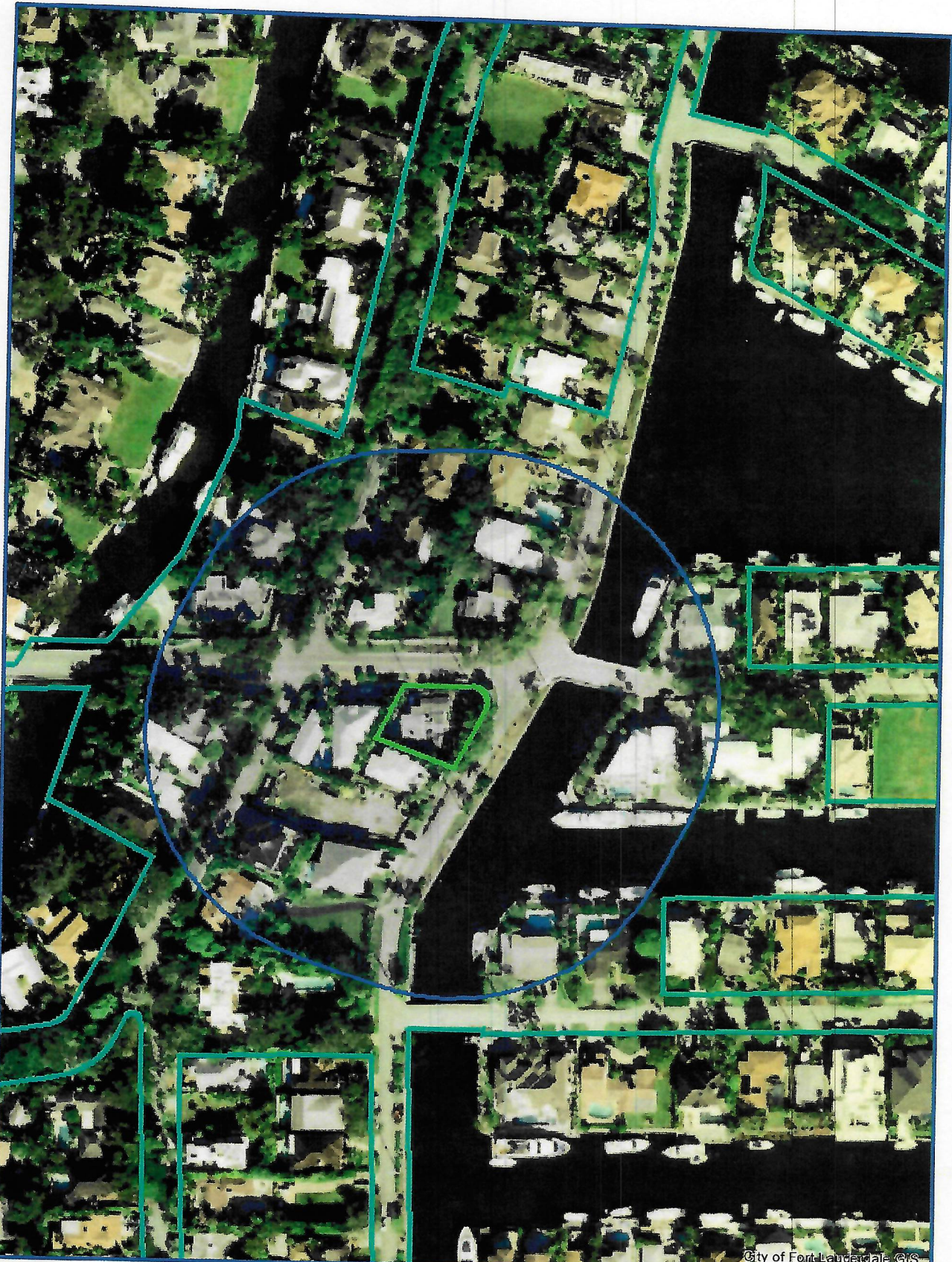
Sale Date 1: 11/12/2010

Sale Price 1: \$ 835,000

Deed Type 1: SWD

Sunday, April 24, 2022 12:14:10 PM - Window



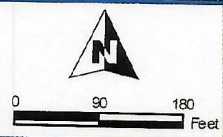


© City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE  
Map Created by GIS Mailer

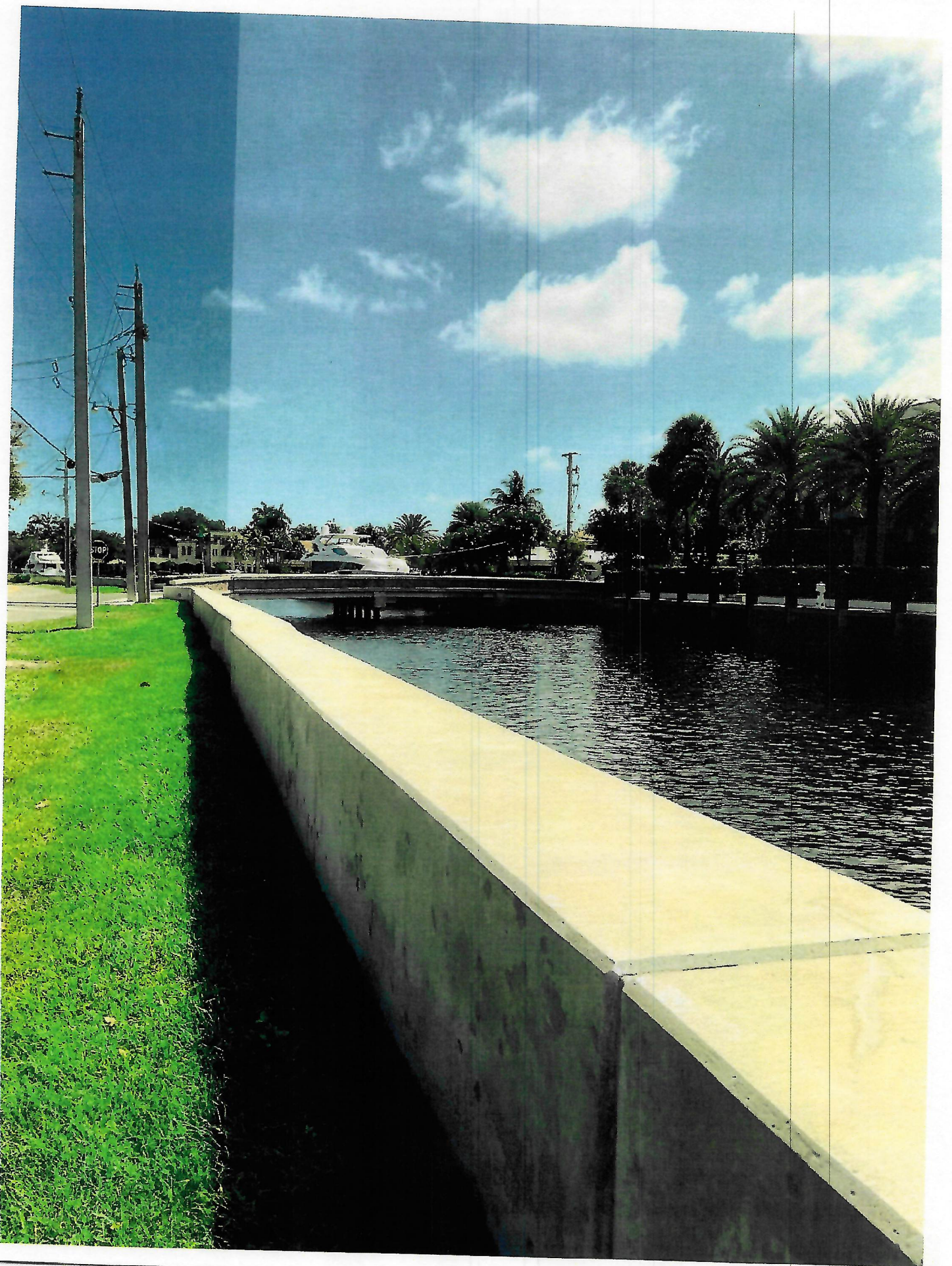
901 Cordova

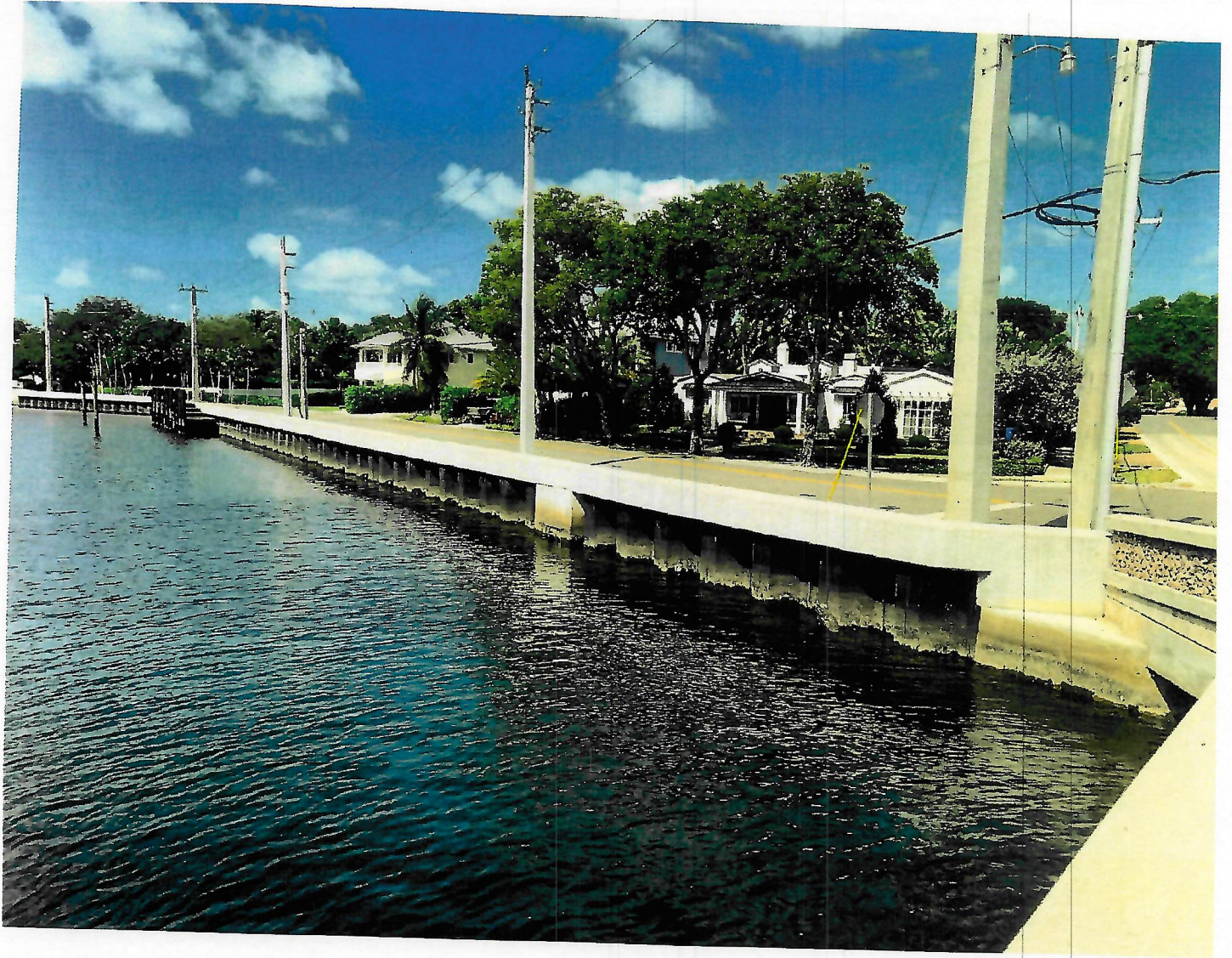


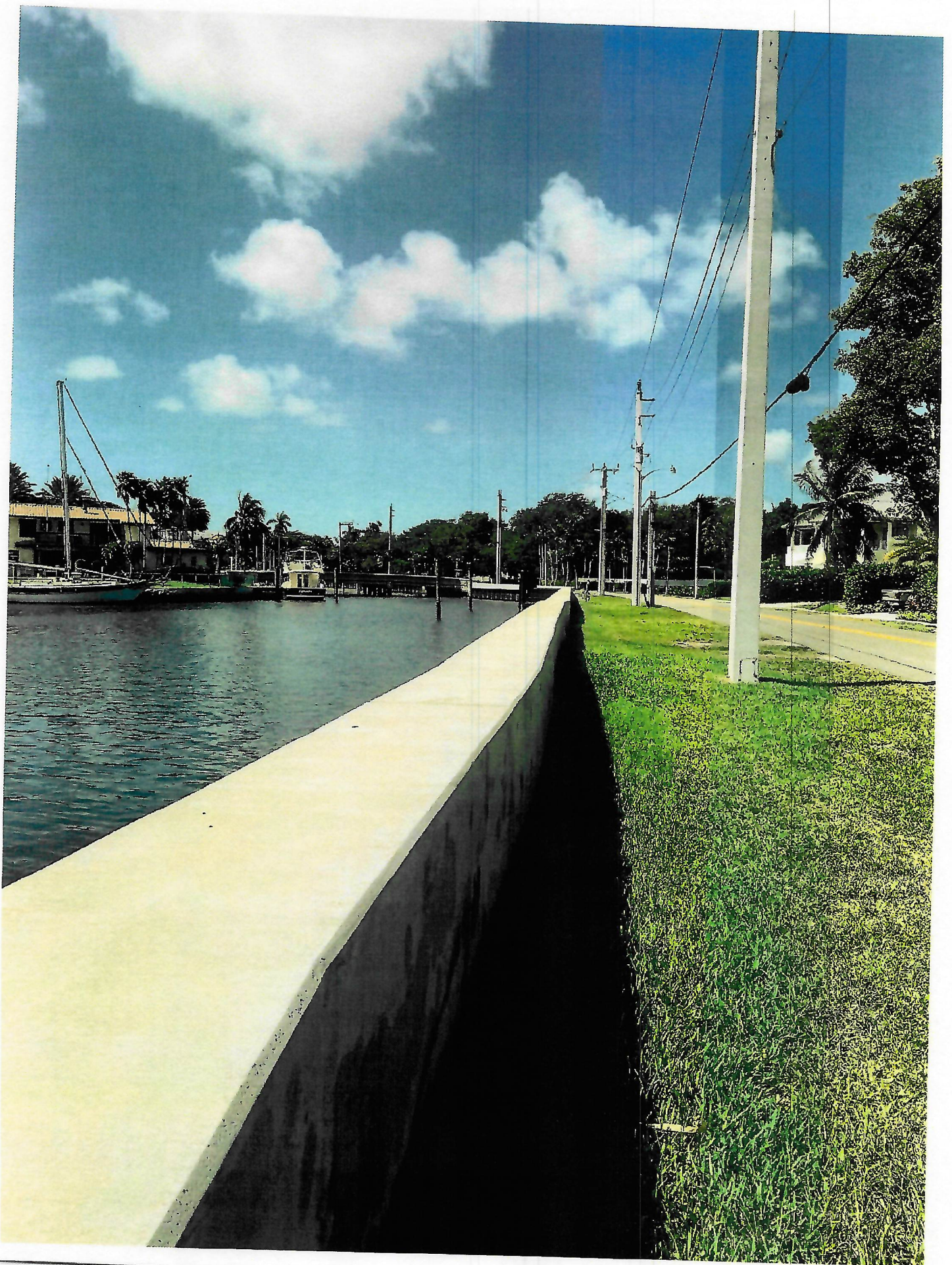
**GIS**  
Fort Lauderdale

Printed on: 4/22/2022









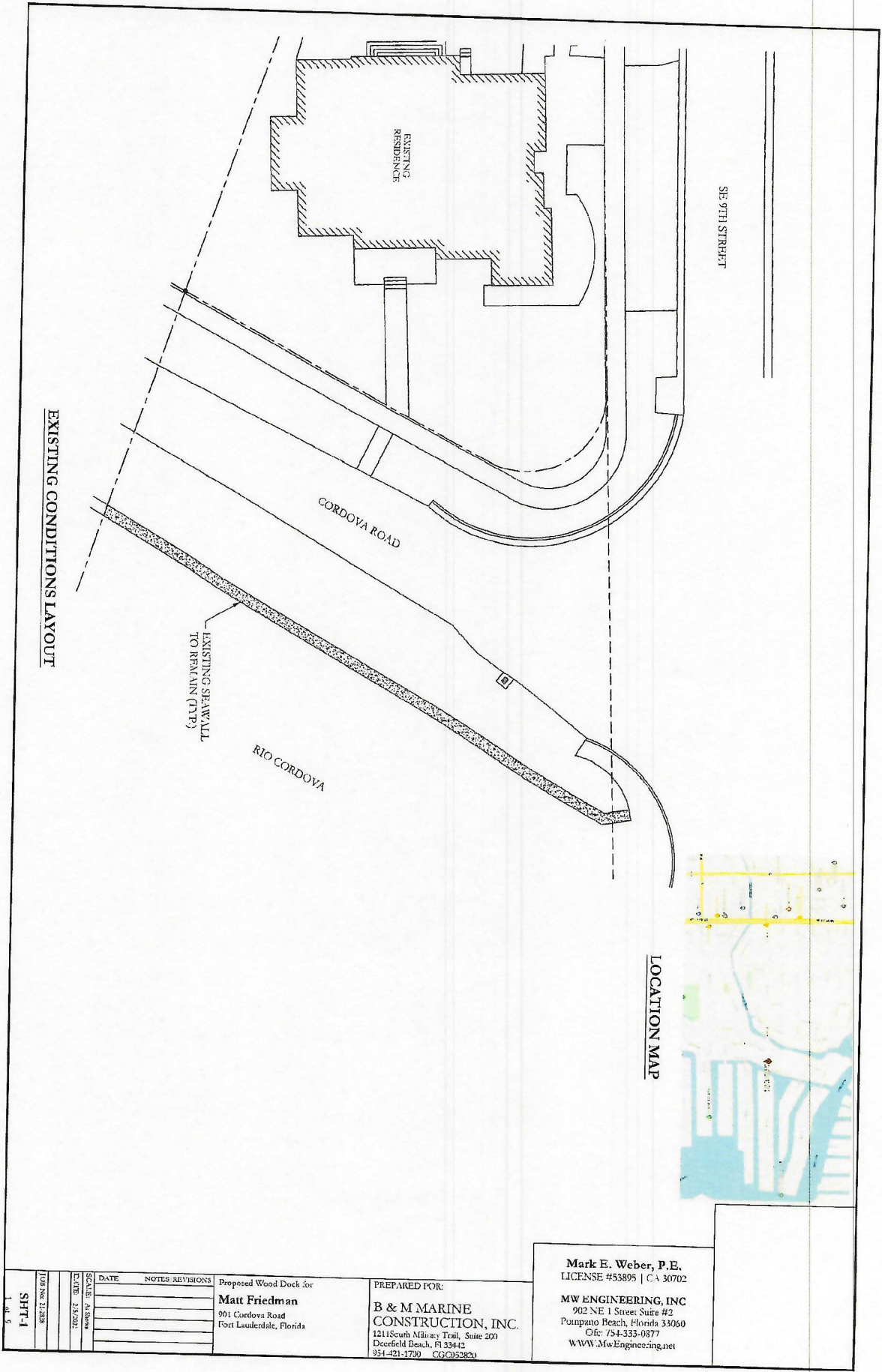


**VESSEL INFORMATION:**

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

Thanks,

Matt



DATE	NOTES	REVISIONS

Proposed Wood Dock for  
**Matt Friedman**  
 901 Cordova Road  
 Fort Lauderdale, Florida

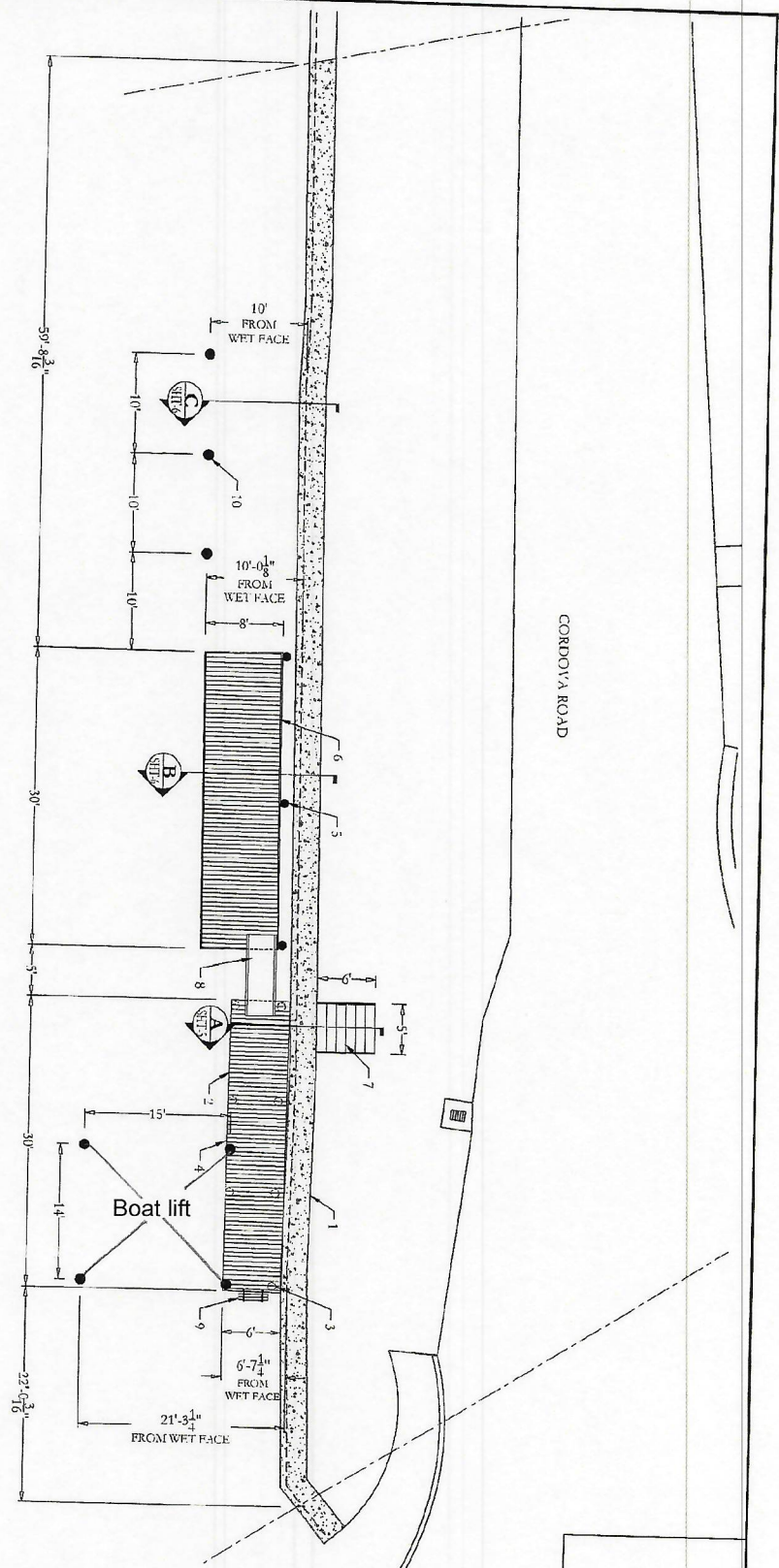
PREPARED FOR:  
**B & M MARINE  
 CONSTRUCTION, INC.**  
 1211 South Military Trail, Suite 200  
 Deerfield Beach, FL 33442  
 954-421-1700 CGC052820

**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

1 of 5  
**F-LHS**

- IDENTIFICATION:**
- EXISTING SEAW ALL
  - PROPOSED NEW 3/4" X 6" WOOD DOCK (180 SQ. FT. TOTAL SEE SHEET 4 & 5 FOR DETAILS)
  - PROPOSED 10" O WOOD DOCK PILE (FOR FUTURE ROYALTY)
  - PROPOSED 12" O WOOD PILE (FOR FUTURE ROYALTY)
  - PROPOSED 10" WOOD FLOATING DOCK PILE AND P.T. WOOD FLOATING DOCK
  - PROPOSED 5" X 6" WOOD STAIRS
  - ALUMINUM GANGWAY BY OTHERS TO BE DETERMINED.
  - PROPOSED LADDER FINAL LADDER LOCATION TO BE DETERMINED.
  - PROPOSED (3) 12" O WOOD RUMPER PILLS

**PROPOSED WOOD AND FLOATING DOCK LOCATION LAYOUT**  
 SCALE: 1/2" = 1'-0"



CANAL WIDTH: 100' PER PLAT BOOK 8, PAGE 7.

DATE	NOTES/REVISIONS

Prepared For:  
**Matt Friedman**  
 991 Cordova Road  
 Fort Lauderdale, Florida

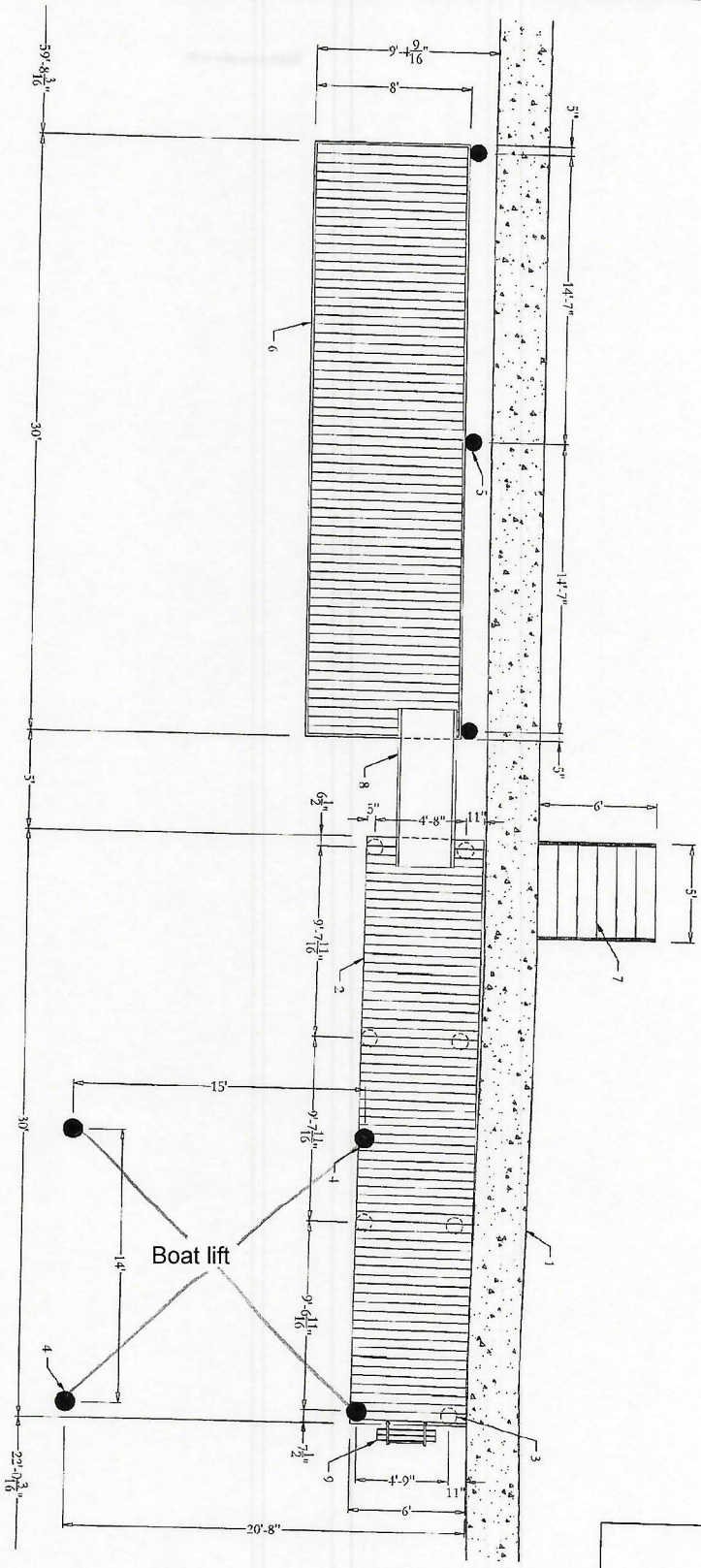
PREPARED FOR:  
**B & M MARINE CONSTRUCTION, INC.**  
 1211 South Military Trail, Suite 200  
 Deerfield Beach, FL 33442  
 954-421-1700 CG052820

**Mark E. Weber, P.E.**  
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**MW ENGINEERING, INC**  
 902 NE 1 Street Suite #2  
 Pompano Beach, Florida 33069  
 Of: 754-333-0877  
 WWW.MWEngineering.net

SHEET 2  
 2 of 9

- IDENTIFICATION:**
1. EXISTING SEA WALL
  2. PROPOSED NEW 30' X 5' WOOD DOCK (180 SQ. FT. TOTAL)
  3. SEE SHEET 4 & 5 FOR DETAILS
  4. PROPOSED 7" 10" Ø WOOD DOCK PILE
  5. PROPOSED 12" Ø WOOD PILE (FOR FUTURE BOAT LIFT)
  6. PROPOSED 10" WOOD FLOATING DOCK PILE
  7. PROPOSED 50' X 8' PRE-FABRICATED ALUMINUM AND P.T. WOOD FLOATING DOCK
  8. PROPOSED 5' X 6' WOOD STEMS
  9. ALUMINUM GANGWAY BY OTHERS
  10. PROPOSED LADDER FINAL LADDER LOCATION TO BE DETERMINED

**PROPOSED WOOD AND FLOATING DOCK LAYOUT**  
SCALE: 3/8" = 1'-0"



DATE	NOTES/REVISIONS

Proposed Wood Dock for  
**Matt Friedman**  
 901 Cordova Road  
 Fort Lauderdale, Florida

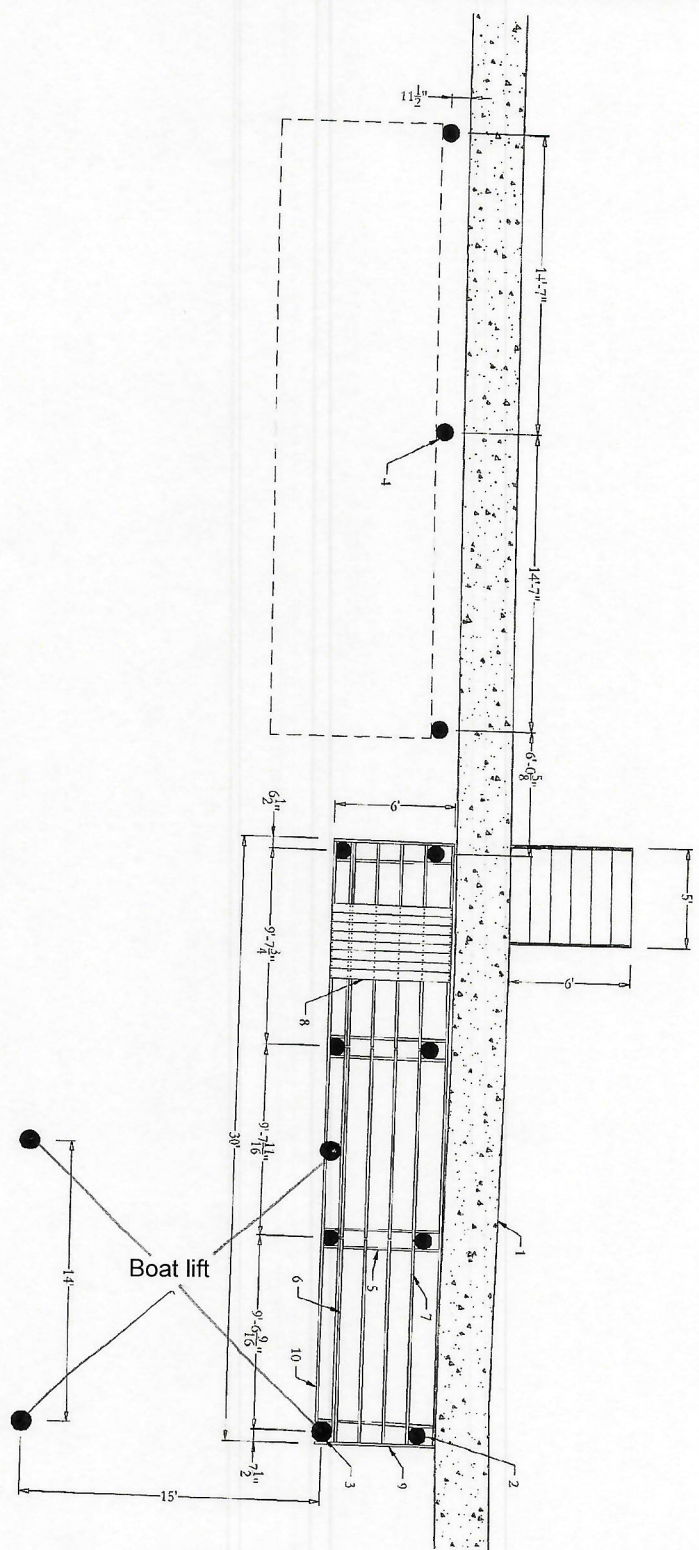
PREPARED FOR:  
**B & M MARINE CONSTRUCTION, INC.**  
 1211 South Military Trail, Suite 200  
 Deerfield Beach, FL 33412  
 954-421-1700 CG052820

**Mark E. Weber, P.E.**  
 LICENSE #53895 | CA 30702  
**MW ENGINEERING, INC**  
 902 NE 1 Street Suite #2  
 Pompano Beach, Florida 33060  
 Of: 754-335-0877  
 WWW.MwEngineering.net

DATE: 1/2/2023  
 SCALE: AS SHOWN  
 JOB NO: 21-288  
**SHEET 3**  
 3 of 9

- IDENTIFICATION:**
1. EXISTING SEAWALL
  2. PROPOSED 12" O.D. WOOD BOATLIFT PIPE (FOR FUTURE BOATLIFT)
  3. PROPOSED 10" WOOD PLATING DOCK PILE
  4. 2" X 8" SUBSTRINGER WITH (1) 5/8" THRU BOLT OR LAG BOLT @ PILING AND HANGERS
  5. 2" X 8" STRINGERS @ PILING WITH (1) 5/8" THRU BOLT OR LAG BOLT TO PILING
  6. 2" X 8" STRINGERS W/ (2) 16D NAILS TO EACH SUBSTRINGER @ 16" O.C. FOR AZEK DECK BOARDS OR 24" O.C. FOR PRESSURE TREATED WOOD DECKBOARDS OR 5/4" TPE DECK BOARDS
  7. 5/4" X 6" DECKING WITH (2) #4 X 3" DECK SCREWS PER STRINGER
  8. 2" X 8" FASSTA BOARD
  9. 2" X 8" WOOD TRIM
  10. 2" X 4" WOOD TRIM

**PROPOSED WOOD DOCK FRAMING PLAN**  
SCALE: 3/8" = 1'-0"



DATE	NOTES/REVISIONS

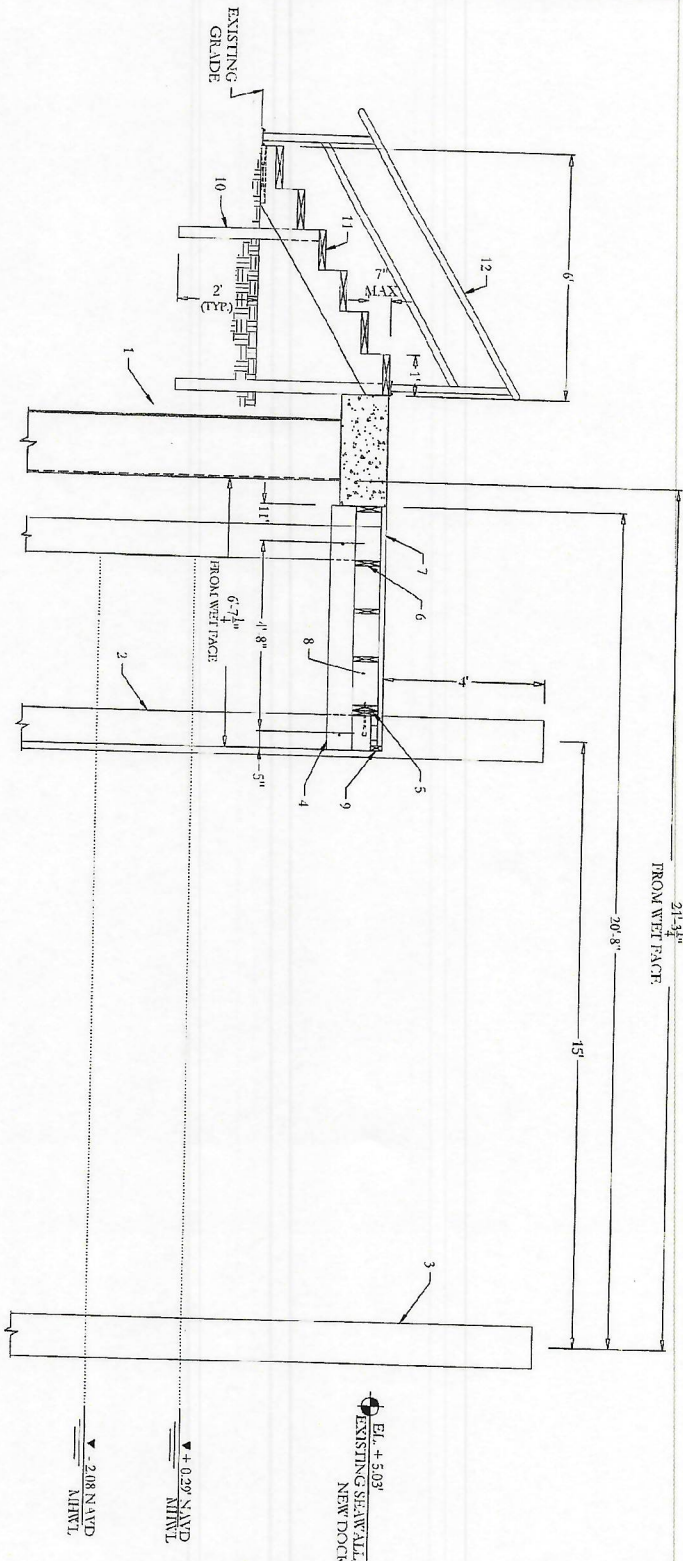
Proposed Wood Dock for  
**Mat Friedman**  
 901 Cardon Road  
 Fort Lauderdale, Florida

PREPARED FOR:  
**B & M MARINE CONSTRUCTION, INC.**  
 1211 South Military Trail, Suite 200  
 Deerfield Beach, FL 33442  
 954-421-1700    C#052820

**Mark E. Weber, P.E.**  
 LICENSE #33895 | CA 30792  
**MW ENGINEERING, INC.**  
 902 N.E. 1 Street Suite #22  
 Pompano Beach, Florida 33060  
 Ofc: 754-333-0877  
 WWW.MwEngineering.net

TOTAL SHEETS: 23  
 SHEET: 4  
 4 of 9

- SECTION A IDENTIFICATION:**
1. EXISTING SEAWALL
  2. NEW 10" WOOD PILING
  3. PROPOSED 12" Ø WOOD BOATLIFT PILE (FOR FUTURE BOATLIFT)
  4. 2" X 8" SUBSTRINGER WITH (1) 5/8" THRU BOLT OR LAG BOLT @ PILING AND HANGERS
  5. (2) 2" X 8" STRINGERS @ PILING WITH (1) 5/8" THRU BOLT OR LAG BOLT TO PILING
  6. 2" X 8" STRINGERS W/ (2) 10D NAILS TO EACH SUBSTRINGER @ 16" O.C. FOR AZEK DECK BOARDS OR 24" O.C. FOR PRESSURE TREATED WOOD DECK BOARDS OR 5/4" TPE DECK BOARDS
  7. 5/4" X 6" DECKING WITH (2) #8 X 3" DECK SCREWS PER STRINGER
  8. 2" X 8" TUSCA BOARD
  9. 2" X 4" WOOD TRIM
  10. 4" X 4" POST, MIN. 2' EMBEDMENT INTO THE GROUND
  11. PROPOSED WOOD STAIRS, 2" X 12" STAIR RISERS @ MAX 24" O.C. RISER AMOUNT TO BE FIELD DETERMINED
  12. HANDRAIL BY OTHER



**A SECTION A**  
 SHT-5 / SCALE: 3/8" = 1'-0"

EL. + 5.03'  
 EXISTING SEAWALL/  
 NEW DOCK

▼ + 0.30' N.AVD  
 MINWL

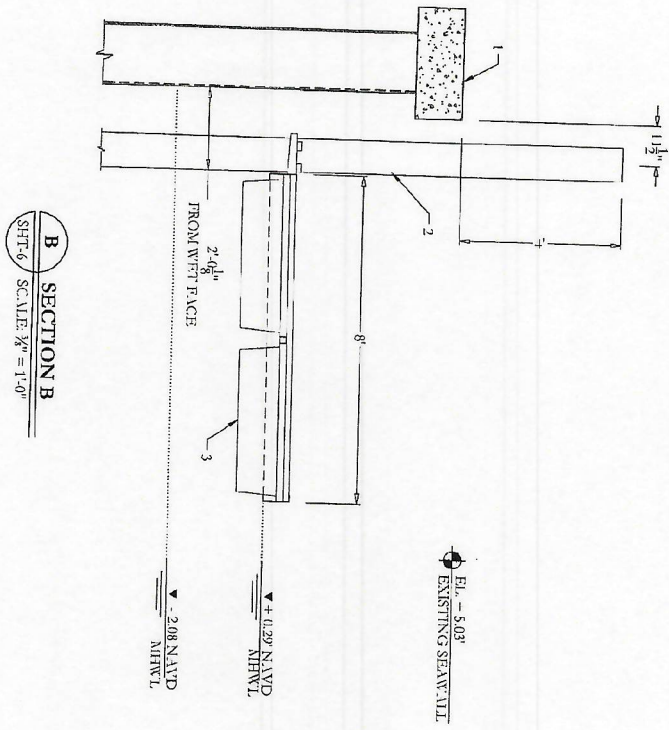
▼ - 2.08' N.AVD  
 ALHWL

**Mark E. Weber, P.E.**  
 LICENSE #33895 | CA 30702

**MW ENGINEERING, INC**  
 902 NE 1 Street Suite #2  
 Pompano Beach, Florida 33060  
 Ofc: 754-333-0877  
 WWW.MwEngineering.net

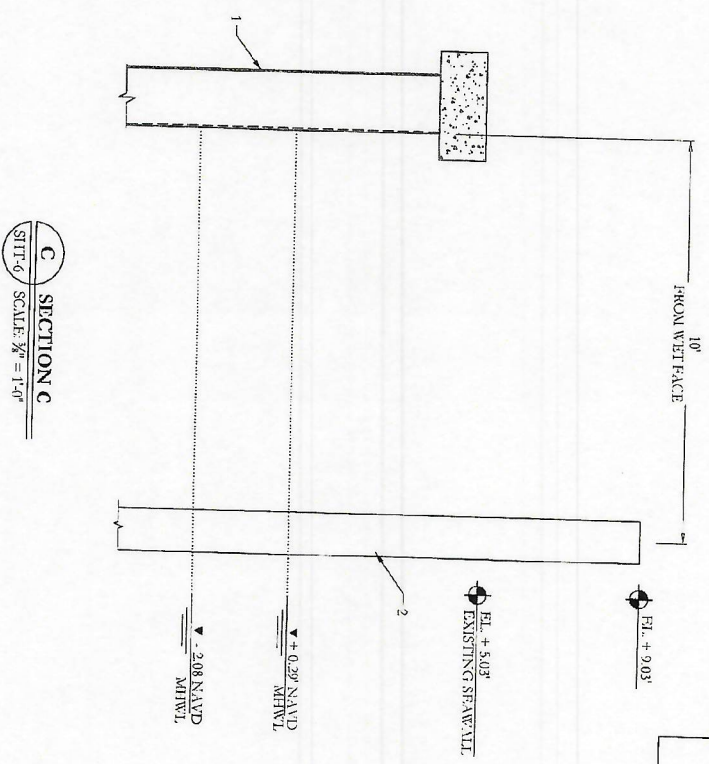
PREPARED FOR: <b>B &amp; M MARINE CONSTRUCTION, INC.</b> 1211 South Military Trail, Suite 209 Deerfield Beach, FL 33442 954-421-1700 C35C052820		Proposed Wood Dock for <b>Matt Friedman</b> 901 Cordova Road Fort Lauderdale, Florida	
DATE	NOTES/REVISIONS	SCALE	DATE
		AS SHOWN	2.3.2022
JTB:MS-21-288 SHT-5 5 of 9			

- SECTION B IDENTIFICATION:**
1. EXISTING SEAWALL
  2. PROPOSED 10" WOOD FLOATING DOCK PILE
  3. PROPOSED 30" X 8" PREFABRICATED ALUMINUM FLOATING DOCK



**B SECTION B**  
SHEET 6 SCALE: 3/8" = 1'-0"

- SECTION C IDENTIFICATION:**
1. EXISTING SEAWALL
  2. PROPOSED 12" WOOD BUMPER PILLS

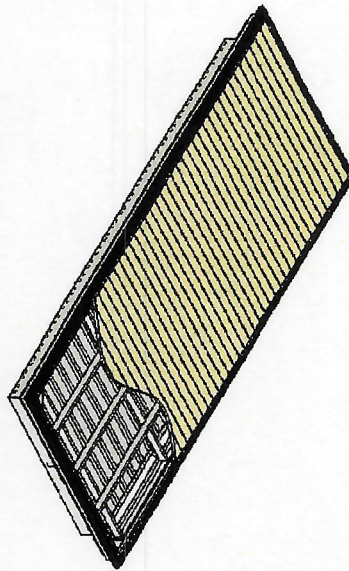


**C SECTION C**  
SHEET 6 SCALE: 3/8" = 1'-0"

DATE		NOTES/REVISIONS	Proposed Wood Dock for	PREPARED FOR:
			<b>Matt Friedman</b>	<b>B &amp; M MARINE CONSTRUCTION, INC.</b>
			901 Ciedova Road	1211 South Military Trail, Suite 200
			Fort Lauderdale, Florida	Deerfield Beach, FL 33442
				954-421-1700 C:\C052820
SCALE: As Shown				
DATE: 3/5/2013				
JOB No: 212021				
<b>SHT-6</b>				
6 of 9				

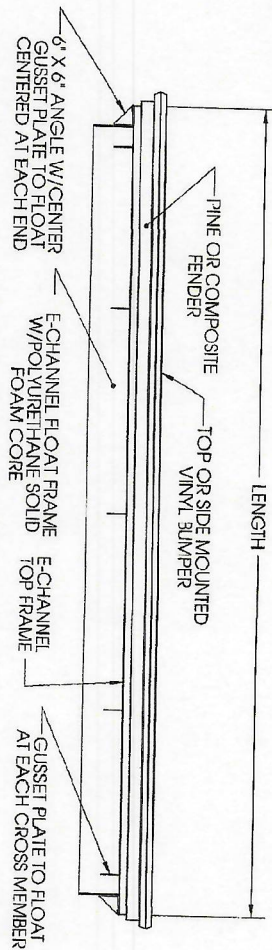
**Mark E. Weber, P.E.**  
LICENSE #53895 | CA 30702

**MW ENGINEERING, INC**  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 754-333-0877  
WWW.MwEngineering.net



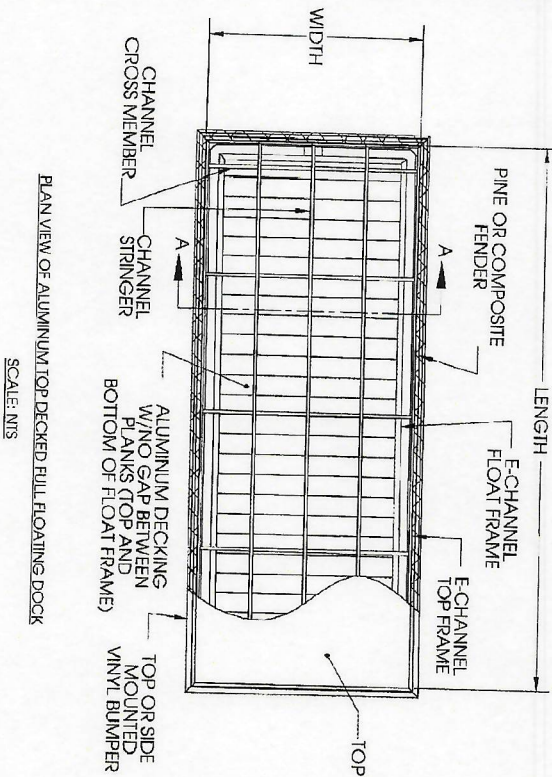
ISOMETRIC VIEW OF ALUMINUM TOP DECKED HULL FLOATING DOCK

SCALE: NTS



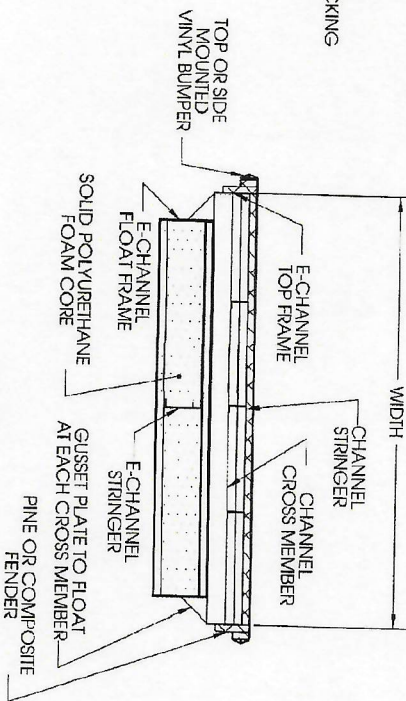
ELEVATION VIEW FOR TOP DECKED HULL FLOATING DOCK

SCALE: NTS



PLAN VIEW OF ALUMINUM TOP DECKED HULL FLOATING DOCK

SCALE: NTS



SECTION A-A

SCALE: NTS

<p>DATE</p> <p>NOTES/REVISIONS</p>	<p>Proposed Wood Dock for</p> <p><b>Matt Friedman</b></p> <p>901 Cardova Road</p> <p>Port Lauderdale, Florida</p>	<p>PREPARED FOR:</p> <p><b>B &amp; M MARINE CONSTRUCTION, INC.</b></p> <p>1211 South Military Trail, Suite 200</p> <p>Deerfield Beach, FL 33442</p> <p>954-421-1700    CC17052829</p>
<p>SCALE: As Shown</p> <p>DATE: 2/8/2023</p>	<p>TOR No: 2-2023</p> <p>SHT-7</p> <p>7 of 9</p>	<p>Mark E. Weber, P.E.</p> <p>LICENSE #53895   CA 30702</p> <p><b>MW ENGINEERING, INC</b></p> <p>902 NE 1 Street Suite #2</p> <p>Pompano Beach, Florida 33060</p> <p>Of: 754-333-0877</p> <p>WWW.MwEngineering.net</p>





**GENERAL NOTES:**

- Construction to follow the Florida Building Code 7th Edition (2020) and amendments as applicable and all Local, State and Federal Laws.
- 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 drawings 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.
- Do not scale drawings for dimensions.
- Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
- 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.
- All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each applicable circumstance.
- All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
- Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
- Licensed Contractor to verify location of existing utilities prior to commencing work.
- The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
- Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
- Turnbidity 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: (IF NEW PILES ARE INSTALLED)**

- Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
- All pilings shall be driven to develop a minimum allowable bearing capacity of 10 tons and shall penetrate a minimum of 8' into yielding material or 2 min. penetration into rock is required.
- Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weigh no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
- Piles shall be driven with a variation of not more than 1 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.
- Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

**CONCRETE NOTES: (IF CONCRETE STRUCTURES ARE INSTALLED)**

- Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate of 0.40.
- Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
- Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
- Concrete cover shall be 3" unless otherwise noted on the approved drawings.
- Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
- Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
- Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of epoxy-concrete mix or gunnite concrete with sulfate-resistant cement.
- For cap overpours, dowel and epoxy #5 bars or L-bars into top and/or front of existing cap, staggered @ 24" o.c., min. 4" embedment.

**CONCRETE PILE NOTES: (IF CONCRETE PILES ARE INSTALLED)**

- Concrete piles shall attain 5000 psi compressive strength in 28 days.
- Concrete piles shall be reinforced with four  $\frac{7}{8}$ " $\varnothing$  bars, 270 kips, and 5 gal. spiral ties.
- Concrete piles shall be 12"x12" square, minimum length of 20'.
- Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel.
- For all prestressed pilings, extend pilings strands a min. of 18" into cap/dock slab steel or cut strands even w/ top of pilings & dowel & epoxy (2) #5 L-bars, 12" long w/ 12" bend, into top of pilings, w/ a min. of 4" embedment.
- New batter and vertical pilings and panels to have a minimum 4" penetration into the new cap form. New dock pilings to have a minimum 3" penetration into the new dock slab form.

**WOOD PILES NOTES: (IF WOOD PILES ARE INSTALLED)**

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

**WOOD DOCK/PIER NOTES: (IF WOOD STRUCTURES ARE INSTALLED)**

- All materials to be pressure treated pine unless otherwise noted.
- All frame work materials to be Southern Yellow Pine Grade #1, Fb=1200 PSI and Fc=175 PSI.
- All decking materials to be grade #1 unless otherwise noted.
- All hardware to be Stainless Steel or Galvanized unless otherwise noted.

**Mark E. Weber, P.E.**  
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PREPARED FOR:  
**B & M MARINE CONSTRUCTION, INC.**  
 1211 South Military Trail, Suite 200  
 Deerfield Beach, FL 33442  
 954-421-1700 C3C052823

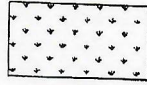
Proposed Wood Dock for  
**Matt Friedman**  
 901 Cardova Road  
 Fort Lauderdale, Florida

DATE	NOTES/REVISIONS

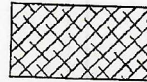
SCALE: AS SHOWN  
 DATE: 2/25/23  
 DRAWN BY: JTB  
 CHECKED BY: JTB  
 SHEET: 9 OF 9

901 Cordova Road  
Fort Lauderdale, FL 33316

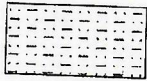
**LEGEND**



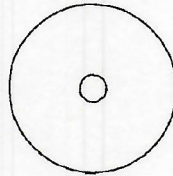
ST. AUGUSTINE SOD,  
TIGHT SEAMS, FULL COVERAGE



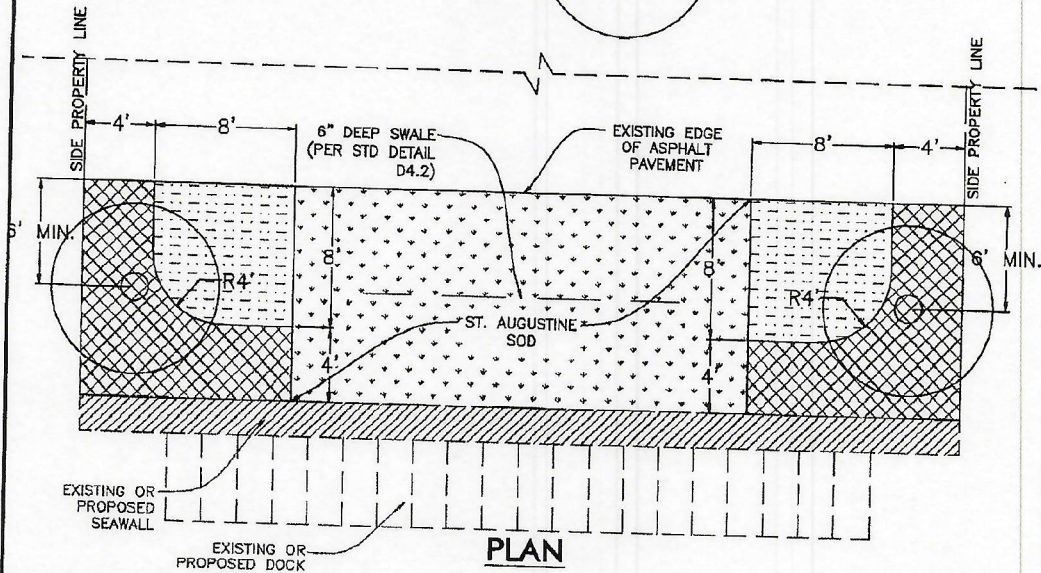
MUHLY GRASS:  
18" - 24" TALL  
18" - 24" ON CENTER



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'

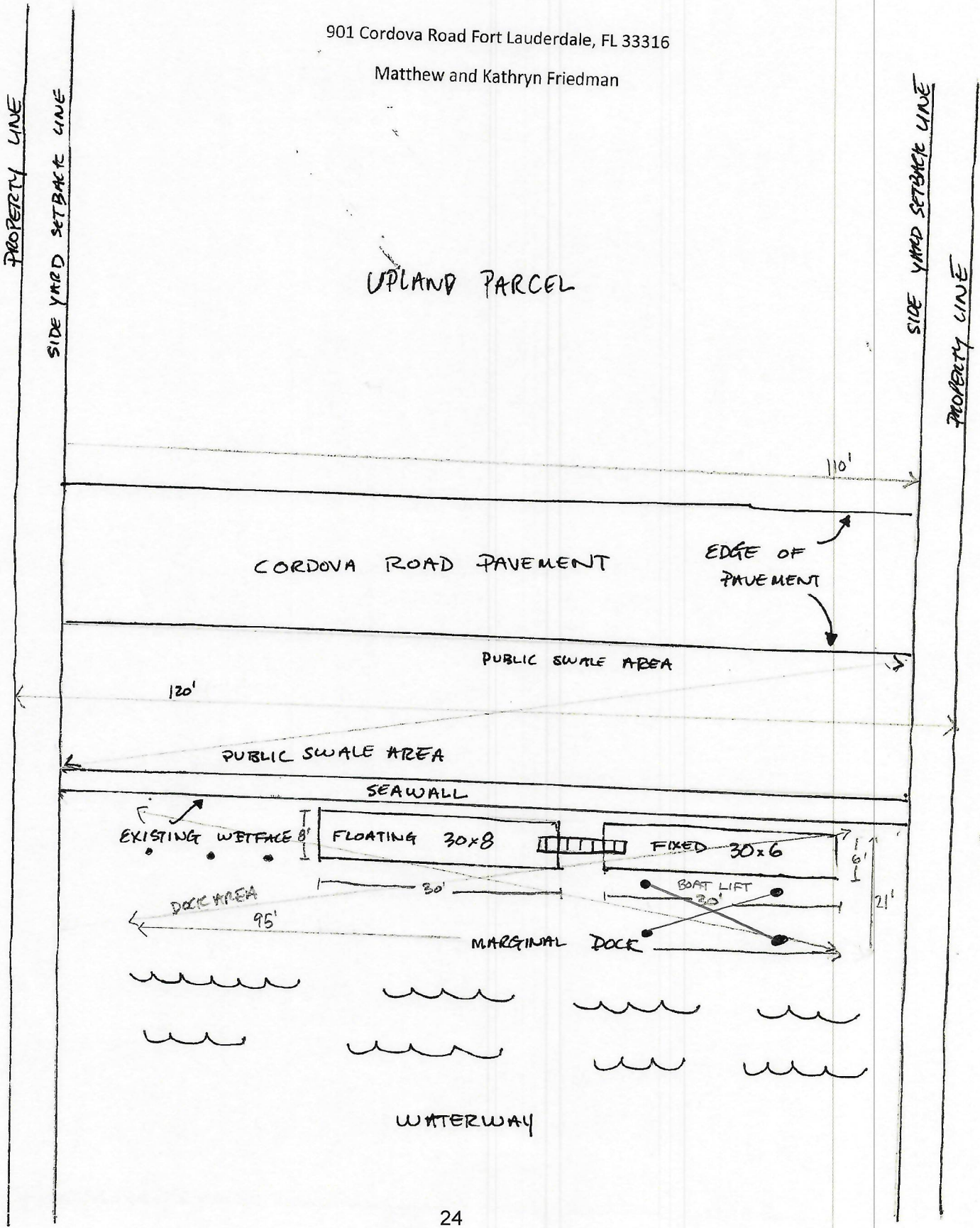
CAM 15-0225  
Exhibit 6  
Page 1 of 1

Exhibit "A"

901 Cordova Road Fort Lauderdale, FL 33316

Matthew and Kathryn Friedman

UPLAND PARCEL



AERIAL

gisweb-adapters.bcpa.net/bcpawebmap\_e/bcpawebmap.aspx?FOUO=50421190060

Search By Parcel Id Search By Name Search By Address Help About

Status: Zoom In

Marty Kiar Broward County Property Appraiser Florida

Wayne Huizenga Blvd

Parcel Information

Parcel Id: 50421190060

Owner: FRIEDMAN MATTHEW & KATHERYNA B

Site Address: 901 CORDOVA RD FORT LAUDERDALE FL 333161451

Legal: RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 16.19

Millage Code: 0312

Use Code: 01

Land Value: \$ 413,960

Building Value: \$ 955,780

Other Value: 0

Total Value: \$ 1,369,740

SOH Capped Value: \$ 1,253,900

Homestead Exempt Amt: \$ 25,000

WVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0

Taxable Value: \$ 1,203,900

Sale Date: 11/12/2010

Sale Price: \$ 835,000

Deed Type 1: SWD

Layer List

- Highways
- Major Roads
- Planning Sec
- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Community Zones
- Census Tracts
- City Council Ceases
- County Land Use
- County Appraisal Districts
- Real Appraisal Districts
- Subdiv Number
- Subdiv Name
- House Number
- Streets

Aerials 2022

No Sales

Select Description

Important Disclaimer

Sunday, April 24, 2022 12:45:54 PM - BCPA Web Map