

ITEM V

MEMORANDUM MF NO. 24-11

DATE: July 3, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: July 9, 2024 MAB Meeting – Application for Dock Permit – Neal & Susan Mehlman / 909 Cordova Road

Attached for your review is an application from Neal & Susan Mehlman / 909 Cordova Road.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of an existing 39.7' +/- long x 7.4' +/- wide marginal dock and access steps extending a maximum distance of 7.4' +/- from the seawall cap on public property abutting the waterway adjacent to 909 Cordova Road. 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.
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

**NEAL AND SUSAN MEHLMAN
909 CORDOVA 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; **Neal Mehlman and Susan Mehlman**

TELEPHONE NO: _____ 312-206-6422 EMAIL: nmehlman@comcast.net
(home) (business)

2. **APPLICANT'S ADDRESS** (if different than the site address): **3300 NE 40th Ct, Fort Lauderdale, FL 33308**

3. **TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:**
The applicant requests a waiver for the private use of public land abutting waterways within the City of Fort Lauderdale for an existing marginal dock.

4. **SITE ADDRESS:** **909 Cordova Rd, Fort Lauderdale, FL 33316** **ZONING:** **RS-8**

LEGAL DESCRIPTION AND FOLIO NUMBER:
RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 20
Folio No. 504211190070

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

Susan Mehlman
Neal Mehlman
Applicant's Signature

6/28/2024
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	9
SITE PHOTOGRAPHS	11
STANDARD LANDSCAPE PLAN	17
EXHIBIT A.....	19
ZONING AERIAL.....	21
EXISTING DOCK PERMITS IN THE VICINTY	23
PROPERTIES WITH EXISTING DOCK STRUCTURES PRIOR TO THE INSTALLATION OF THE CITY OF FORT LAUDERDALE CORDOVA RD SEAWALL PROJECT	25

EXHIBIT II SUMMARY DESCRIPTION

Summary Description
909 Cordova Road
TCG Project No. 24-0029.001

The project site is located along the Rio Cordova at 909 Cordova Road, 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 ± 50.4 ln. ft. sheet pile seawall recently installed by the City of Fort Lauderdale under the Cordova Road Seawall Project and a ± 269 sq. ft. composite dock (39.7' x 7.4') with steps located on the uplands. The existing dock is located at a maximum distance of 65.2' from the applicant's property line and a maximum distance of 7.4' from the existing seawall cap. As this property is owned by the city, the existing composite dock requires 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

Prepared by:

Patrick O'Neal, Esq.
O'Neal & Booth, P.A.
2900 E Oakland Park Blvd 3rd Floor
Fort Lauderdale, FL 33306-1804
954-563-4803

Return to:

Moraitis, Cofar, Karney, Moraitis & Quailey
915 Middle River Dr Suite 506
Fort Lauderdale, FL 33304
FileNo: 19R-138K

Parcel Identification No. 5042 11 19 0070

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 12th day of March, 2019 between **JOHN R. FLETEMEYER**, a single man whose post office address is 2755 NE 15th St, Fort Lauderdale, FL 33305 of the County of Broward, State of Florida, grantor*, and **DAVID L. CUNNINGHAM, Jr. and JESSIE CUNNINGHAM**, husband and wife whose post office address is 909 Cordova Rd, Fort Lauderdale, FL 33316 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

Lot 20, Block 22, Resubdivision in Block 22 - Rio Vista Isles, according to the Plat thereof, as recorded in Plat Book 23, Page 30, of the Public Records of Broward County, Florida.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as 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:

Witness Name: DAVID L. CUNNINGHAM

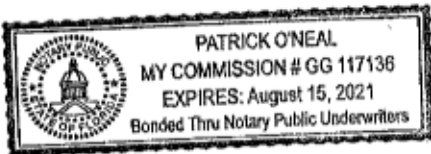
Witness Name: JESSIE O'NEAL

JOHN R. FLETEMEYER (Seal)

State of Florida

County of Broward

The foregoing warranty deed was acknowledged before me this 8 day of March, 2019 by JOHN R. FLETEMEYER, who ☒ is personally known or ☐ has produced a driver's license as identification.



A handwritten signature in cursive script, appearing to read 'Patrick O'Neal', written over a horizontal line.

Notary Public

Printed Name: Patrick O'Neal

My Commission Expires: Aug. 15, 2021

PROPERTY SUMMARY

Tax Year: 2024	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 504211190070	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): MEHLMAN,NEAL MEHLMAN,SUSAN	Adj. Bldg. S.F: 3288	Email: realprop@bcpa.net
Mailing Address: 909 CORDOVA RD FORT LAUDERDALE, FL 33316	Bldg Under Air S.F: 3240	Zoning : RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
Physical Address: 909 CORDOVA ROAD FORT LAUDERDALE, 33316-1451	Effective Year: 2006	Abbr. Legal Des.: RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 20
	Year Built: 2005	
	Units/Beds/Baths: 1 / 4 / 4	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$217,640	\$1,374,780	0	\$1,592,420	\$1,548,480	
2023	\$217,640	\$1,527,670	0	\$1,745,310	\$1,503,380	\$28,136.04
2022	\$217,640	\$1,437,910	0	\$1,655,550	\$1,459,600	\$26,845.41

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,592,420	\$1,592,420	\$1,592,420	\$1,592,420
Portability	0	0	0	0
Assessed / SOH 20	\$1,548,480	\$1,548,480	\$1,548,480	\$1,548,480
Granny Flat				
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
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,498,480	\$1,523,480	\$1,498,480	\$1,498,480

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
06/12/2024	Warranty Deed Qualified Sale	\$2,950,000	119640838	\$40.00	5,441 SqFt	Square Foot
05/17/2022	Quit Claim Deed Non-Sale Title Change	\$100	118190090			
03/08/2019	Warranty Deed Qualified Sale	\$1,550,000	115677400			
12/03/2012	Quit Claim Deed Non-Sale Title Change		49326 / 1967			
05/18/2010	Warranty Deed Qualified Short Sale	\$1,000,000	47123 / 1928			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504211190070	06/12/2024	Warranty Deed	Qualified Sale	\$2,950,000	119640838	909 CORDOVA RD FORT LAUDERDALE, FL 33316
504211190010	02/26/2024	Warranty Deed	Qualified Sale	\$4,100,000	119416884	1326 PONCE DE LEON DR FORT LAUDERDALE, FL 33316
504211190021	06/16/2023	Warranty Deed	Qualified Sale	\$3,850,000	118933466	1334 PONCE DE LEON DR FORT LAUDERDALE, FL 33316
504211190030	12/01/2021	Warranty Deed	Excluded Sale	\$2,300,000	117776010	1342 PONCE DE LEON DR FORT LAUDERDALE, FL 33316
504211190010	04/26/2021	Warranty Deed	Excluded Sale	\$2,372,500	117240834	1326 PONCE DE LEON DR FORT LAUDERDALE, FL 33316

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
Ft Lauderdale Fire-rescue (03)						(F1)			Harbordale Elementary: A
Residential (R)									Sunrise Middle: C
1						1.00			Fort Lauderdale High: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Isaac

EXHIBIT IV ORIGINAL SURVEY

LEGAL DESCRIPTION:

LOT 20, BLOCK 22 RESUBDIVISION IN BLOCK 22- RIO VISTA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPANO BEACH, FL. 33060

BOUNDARY SURVEY

PHONE: (754) 264-2166
FAX: (954) 827-0535

JOB NO.
12-200-20

PROPERTY ADDRESS: 909 CORDOVA ROAD
FORT LAUDERDALE, FL

Scale: 1" = 20'

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND THE NORTH LINE OF SAID LOT 199
REFERENCE BEARING (S 77°56'44" W)
2. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK NO. 3711
ELEVATION=7.264' NGVD29. ELEVATIONS SHOWN ARE REFERENCED TO NAVD88.
3. MINIMUM LINEAR ACCURACY OBTAINED:
1 FOOT IN 7,500 FEET AS REQUIRED FOR
A SUBURBAN SURVEY
4. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
5. EASEMENTS SHOWN HEREON ARE PER THE PLAT.
6. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.

CPP DENOTES CONCRETE POWER POLE
F.I.R. DENOTES FOUND IRON ROD
NO ID. DENOTES NO IDENTIFICATION
D.E. DENOTES DRAINAGE EASEMENT
CONC. DENOTES CONCRETE
U.E. DENOTES UTILITY EASEMENT
R/W DENOTES RIGHT OF WAY
LS DENOTES LICENSED LAND SURVEYOR
P.S.M. DENOTES PROFESSIONAL LAND SURVEYOR
N/A DENOTES NOT APPLICABLE
IRR DENOTES IRRIGATION PUMP

UPDATE SURVEY 4/18/24
ADD PROPOSED GENERATOR
INFO 10/03/22
DATE OF SURVEY 5/10/21

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
CUNNINGHAM

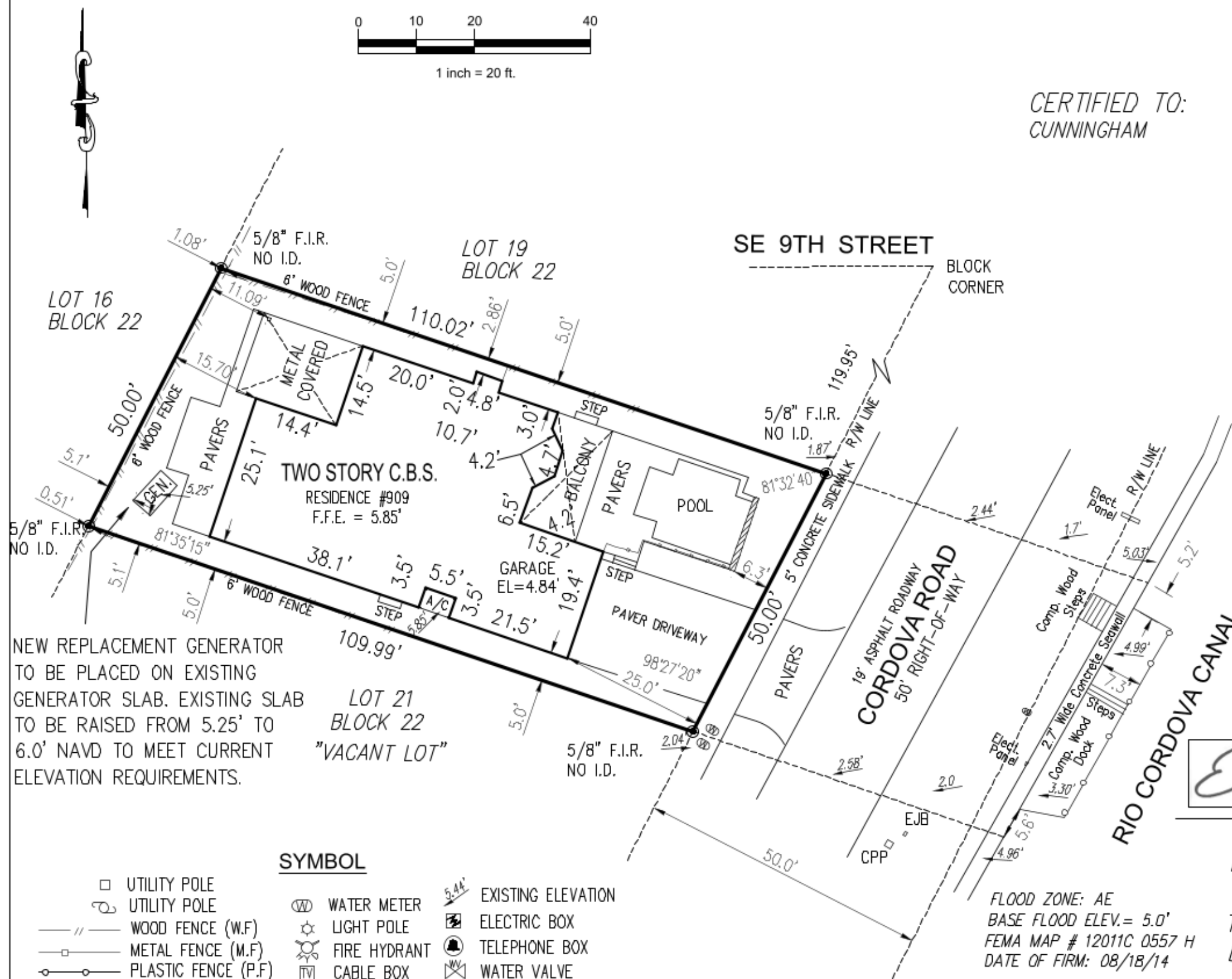
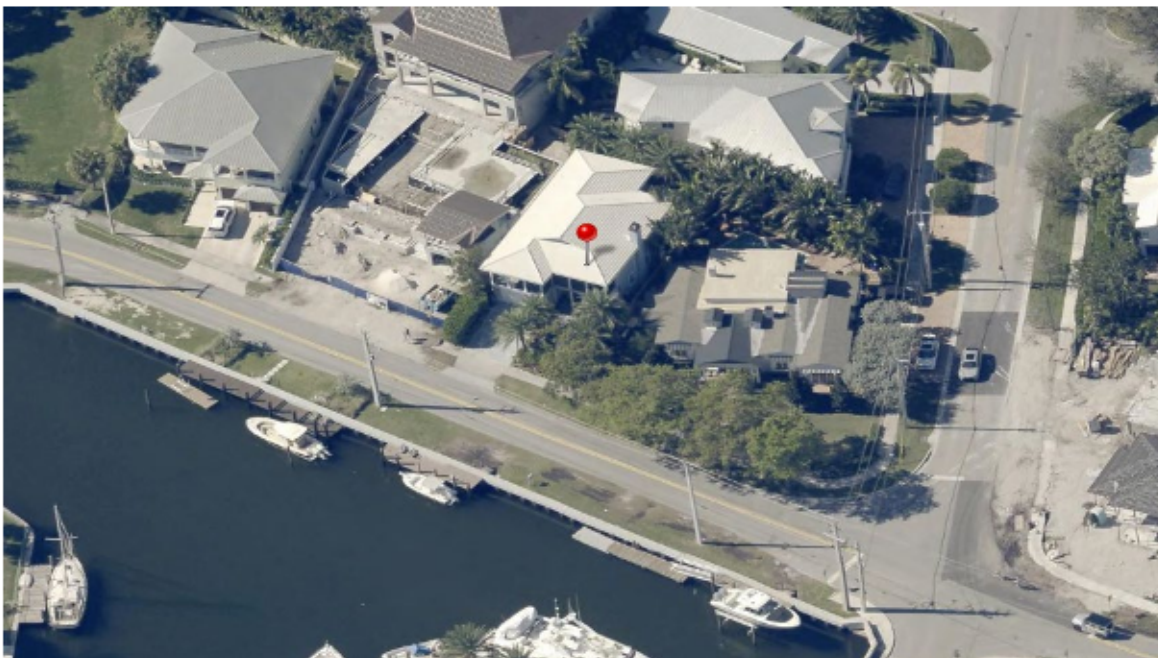


EXHIBIT V SITE PHOTOGRAPHS



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



2. Northern portion of the subject site, facing west.

EXHIBIT VI PROJECT PLANS

909 CORDOVA ROAD

CITY OF FORT LAUDERDALE

PLAN SET



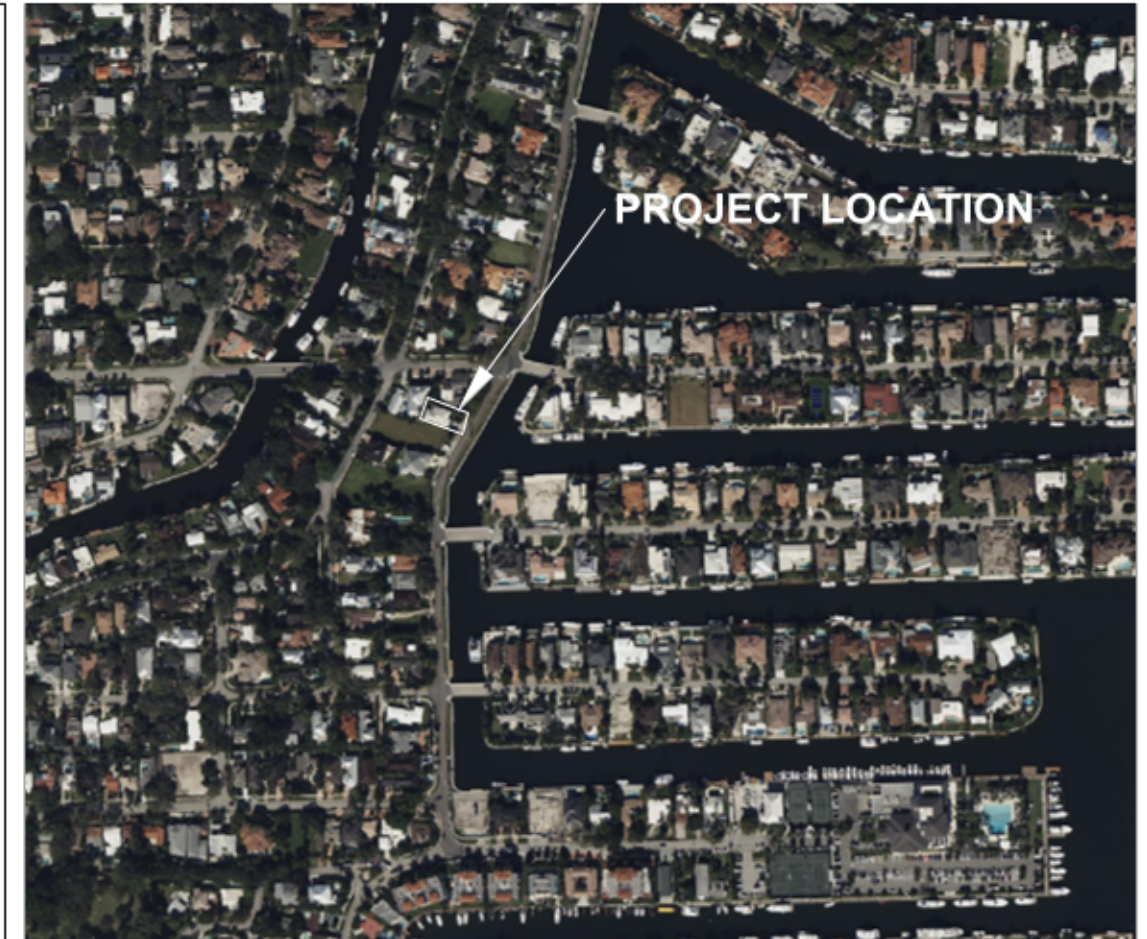
LOCATION MAP (N.T.S.)

DRAWING INDEX

SHEET 1: COVER

SHEET 2: EXISTING
CONDITIONS

SHEET 3: SECTION



VICINITY AERIAL (N.T.S.)

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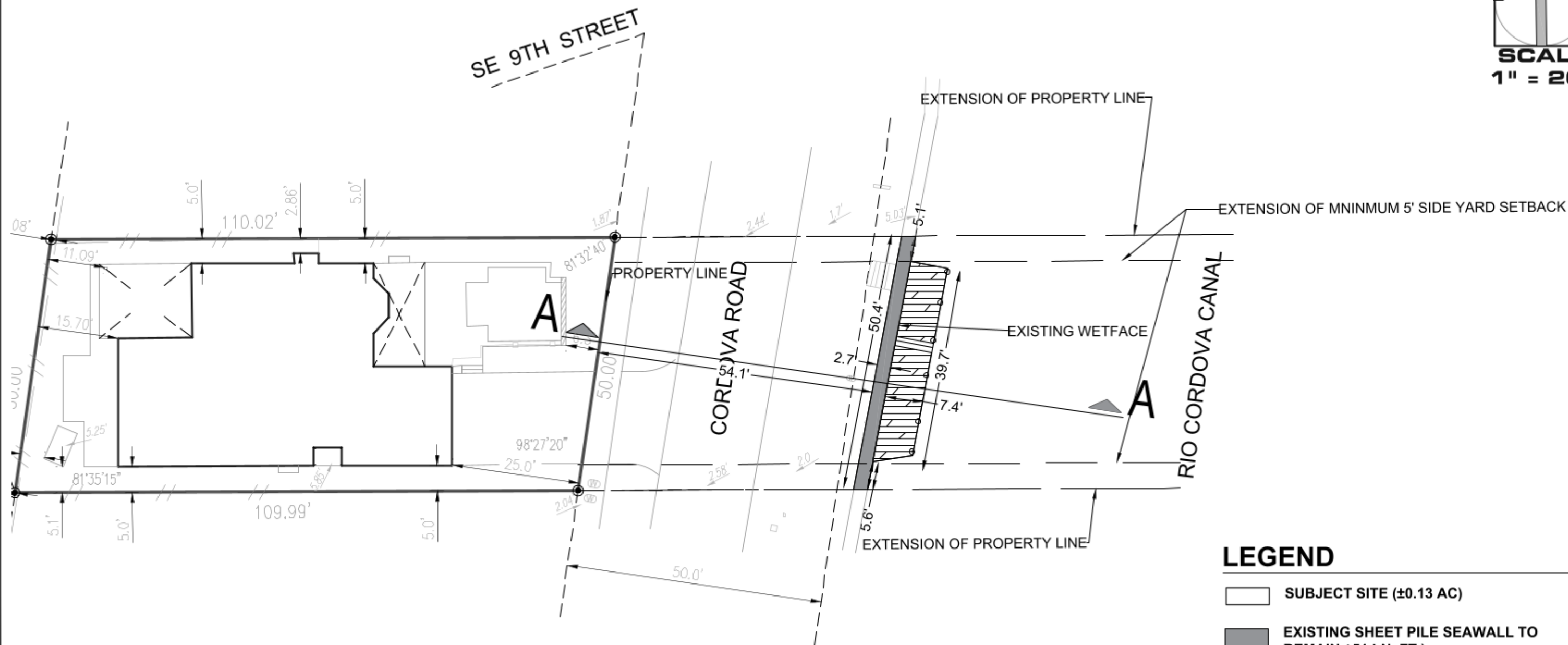
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www.thechappellgroup.com

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

909 CORDOVA ROAD
PREPARED FOR:
MR. & MRS. NEAL & SUSAN MEHLMAN

COVER

Date: 6/11/2024	Sheet : 1	of : 3
Proj No.: 24-0029.001		



LEGEND

- SUBJECT SITE (± 0.13 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN (± 51 LN. FT.)
- EXISTING COMPOSITE MARGINAL DOCK TO REMAIN (± 269 ft²)

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

NOTE: SURVEY INFORMATION PROVIDED BY ERNEST W. DUNCAN. ELEVATIONS SHOWN AS NAVD88.

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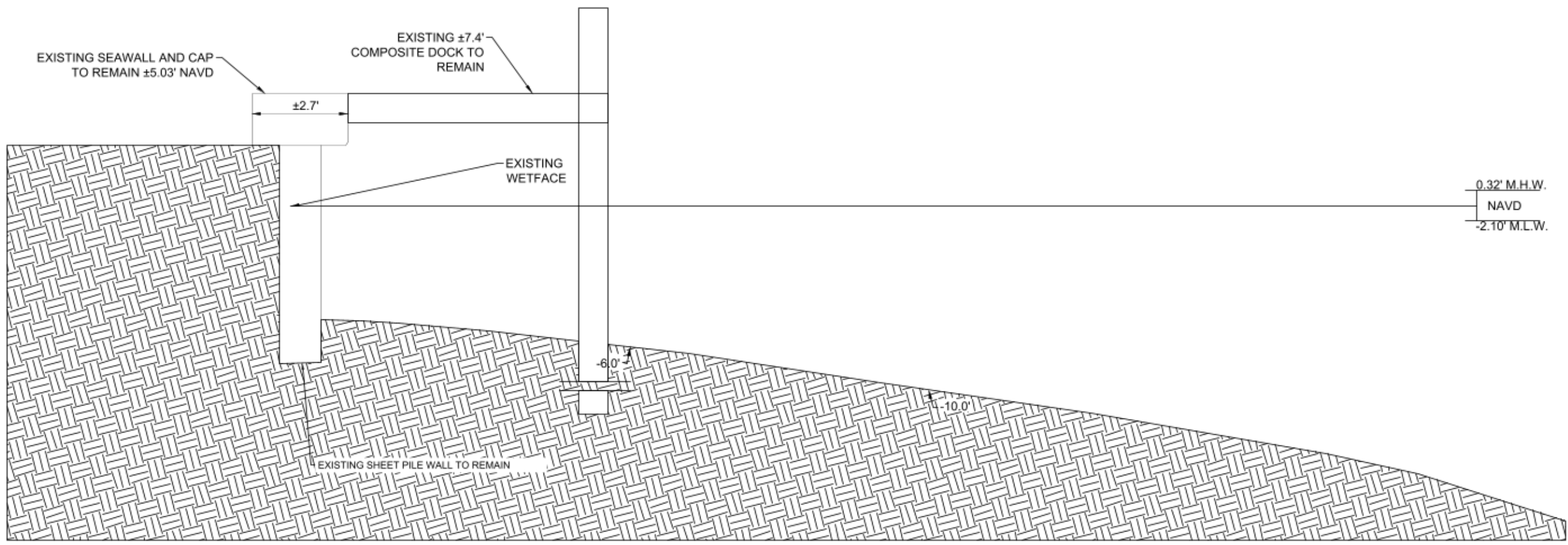
909 CORDOVA ROAD
PREPARED FOR:
MR. & MRS. NEAL & SUSAN MEHLMAN

EXISTING CONDITIONS

Date: 6/11/2024	Sheet : 2	of : 3
Proj No.: 24-0029.001		

EXISTING CONDITIONS A-A (TYP.)

N.T.S.



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909 CORDOVA ROAD

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MR. & MRS. NEAL & SUSAN MEHLMAN

SECTION		
Date: 6/11/2024	Sheet : 3	of : 3
Proj No.: 24-0029.001		

EXHIBIT VII STANDARD LANDSCAPE PLAN

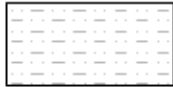
LEGEND



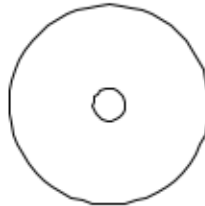
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



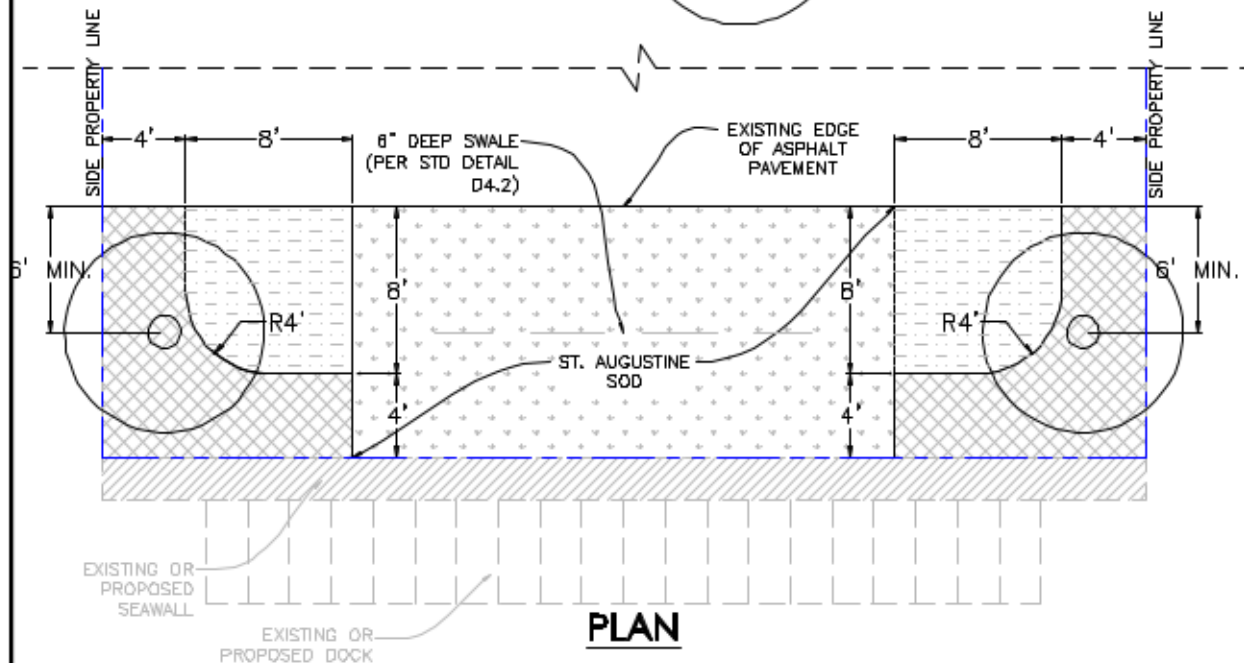
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



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

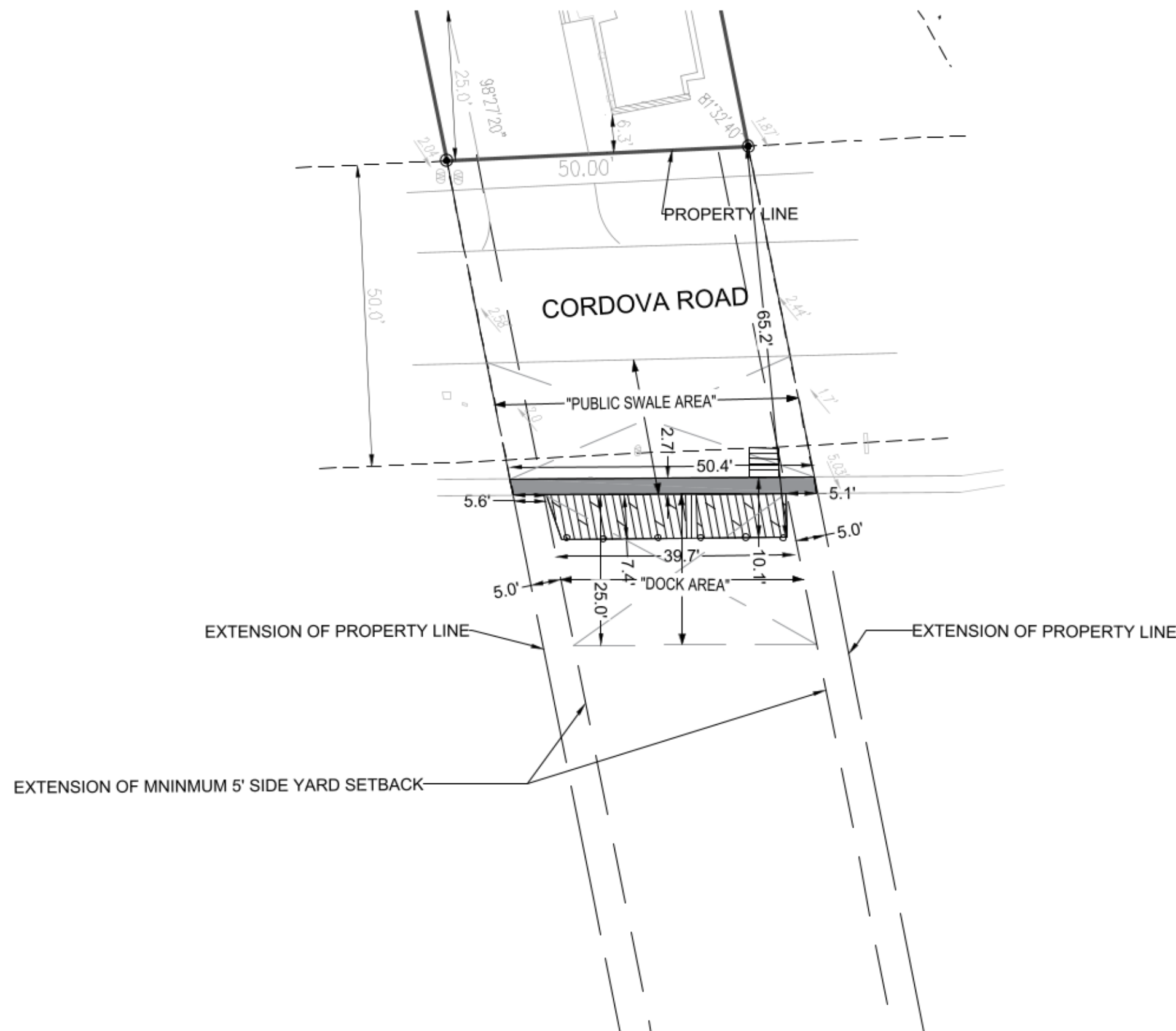
REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

LANDSCAPING PLAN (ROW)

SCALE:
1"=10'

EXHIBIT VIII EXHIBIT A



LEGEND

- SUBJECT SITE (± 0.12 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN ± 51 LN. FT.)
- EXISTING COMPOSITE MARGINAL DOCK TO REMAIN (± 269 ft²)

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

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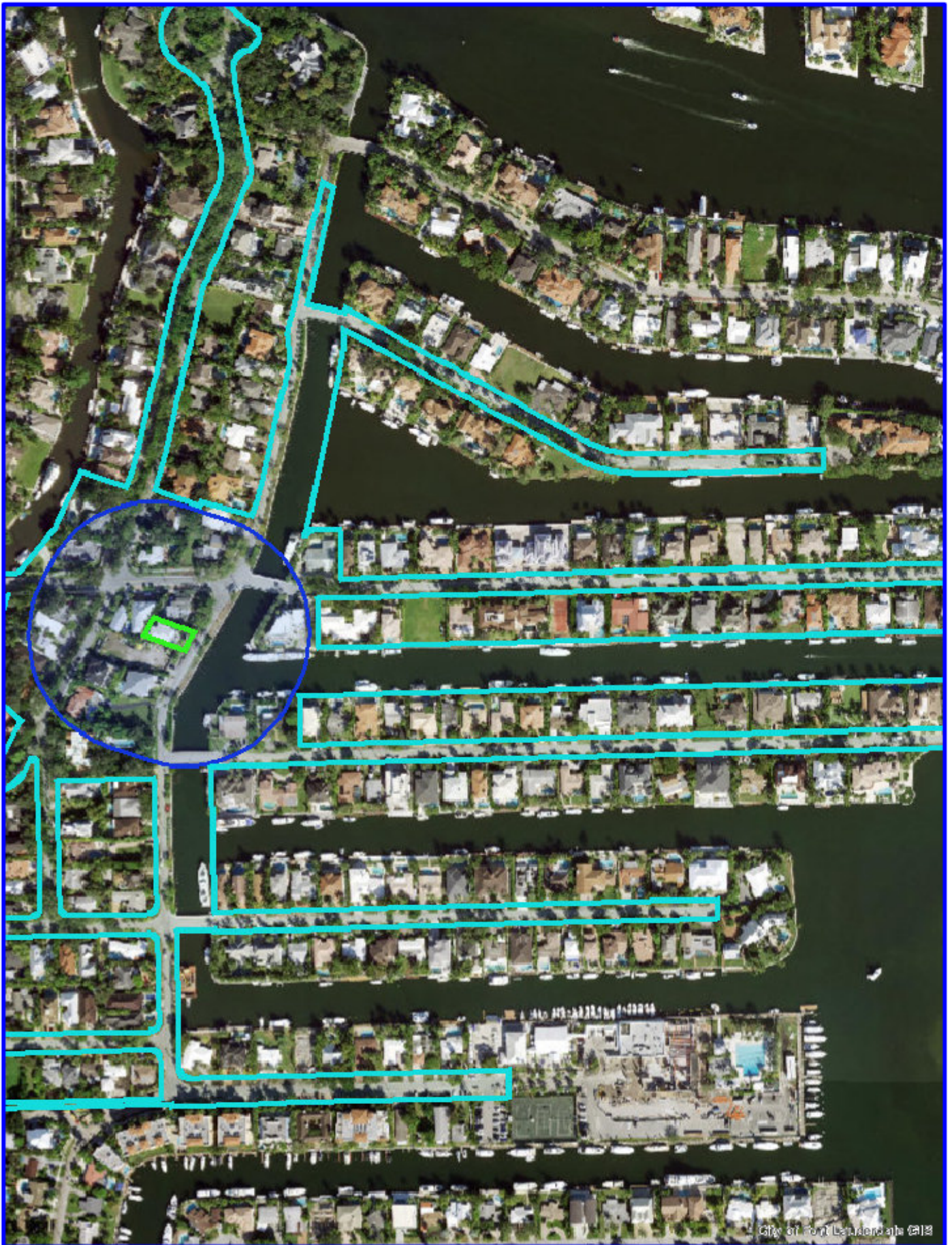
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MR. & MRS. NEAL & SUSAN MEHLMAN

EXHIBIT A

Date: 6/13/2024	Sheet : 1	of : 1
Proj No.: 24-0029.001		

EXHIBIT IX ZONING AERIAL



CITY OF FORT LAUDERDALE

909 CORDOVA ROAD, FORT LUADERDALE

Map Created by GIS Mailer



0 190 380 Feet

GIS
Fort Lauderdale

CAM #24-0705
Printed on: 6/13/2024
Exhibit 1

EXHIBIT X EXISTING DOCK PERMITS IN THE VICINTY

EXISTING DOCK PERMITS IN THE VICINITY



ADDRESS	YEAR GRANTED
116 SE 11 th Ave	2019
1700 Brickell Drive	2019
601 Cordova Road	2022
607 Cordova Road	2022, 2024
621 Cordova Road	2011, 2013
721 Cordova Road	2022
811 Cordova Road	2022
817 Cordova Road	2023
901 Cordova Road	2022
915 Cordova Road	2021
919 Cordova Road	2024
1009 Cordova Road	2015, 2021, 2022
1109 Cordova Road	2023
1029 Cordova Road	2021
1028 SE 13 th Terrace	2021, 2023
909 Cordova Road	2022, Requested July 2024

**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 13th Terr	Yes
1025 Cordova Rd	Yes
1029 Cordova Rd	Yes
1101 Cordova Rd	Yes
1109 Cordova Rd	Yes
1410 SE 11th St	Yes
1415 SE 11th Ct	Yes