RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO SECTION 8-144 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, GRANTING A DOCK PERMIT FOR INSTALLATION, USE, MAINTENANCE AND REPAIR BY GARRIN ROSE AND ANA PAULA ROSE, HUSBAND AND WIFE, OF ONE (1) PROPOSED 75'+/- LONG X 7'4"+/- WIDE MARGINAL DOCK, ACCESS STEPS, AND ELEVATOR BOAT LIFT EXTENDING A MAXIMUM DISTANCE OF 18'+/- FROM THE PROPERTY LINE ON PUBLIC PROPERTY ABUTTING THE WATERWAY ADJACENT TO 701 CORDOVA ROAD, AS SUCH UPLAND PROPERTY IS MORE PARTICULARLY DESCRIBED BELOW; AUTHORIZING THE PROPER PUBLIC OFFICIALS TO COUNTERSIGN THE DECLARATION OF COVENANTS RUNNING WITH THE LAND RESPECTING A CITY ISSUED DOCK PERMIT; AUTHORIZING RECORDATION OF THIS RESOLUTION; SUBJECT TO CERTAIN TERMS AND CONDITIONS; REPEALING ANY AND ALL PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Garrin Rose and Ana Paula Rose, husband and wife, applied for a permit to install, use, maintain and repair one (1) proposed 75'+/- long x 7'4" +/- wide marginal dock with access steps and an elevator boat lift extending a maximum distance of 18'+/- from the property line on public property abutting the waterway adjacent to 701 Cordova Road, in accordance with the provisions of Section 8-144 of the Code of Ordinances of the City of Fort Lauderdale, Florida; and

WHEREAS, the City's Marine Advisory Board on January 7, 2026, reviewed the application for dock permit filed by Applicant and voted unanimously to recommend to the City Commission approval of this application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That pursuant to Section 8-144 of the Code of Ordinances of the City of Fort Lauderdale, permission is hereby granted to Garrin Rose and Ana Paula Rose, husband and wife, (hereinafter referred to as "Permit Holder"), to install, use, maintain and repair one (1) proposed 75'+/- long x 7'4" +/- wide marginal dock with access and an elevator boat lift extending a maximum distance of 18'+/- from the property line on public property abutting the waterway adjacent to 701 Cordova Road, legally described as follows:

Lot 43 and South 25 feet of Lot 42, as measured at right angles to the South line of said Lot 42, Block 30, Unit 3 of RIO VISTA ISLES, according to the Plat thereof, as recorded in Plat Book 7, Page(s) 47, of the Public Records of Broward County, Florida.

Street Address: 701 Cordova Road
Fort Lauderdale, FL 33316

Property ID# 5042 11 18 3610

(hereinafter, "Property" or "Upland Property")

SECTION 2. The Dock Permit herein granted by this Resolution may be revoked at any time for violation of any one or more of the conditions of this Resolution or provisions of Section 8-144 of the Code of Ordinances of the City of Fort Lauderdale, Florida, a number of such provisions are incorporated by reference as if fully set forth herein. The following conditions are listed for emphasis: (1) Permit Holder is prohibited from collecting rent for the dock facility; (2) the Dock Area, as defined below, shall not be used by any person or persons other than Permit Holder; (3) Permit Holder shall be responsible for maintaining the Improvements (the term "Improvements," as used herein shall mean one (1) 75' +/- long x 7'4" wide marginal dock, access steps, one (1) elevator boat lift and adjacent seawall and any other appurtenant fixtures constructed or utilized by Permit Holder); (4) by acceptance of the use of the Improvements and the Permit granted hereby, Permit Holder agrees to defend, indemnify and hold City harmless for damages to property or injury to or for the death of anyone using the Improvements; (5) Permit Holder shall be responsible for all governmental charges or fees in connection with the maintenance, repair and use of the Improvements; (6) Permit Holder is prohibited from erecting any signs, landscaping or fencing that would restrict public access to the Public Swale Area as defined below.

SECTION 3. The granting of this Dock Permit is subject to the following terms and conditions:

1. The granting of this Dock Permit is conditioned upon the requirement that the Permit Holder shall repair, replace or maintain the I marginal dock, access steps, elevator

boat lift, adjacent seawall, and appurtenant fixtures constructed or utilized by the Permit Holder.

2. As a special condition, the City reserves the right to remove the Improvements for replacement of the seawall in the event that this might be required during the term of the Dock Permit as determined by the City Engineer and authorized by the City Manager. The sole cost of removal and replacement of the Improvements shall be the responsibility of the Permit Holder. Furthermore, the Permit Holder shall be responsible for maintaining and beautifying a reasonable area in and around the Dock Area and Public Swale Area (more particularly described below) and failure to do so shall be grounds for revocation of this Dock Permit.

3. (a) The *Dock Area* is that area (i) bounded on the North and South by the Easterly extension and prolongation of the side yard setback lines for the Upland Property into abutting waterway, (ii) bounded on the West by the Westernmost portion of the upland cap of the seawall abutting the marginal dock and access steps, and (iii) bounded on the South by Easterly extension and prolongation of the Northernmost and Southernmost side yard setback lines for the Upland Property a distance of 20.25 feet into the adjacent waterway as provided in the City of Fort Lauderdale Florida, Unified Land Development Regulations ("ULDR") 47-19.3(c) and (d). (See **Exhibit "A"** attached hereto for a schematic representation of the *Dock Area.)*

(b) The *Public Swale Area* is that area (i) bounded on the West by the Easternmost pavement for Cordova Road, (ii) bounded on the North and South by that area lying between the Easterly extension and prolongation of the Northernmost and Southernmost side Property lines of the Upland Parcel, (iii) bounded on the East by the Easterly extension of the side yard setback lines for the Upland Property into the adjacent waterway, and (iv) LESS the *Dock Area.* (See **Exhibit "B"** attached hereto for a schematic representation of *Public Swale Area.*)

4. That as a condition to the adoption of this Resolution, Permit Holder has executed the Declaration of Covenants Running with the Land Respecting A City Issued Dock Permit (hereinafter, "Declaration"). The proper City officials are hereby authorized to counter-execute the Declaration. Permit Holder, at Permit Holder's sole expense, shall record a certified copy of the Resolution and the fully executed Declaration in the Public Records of Broward County, Florida.

5. (a) During the term of the Dock Permit, the Permit Holder shall be required to

repair, replace, maintain or reconstruct the marginal dock, access steps, elevator boat lift, adjacent seawall and other appurtenant fixtures constructed or utilized by Permit Holder to meet the requirements of Section 47-19.3(f) of the City of Fort Lauderdale, Florida, Unified Land Development Regulations ("ULDR").

(b) The term of this Dock Permit to use the marginal dock, access steps and elevator boat lift and Improvements shall expire upon the (i) abandonment of the use of the marginal docks, 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 the survivability of the obligation to remove the boat-lift and marginal dock pursuant to the provisions of subsection (c) below and the obligations within the First Amended Declaration.

(c) Except as provided in subsection (d) below, upon expiration of the Dock Permit, the Permit Holder shall be obligated to remove the marginal dock, access steps, elevator boat lift and all appurtenances constructed or utilized by Permit Holder thereto no later than three (3) months after the termination, revocation or expiration of the Dock Permit. The provisions of this subsection shall be a continuing obligation that survives expiration of the Dock Permit.

(d) In the event the Dock Permit is granted to a successor in interest to this Permit Holder within the time proscribed in subsection (c) above, then the obligation to remove the dock and all appurtenances thereto shall be discharged as to this Permit Holder and a release and discharge of the Declaration shall be executed by the City Manager and recorded by the City in the Public Records of Broward County, Florida, at the expense of this Permit Holder.

(e) An application for a Dock Permit may be filed by a contract vendee prior to obtaining fee simple title to the Upland Parcel, provided, however, that the granting of the Dock Permit to the applicant contract vendee shall not be effective until such time as the conveyance of fee simple title to the Upland Parcel has been recorded in the Public Records of Broward County, Florida.

6. (a) As a special condition of the Permit, the Permit Holder is prohibited from erecting any signs, landscaping or fencing the effect of which is to restrict public access to the Public Swale Area except where permitted by Code. The "Dock Area" shall include the boatlift, marginal dock, access steps, adjoining seawall and seawall cap. Permit Holder shall post signage on the Dock Area indicating that the Dock

Area is private. The Resolution Number under which this Dock Permit is granted shall be posted on the signage.

(b) Permit Holder shall be responsible for maintaining Improvements and landscaping within the "Dock Area" and "Public Swale Area". The "Public Swale Area" shall be landscaped in accordance with a Landscape Plan approved by the Department of Sustainable Development, a copy of which is attached hereto as **Exhibit "B"**.

(c) Prior to installation of Improvements and Landscaping hereunder, Permit Holder shall secure an Engineering / Landscape permit and approval for such Improvements and Landscaping within the "Public Swale Area."

7. (a) All improvements to the Public Swale Area and Dock Area shall be constructed in accordance with appropriate permits from all applicable regulatory authorities having subject matter jurisdiction regarding such matters and must be in accordance with City Engineering design standards and all applicable regulatory codes including the City's Unified Land Development Regulations, the Florida Building Code and Broward County Amendments thereto.

(b) All docks installed pursuant to the Dock Permit granted herein shall be either (i) floating docks that can adapt to sea level rise over their useful life span, (ii) fixed docks installed at a minimum elevation consistent with the requirements of Section 47-19.3(f) of the ULDR, or (iii) fixed docks the height of which are even with the City's seawall, whichever (ii) or (iii) is greater.

(c) 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 seawall is prohibited, unless (i) specifically recommended by the City's Director of Public Works pursuant to the dock building permit review process, or (ii) where the seawall and dock area are being constructed by the Permit Holder, or (iii) upon demonstration of hardship, as it relates to accommodations under the Americans With Disabilities Act, as same may be amended from time to time and authorized by the Resolution granting the dock permit.

8. The Dock Permit granted herein shall not be assignable without the written approval of the Resolution adopted by the City Commission.

9. Permit Holder shall not charge or collect any rent or fees from anyone using such

dock constructed on public property.

10. As a special condition, vessels berthed at the permitted dock, pursuant to Code Sec. 8-91(e) are prohibited from extending beyond the maximum distance of 30% of the width of the waterway.

11. Repair and/or maintenance of a vessel moored at this location shall be in compliance with City Code Sec. 8-149.

12. As a special condition of the permit, in the event Permit Holder is found by the City Commission to have violated any of the above conditions or is found by the Code Enforcement Board, Special Magistrate or County Court Judge to have violated any Code sections relative to the use of the Public Swale Area, Dock Area, boat-lift, marginal dock and mooring piles, then the Permit granted herein may be repealed or rescinded by the City Commission upon thirty (30) days' advance notice to the Permit Holder.

13. Use of the Dock Area is limited to the docking of a vessel owned by the Permit Holder with a copy of the documentation showing the name and registration number of the vessel provided by the Permit Holder to the Supervisor of Marine Facilities.

14. There shall be no fueling of vessels under this Dock Permit from tank trucks along the adjacent publicly dedicated Cordova Road.

15. The Permit Holder is prohibited from mooring any watercraft or vessel, other than a tender, in such a manner that it is "rafted out" from the vessel owned or operated by the Permit Holder and moored at the dock as authorized under the dock permit.

16. No vessel shall be docked or anchored in such a position that causes it to extend beyond the side setback lines required for the principal building on the Upland Property, as extended beyond the side setback lines into the waterway.

17. Parking in the "Dock Area" and/or "Public Swale Area" is intended to be temporary in nature only. Overnight or long-term parking by persons associated with the Permit Holder is discouraged.

SECTION 4. That by acceptance of the benefits of this Resolution, Permit Holder acknowledges that the Public Swale Area and Dock Area are part of a publicly dedicated right-of-way for Cordova Road and that any right, title, interest or claim of use to the Dock, Dock Area or

Public Swale Area except to the extent provided herein, is subordinate and inferior to that public dedication until such public dedication is discontinued by law.

SECTION 5. That the City Clerk is hereby directed to provide to the Permit Holder (a) a certified copy of this Resolution together with (b) the original fully executed First Amended Declaration for recording in the Public Records of Broward County, Florida, at Permit Holder's expense in accordance with the provisions of Section 7 hereof.

SECTION 6. That all Resolutions or parts of Resolutions in conflict are hereby repealed.

SECTION 7. That this Resolution shall not be effective until such time as (i) Permit Holder, at Permit Holder's expense, records in the Public Records of Broward County, Florida (a) a certified copy of this Resolution together with (b) the original fully executed Declaration and (ii) a recorded copy of the Resolution and Declaration are filed with the City's Office of Marine Facilities and the City Clerk within ninety (90) days of the adoption of this Resolution. Failure to meet the conditions of (i) and (ii) above shall cause this Resolution to be of no further force and effect.

ADOPTED this _____ day of _____, 2026.

_____
Mayor
DEAN J. TRANTALIS

ATTEST:

_____
City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

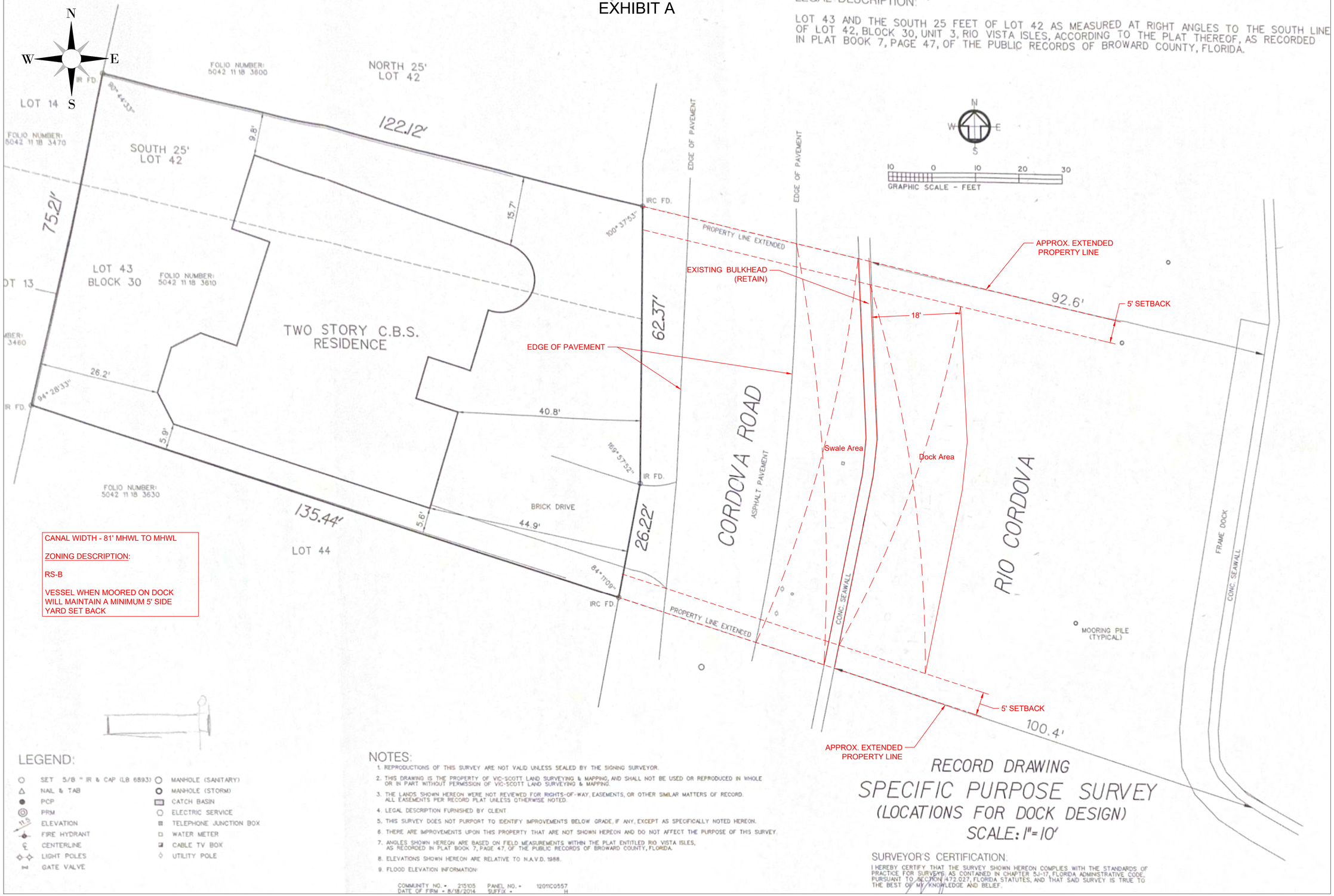
_____
City Attorney
SHARI L. McCARTNEY

Dean J. Trantalis	_____
John C. Herbst	_____
Steven Glassman	_____
Pamela Beasley-Pittman	_____
Ben Sorensen	_____

EXHIBIT A

LEGAL DESCRIPTION:

LOT 43 AND THE SOUTH 25 FEET OF LOT 42 AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LOT 42, BLOCK 30, UNIT 3, RIO VISTA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



CANAL WIDTH - 81' MHWL TO MHWL

ZONING DESCRIPTION:

RS-B

VESSEL WHEN MOORED ON DOCK WILL MAINTAIN A MINIMUM 5' SIDE YARD SET BACK

LEGEND:

SET 5/8 " IR & CAP (LB 6893)	MANHOLE (SANITARY)
NAIL & TAB	MANHOLE (STORM)
PCP	CATCH BASIN
PRM	ELECTRIC SERVICE
ELEVATION	TELEPHONE JUNCTION BOX
FIRE HYDRANT	WATER METER
CENTERLINE	CABLE TV BOX
LIGHT POLES	UTILITY POLE
GATE VALVE	

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF VIC-SCOTT LAND SURVEYING & MAPPING AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF VIC-SCOTT LAND SURVEYING & MAPPING.
3. THE LANDS SHOWN HEREON WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT
5. THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
6. THERE ARE IMPROVEMENTS UPON THIS PROPERTY THAT ARE NOT SHOWN HEREON AND DO NOT AFFECT THE PURPOSE OF THIS SURVEY.
7. ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED RIO VISTA ISLES, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988.
9. FLOOD ELEVATION INFORMATION:

COMMUNITY NO. = 215105 PANEL NO. = 12011C0557
DATE OF FIRM = 8/18/2014 SUFFIX = H

RECORD DRAWING

SPECIFIC PURPOSE SURVEY

(LOCATIONS FOR DOCK DESIGN)

SCALE: 1"=10'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYS, AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SHEET NOTES

EXHIBIT A

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:

NO.	DESCRIPTION	DATE

SHORELINE ENGINEERING

CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

SUBJECT PROPERTY:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

MAILING ADDRESS:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

PROJECT NO.	SHEET
FL-2025-277	S-1
DATE 12/15/2025	
1" = 10' 22x34 1" = 20' 11x17	

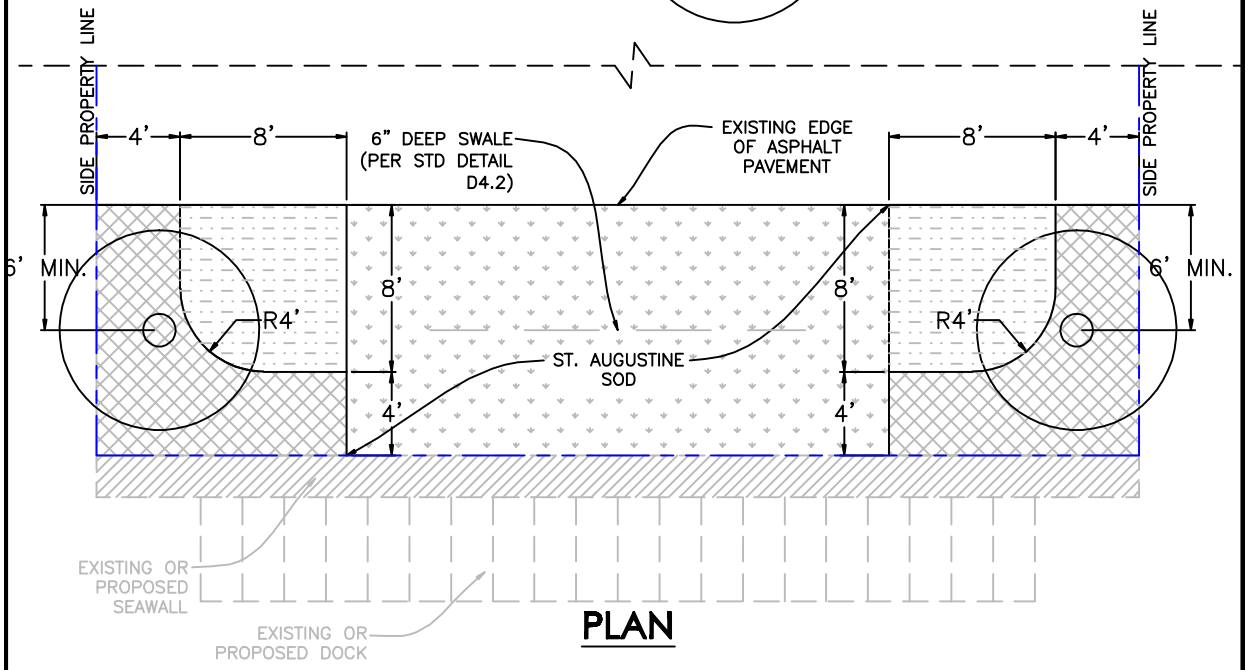
LEGEND

ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE

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

INDIAN HAWTHRON:
12" - 18" TALL
12" - 18" ON CENTER

12' SILVER BUTTONWOOD TREE,
MULTI



PLAN

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'