ITEM VIII

MEMORANDUM MF NO. 21-21

DATE: August 16, 2021

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities Manager

RE: September 2, 2021 MAB Meeting – Application for Dock Permit – William & Ethel McIntyre / 1516 Ponce De Leon Drive

Attached for your review is an renewal Dock Permit application from William & Ethel McIntyre / 1516 Ponce De Leon drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the installation and usage of a 50' long x 8' wide concrete marginal dock, 20'x6' floating dock,and a 3'x16' ramp extending a maximum distance of +/- 8' from the wetface of the seawall on public property abutting the waterway adjacent to 1516 Ponce de Leon Drive (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. If recommended for approval by the MAB, the Applicant must execute and deliver a Declaration of Covenants Running with the L and to the City Attorney's Office no later than ten (10) days prior to scheduled City Commission Meeting date.

PROPERTY LOCATION AND ZONING

The property is located within the Rio Vista Isles RS-8 Residential Low Density 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, re-construct 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 seal 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. Penetration of the City's seawall is prohibited, unless otherwise authorized as provided in Code 8-144 (6).

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. The violation of any provisions of Code Section 8-144 or violations of any of the terms or conditions relative to the granting or renewal of a dock permit shall be unlawful and may constitute cause for revocation of the permit.

AC
Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Jonathan Luscomb, Marine Facilities Supervisor

WILLIAM & ETHEL MCINTYRE
1516 PONCE DE LEON DRIVE
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

CITY OF FORT LAUDERDALE
MARINE FACILITIES
APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

APPLICATION FORM
(Must be in Typewritten Form Only)

1. LEGAL NAME OF APPLICANT - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):

   NAME: **William & Ethel McIntrye**

   TELEPHONE NO: 954-257-1423 _____ EMAIL: WMMCINTYRE@AOL.COM
   (home) (business)

2. APPLICANT'S ADDRESS (if different than the site address): **1516 Ponce De Leon Drive Fort Lauderdale, FL 33316**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
   The applicant requests a waiver for the private use of public property abutting waterways within the City of Fort Lauderdale to install a concrete marginal dock, cantilever platform, access ramp, and floating dock.

4. SITE ADDRESS: ZONING:

   1516 Ponce De Leon Drive **R.S-8**

   LEGAL DESCRIPTION AND FOLIO NUMBER:
   RIO VISTA ISLES UNIT 3 7-47 B LOTS 16,17,39 AND 40 BLK 30
   Folio No. 504211183490

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

W McIntyre AUG 9, 2021
Applicant's Signature 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 _____

Table of Contents

SUMMARY DESCRIPTION 3

WARRANTY DEED & BCPA 5

CURRENT UTILITY BILL 9

VESSEL REGISTRATION 12

ORIGINAL SURVEY 14

'EXHIBIT A' 17

STANDARD LANDSCAPE PLAN 19

EXHIBIT IX 21

ZONING AERIAL 21

SITE PHOTOGRAPHS 23

PROJECT PLANS 26

EXISTING WAIVERS IN THE VICINTY 33

LETTERS OF SUPPORT 35

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

EXHIBIT II
SUMMARY DESCRIPTION

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

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Summary Description
1516 Ponce De Leon Drive
TCG Project No. 21-0060

The project site is located along an unnamed canal adjacent to the New River at 1516 Ponce De Leon Drive, in Section 11, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Rio Cordova, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 1.9 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 ±79.6 ln. ft. sheet pile seawall recently installed by the City of Fort Lauderdale under the Cordova Road Seawall Project. The proposed project includes the installation of a ±400 sq. ft. concrete marginal dock (50'x8') and a ±120 sq. ft. floating dock (20'x6') with a 3'x16' ramp. As this property is owned by the city, the proposed concrete dock, floating dock and ramp will require approval of private use of public property abutting a waterway.

The proposed structures are being applied for concurrently with the Broward County Environmental Protection & Growth Management Department, Florida Department of Environmental Protection, and US Army Corps of Engineers.

The following three (3) matters provide justification for this waiver request:

1. All structures and piles will not exceed 30% of the width of the waterway.

2. The applicant requests to enjoy and utilize the waterfront access along Cordova Road as many others within this neighborhood.

3. The applicant previously had an existing marginal dock and floating dock within the same configuration for at least 17+ years that needed to be removed due to the City of Fort Lauderdale's Cordova Road Seawall Project.

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

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EXHIBIT III
WARRANTY DEED & BCPA

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

W/C TRI-COUNTY for:
Patrick G. Kelley, P.A.
1401 E. Broward Blvd., #206
Ft. Lauderdale, FL 33301
13063.002

Prepared by ~~and return to~~:
James D. Camp, III
Attorney at Law
Camp & Camp, P.A.
111 S.E. 12th Street
Fort Lauderdale, FL 33316-1813
954-524-8111
File Number: **14-1059.001**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **2nd** day of **May, 2014** between **Craig R. Schembri, a married man, joined by his wife, Denise C. Schembri** whose post office address is **3981 S.W. 30th Avenue, Fort Lauderdale, FL 33312**, grantor, and **William D. McIntyre and Ethel McIntyre, husband and wife** whose post office address is **1516 Ponce De Leon Drive, 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 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:

> **Lots 16, 17, 39 and 40, 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.**
>
> **Parcel Identification Number: 5042 1118 3490**
>
> **Subject to taxes for 2014 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

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

(2)

Signed, sealed and delivered in our presence:

Witness Name: Kristina Song

Witness Name: SUSAN L. FREEMAN

Witness Name: Kristina Song

Witness Name: SUSAN L. FREEMAN

(Seal)
Craig R. Schembri

(Seal)
Denise C. Schembri

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this ~~2nd~~ 30TH day of ~~May~~ APRIL, 2014 by Craig R. Schembri, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

SUSAN L. FREEMAN
MY COMMISSION # EE 056555
EXPIRES: February 26, 2015
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: SUSAN L. FREEMAN

My Commission Expires:

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this ~~2nd~~ 30th day of ~~May~~ APRIL, 2014 by Denise C. Schembri, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

SUSAN L. FREEMAN
MY COMMISSION # EE 056555
EXPIRES: February 26, 2015
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: SUSAN L. FREEMAN

My Commission Expires:

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1516 PONCE DE LEON DRIVE, FORT LAUDERDALE FL 33316	ID #	5042 11 18 3490
Property Owner	MCINTYRE, WILLIAM D & ETHEL	Millage	0312
Mailing Address	1516 PONCE DE LEON DR FORT LAUDERDALE FL 33316	Use	01

Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B LOTS 16,17,39 AND 40 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).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$907,040	$4,278,730	$5,185,770	$3,859,550	
2020	$907,040	$4,036,150	$4,943,190	$3,806,270	$70,034.71
2019	$1,496,620	$3,955,290	$5,451,910	$3,720,700	$68,698.34

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,185,770	$5,185,770	$5,185,770	$5,185,770
Portability	0	0	0	0
Assessed/SOH 15	$3,859,550	$3,859,550	$3,859,550	$3,859,550
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	$3,809,550	$3,834,550	$3,809,550	$3,809,550

Sales History

Date	Type	Price	Book/Page or CIN
4/30/2014	WD-Q	$3,700,000	112267044
12/19/2005	WD	$3,450,000	41148 / 825
7/19/2005	WD	$3,300,000	40204 / 1159
7/2/2001	WD*	$3,797,500	31800 / 1826
10/4/1996	WD	$320,000	25490 / 811

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$40.00	22,676	SF
Adj. Bldg. S.F. (Card, Sketch)		11719
Units		1
Eff./Act. Year Built: 1999/1998		

Special Assessments

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

EXHIBIT IV
CURRENT UTILITY BILL

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

Electric Bill Statement
For: Jul 2, 2021 to Aug 3, 2021 (32 days)
Statement Date: Aug 3, 2021
Account Number: 12251-99015
Service Address:
1516 PONCE DE LEON DR
FORT LAUDERDALE, FL 33316

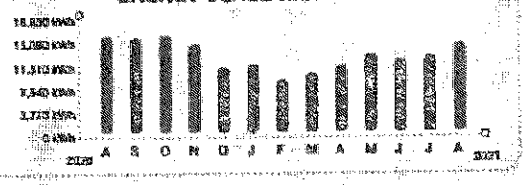
Hello William Mc Intyre,
Here's what you owe for this billing period.

CURRENT BILL

$1,606.53
TOTAL AMOUNT YOU OWE

Aug 24, 2021
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,598.64
Payments received	-1,598.64
Balance before new charges	0.00
Total new charges	1,606.53
Total amount you owe	$1,606.53

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after August 24, 2021 are considered late; a late payment charge, the greater of $5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after August 14, 2021. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (954) 797-5000
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:
FPL Care To Share: ____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

WILLIAM MC INTYRE
1516 PONCE DE LEON DR
FORT LAUDERDALE FL 33316-1124

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

12251-99015	$1,606.53	Aug 24, 2021	$ ____
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,593.64
Payment received - Thank you		-1,593.64
Balance before new charges		$0.00
New Charges		
Rate: RS-1 RESIDENTIAL SERVICE		
Customer charge	$8.34	
Non-fuel: (First 1000 kWh at $0.047800) (Over 1000 kWh at $0.078800)	$1,195.59	
Fuel: (First 1000 kWh at $0.023100) (Over 1000 kWh at $0.033100)	$535.45	
Electric service amount	1,739.38	
Gross receipts tax	44.60	
Franchise charge	109.80	
Utility tax	146.24	
Taxes and charges	300.64	
Actual electric charges	2,040.02	
Budget billing charges		$1,593.05
Billing for Services and Products		
Water Protection Plan®	13.48	
--For program ?s, please call 1-844-848-0465.		
Total Services and Products		$13.48
Total amount you owe		$1,606.53

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KQ34067. Next meter reading Sep 2, 2021.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	23012	22759	60	15540

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 3, 2021	Jul 2, 2021	Aug 4, 2020
kWh Used	15540	13320	16950
Service days	32	30	33
kWh/day	486	444	514
Amount	$2,040.02	$1,746.84	$2,108.53

FPL BUDGET BILLING

Deferred Balance $521.09 CREDIT

Solar for everyone

Now, it's easy and affordable for you to participate in solar with the FPL SolarTogether program.

See how ›

Smart tools to lower bills

With FPL smart tools, you can get no-cost/low-cost tips to save money and lower your bill.

Learn more ›

Help others in need

Help your neighbors in need by contributing to FPL Care To Share® monthly through your FPL bill.

Sign up today ›

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is timely and sufficient, we will deduct the amount from your checking account. If your payment is untimely or insufficient, we may deduct the amount from your checking account. [illegible] FPL does not agree to any restrictive [illegible] conditions or endorsements on payments submitted. [illegible] other form of payment. We will process the payment as [illegible] conditions do not apply.

EXHIBIT V
VESSEL REGISTRATION

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

FLORIDA VESSEL REGISTRATION

FL/DO # DO1287826 DECAL 12266596 Expires Midnight Thu 6/30/2022

YRMK 2018 [illegible] BODY VS
HIN [illegible]
HULL
PROPL
TYPE
LEN 40'
Date Issued 7/16/2021 ENG DRIVE
SE OPER

WILLIAM McINTYRE LLC
1518 PONCE DE LEON DR
FORT LAUDERDALE, FL 33316-1335

EXHIBIT VI
ORIGINAL SURVEY

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

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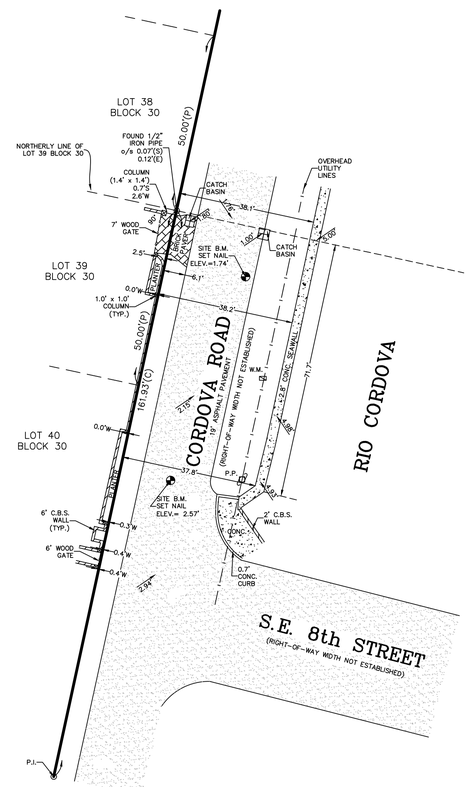
Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc.

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PINNELL SURVEY, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: CORDOVA ROAD
FORT LAUDERDALE, FLORIDA 33316

CERTIFY TO:

1. WILLIAM D. MCINTYRE AND ETHEL MCINTYRE

LEGAL DESCRIPTION:

LOCATION OF NEWLY CONSTRUCTED SEAWALL, SITUATED NORTH OF HAVANA DRIVE, EAST OF CORDOVA ROAD, WEST OF RIO CORDOVA AND SOUTH OF THE EASTERLY PROJECTION OF THE NORTHERLY LINE OF LOT 39, BLOCK 30, OF "RIO VISTA ISLES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:

1) NONE VISIBLE.

LEGEND:

B.M.	= BENCHMARK
B.C.R.	= BROWARD COUNTY RECORDS
C	= CALCULATED MEASUREMENT
℄	= CENTERLINE
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
C.O.	= CLEAN OUT
CONC.	= CONCRETE
C.L.P.	= CONCRETE LIGHT POLE
C.R.	= CABLE RISER
D	= DEED MEASUREMENT
E.S.	= ELECTRIC SERVICE
ELEV.	= ELEVATION
F.P.L.	= FLORIDA POWER & LIGHT
G.A.	= GUY ANCHOR
G.V.	= GATE VALVE
L.P.	= LIGHT POLE
M	= MEASURED
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS
M.H.	= MANHOLE
NAVD	= NORTH AMERICAN VERTICAL DATUM
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	= OFFICIAL RECORDS BOOK
P	= PLAT MEASUREMENT
P.B.	= PLAT BOOK
P.E.	= POOL EQUIPMENT
P.B.C.R.	= PALM BEACH COUNTY RECORDS
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
TYP.	= TYPICAL
W.M.	= WATER METER
P.P.	= POWER POLE
A/C	= AIR CONDITIONING UNIT
o/s	= OFFSET
R/W	= RIGHT-OF-WAY
♿	= HANDI-CAPPED PARKING
	= FIRE HYDRANT
	= UTILITY POLE
10.00	= SPOT ELEVATION

GENERAL NOTES:

1) TYPE OF SURVEY: SPECIAL PURPOSE
2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NAVD '88, UNLESS OTHERWISE NOTED.
7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
11) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 5 FEET, AS SHOWN ON F.I.R.M. MAP 125105-0557-H, BEARING A MAP EFFECTIVE DATE OF 08/18/14 AND AN INDEX MAP REVISION DATE OF 08/18/14.
12) REFERENCE B.M. ELEV. DATUM WAS CONVERTED FROM NGVD '29 TO NAVD '88 USING CORPSCON 6.0.1.
13) REFERENCE B.M.: BRONZE DISC TOP OF CURB @ S.W. CORNER OF BRIDGE #865761 ON S.E. 8TH ST. E. OF CORDOVA ROAD ELEV.=5.896' NGVD '29/ELEV.=4.311' NAVD '88.
14) DATE FIELDWORK PERFORMED: 06/15/21 (FIELD BOOK 632, PAGE 25)
15) DRAWN BY: Q.D.I. CHECKED BY: J.P. & K.M.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JASON H. PINNELL
CERTIFICATE No. 5734
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 – STATE OF FLORIDA

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:

REVISION	DATE	CHECKED BY

PROJECT NAME: MCINTYRE JOB NO.: 21-1306

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prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 J.W. McLaughlin AVENUE (N.E. 3rd AVENUE),
FORT LAUDERDALE, FLORIDA, 33301
PHONE: (954) 763-7611 FAX: (954) 763-7615

RECORD LAND SURVEY

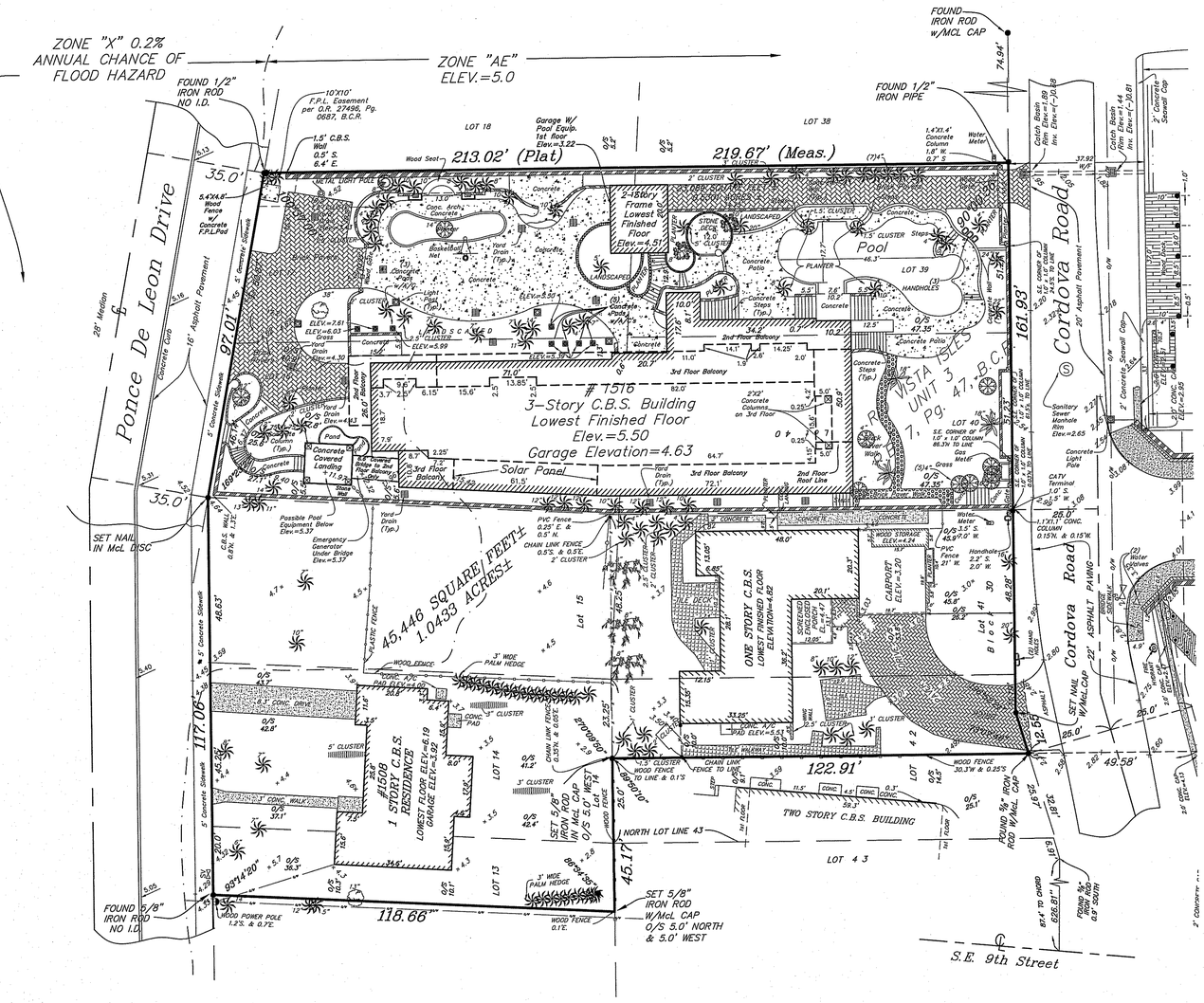
LOTS 15 - 17, LOTS 39-41 AND LOT 42, LESS SOUTH 25', BLOCK 30, RIO VISTA ISLES PLAT BOOK 7, PAGE 47, B.C.R.

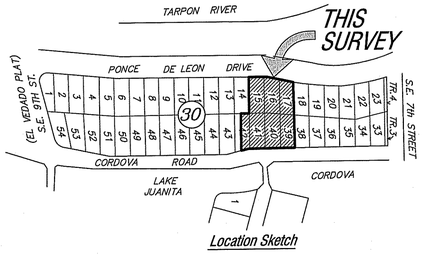
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

www.MECO400.com





Location Sketch
Not To Scale

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- DATE PALM
- GUMBO LIMBO
- OAK TREE
- ORCHID
- PALM TREE
- TRAVELERS TREE
- UNKNOWN TREE

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) Boundary survey information does not infer Title or Ownership.
4) All iron rods 5/8", unless otherwise noted.
5) Reference Bench Mark: Nail in wood pole in center of Cul-De-Sac at North end of Ponce De Leon Drive, Elev.=10.07.
6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 9.87, Elev. = 9.87
7) This property lies in Flood Zone "AE", Elev.=5.0 & "X" 0.2% Annual Chance Of Flood Hazard Per Flood Insurance Rate Map No. 12011C0557 H Dated: August 18, 2014. Community Panel No. 125105.
8) 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/

OFFICE NOTES

FIELD BOOK NO. TDS, Print, LB# 349/41
JOB ORDER NO. V-1083
CHECKED BY:
DRAWN BY: RT
C:\Ray2016\V1083\V1083.dwg 3/17/2016 2:32:27 PM EDT

LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
I.C.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
A.L.P. = ALLUMINUM LIGHT POLE
C.L.P. = CONCRETE LIGHT POLE
M.L.P. = METAL LIGHT POLE
W.L.P. = WOOD LIGHT POLE
O/W = OVERHEAD UTILITY WIRES

ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
℄ = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE
H.H. = HAND HOLE
L.P. = LIGHT POLE
W.P.P. = WOOD POWER POLE
WV = WATER VALVE

FILE NO.: 16 - 3 -

Legal Description

Lots 15, 16, 17, 39, 40, 41 and Lot 42, Less the South 25.00 feet, Block 30, RIO VISTA ISLES UNIT 3, according to the plat thereof, as recorded in Plat Book 7, Page 47, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 44,474 square feet or 1.0439 acres, more or less.

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards 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, 2016.

McLAUGHLIN ENGINEERING COMPANY

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

EXHIBIT VII
‘EXHIBIT A’

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

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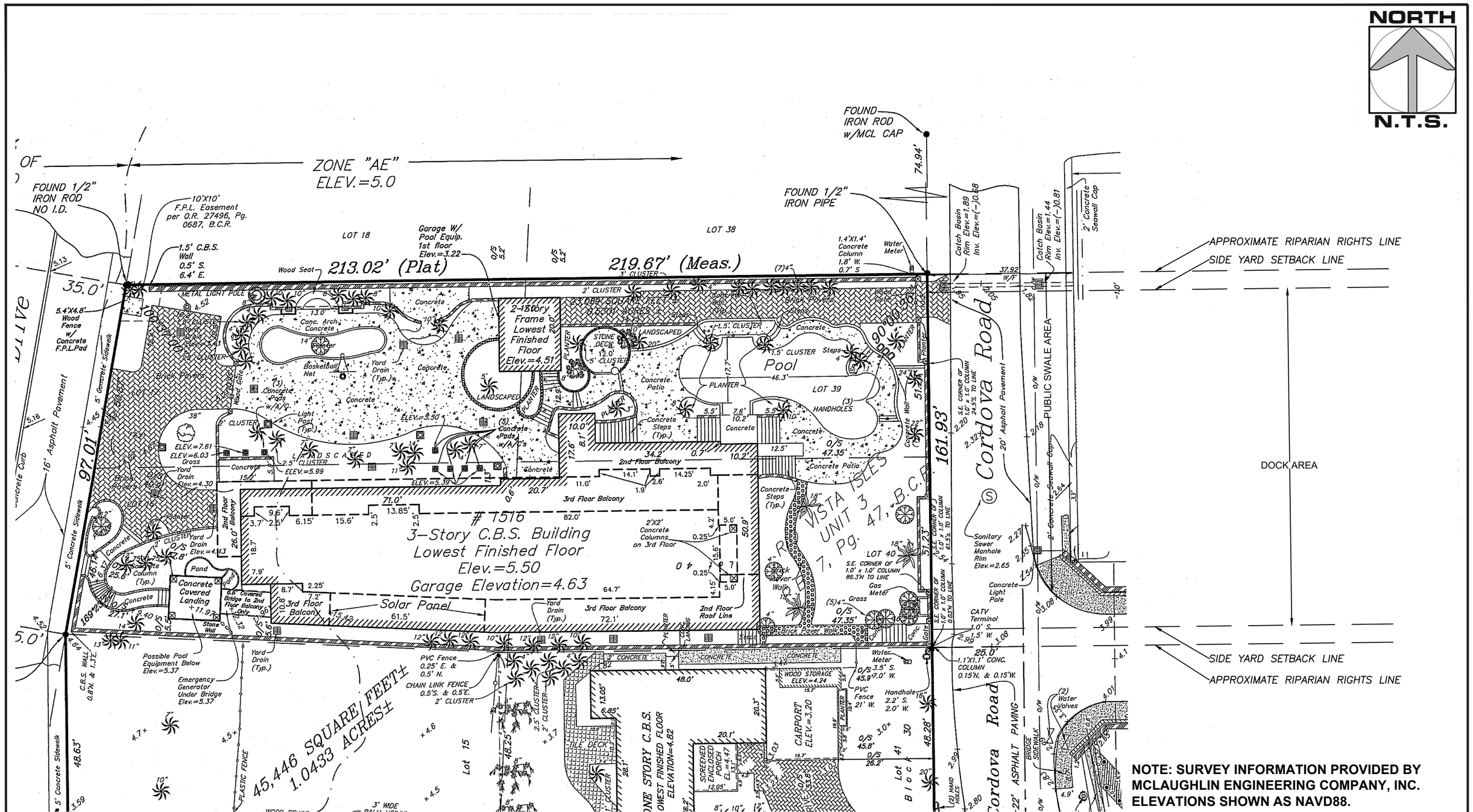

NOTE: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING COMPANY, INC. ELEVATIONS SHOWN AS NAVD88.

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1516 PONCE DE LEON DRIVE

PREPARED FOR:

TOM KRIPS CONSTRUCTION, INC.

EXHIBIT A

Date: 8/18/2021	Sheet : 1	of : 1
Proj No.: 21-0074		

EXHIBIT VIII
STANDARD LANDSCAPE PLAN

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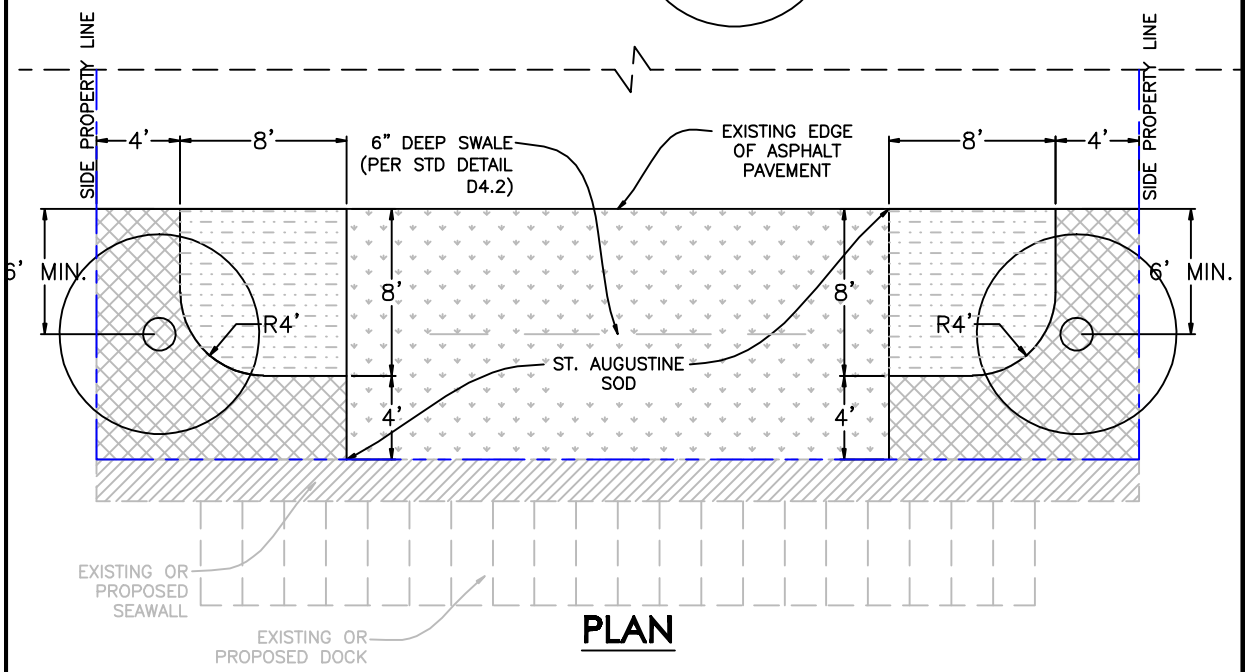
LEGEND

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'

EXHIBIT IX
ZONING AERIAL

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CITY OF FORT LAUDERDALE

1516 Ponce De Leon Drive

0 90 180 Feet

GIS Fort Lauderdale

Map Created by GIS Mailer

Printed on: 8/12/2021

EXHIBIT X
SITE PHOTOGRAPHS

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

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

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

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3. Eastern portion of dock area, facing west.

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EXHIBIT XI
PROJECT PLANS

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1516 PONCE DE LEON DRIVE

PLAN SET

LOCATION MAP (N.T.S.)

DRAWING INDEX

SHEET 1: COVER

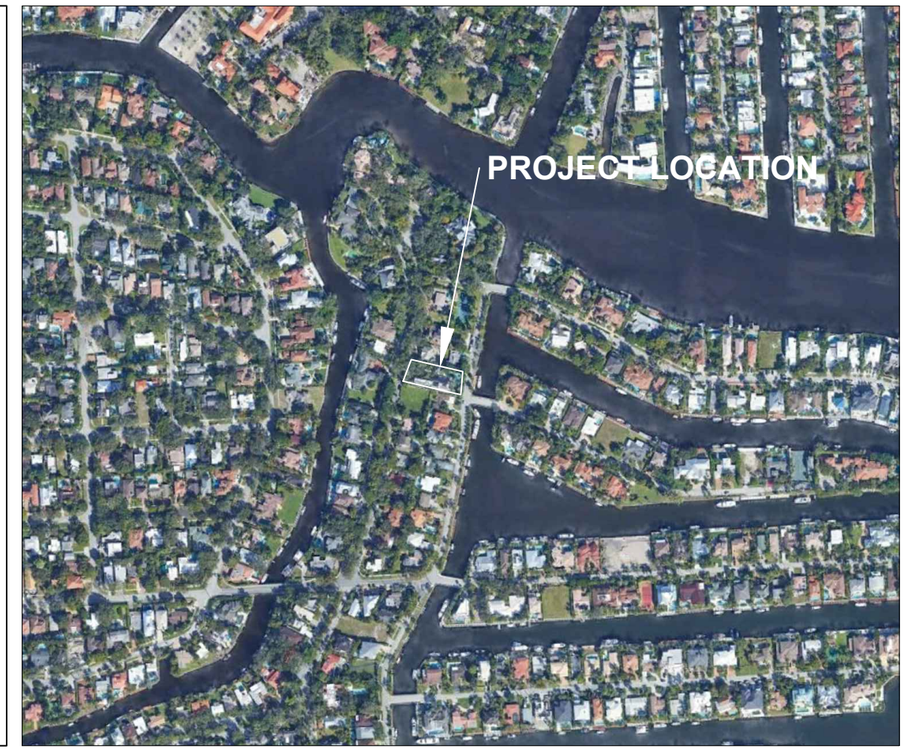
SHEET 2: EXISTING CONDITIONS

SHEET 3: PROPOSED CONDITIONS

SHEET 4: SECTION A

SHEET 5: SECTION B

SHEET 6: DETAILS



VICINITY AERIAL (N.T.S.)

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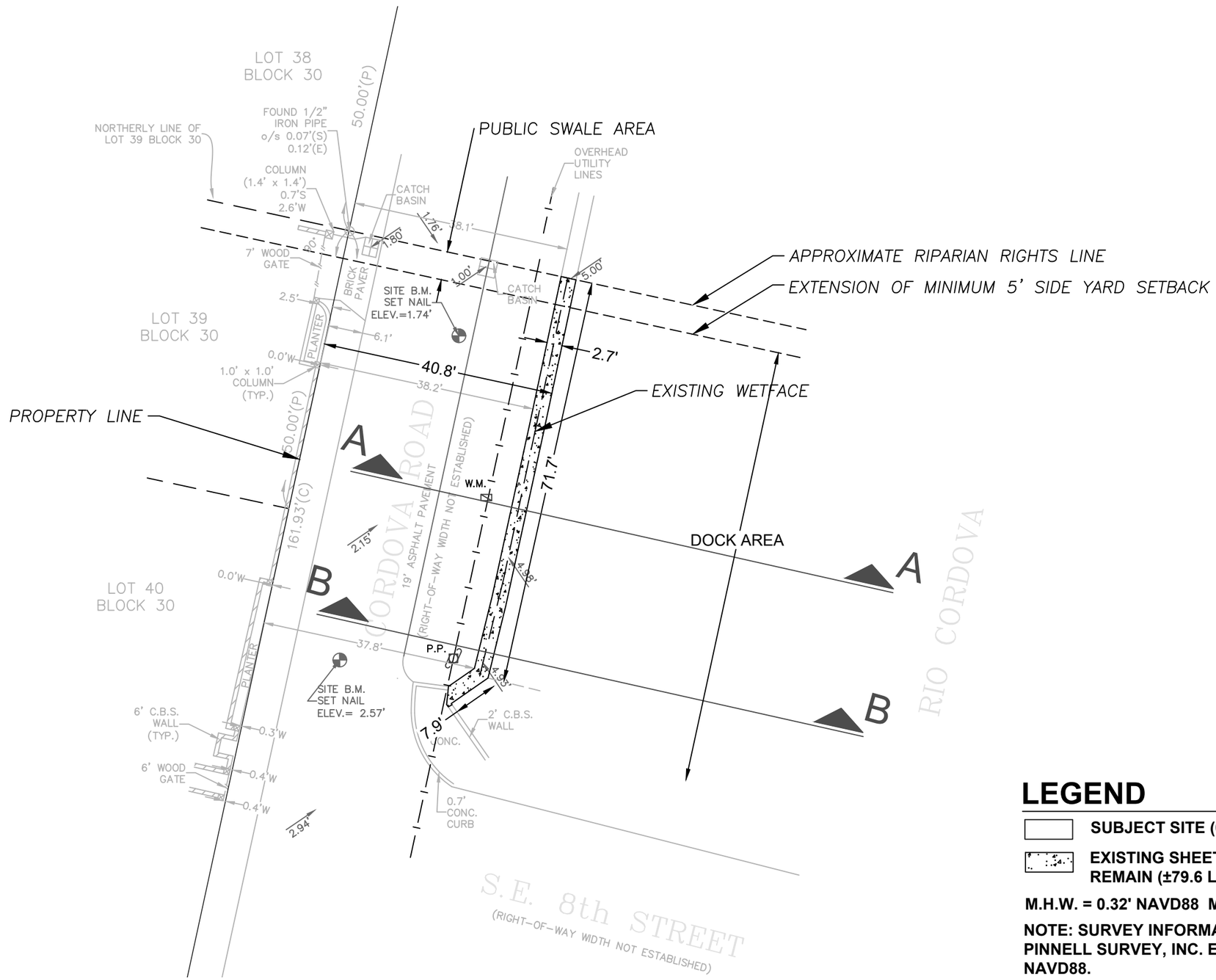
1516 PONCE DE LEON DRIVE

PREPARED FOR:

TOM KRIPS CONSTRUCTION, INC.

COVER		
Date: 7/23/2021	Sheet : 1	of : 6
Proj No.: 21-0074		



LEGEND

- SUBJECT SITE (0.52 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN (±79.6 LN. FT.)

M.H.W. = 0.32' NAVD88 M.L.W. = (-)2.10' NAVD88

NOTE: SURVEY INFORMATION PROVIDED BY PINNELL SURVEY, INC. ELEVATIONS SHOWN AS NAVD88.

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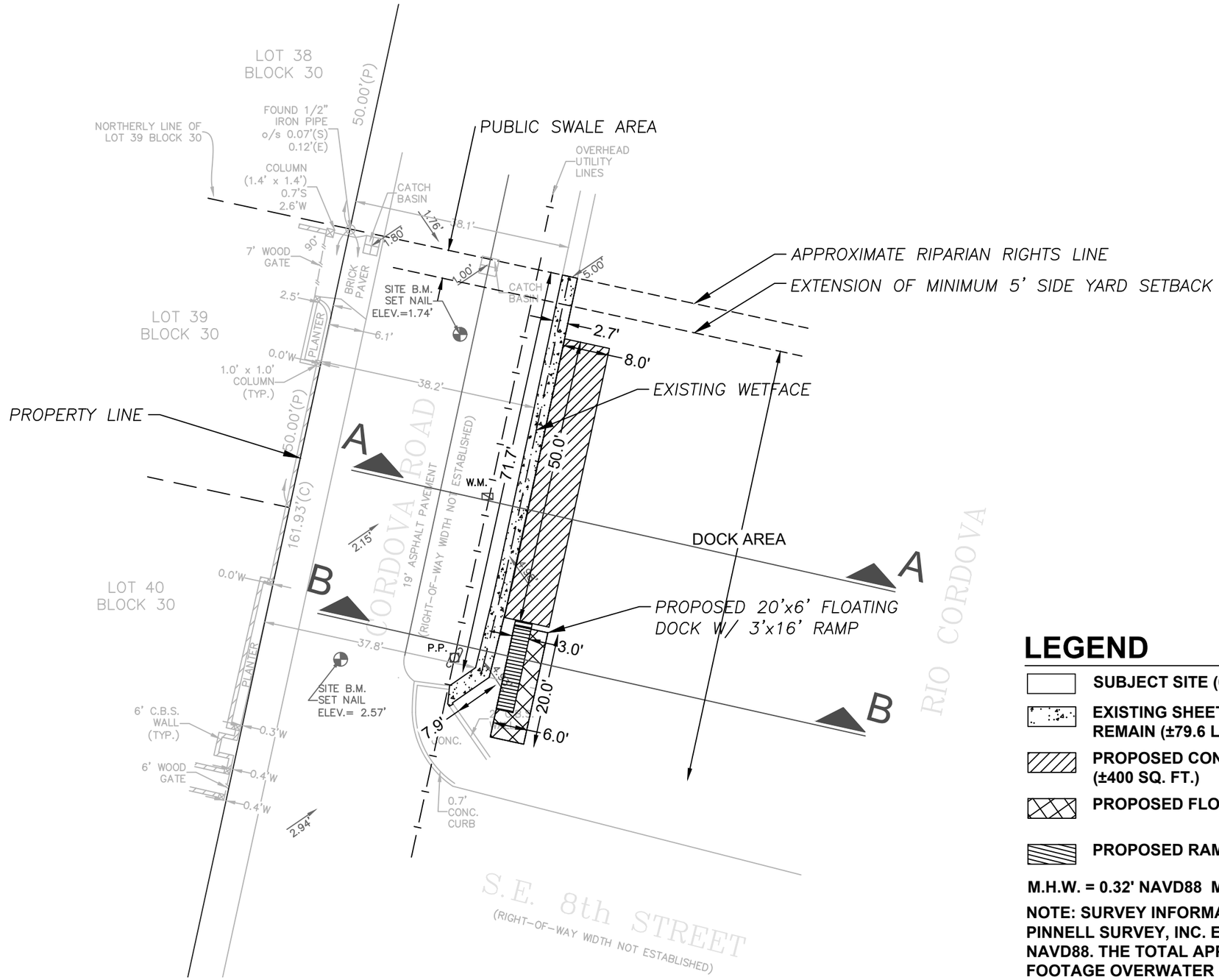
1516 PONCE DE LEON DRIVE

PREPARED FOR:

TOM KRIPS CONSTRUCTION, INC.

EXISTING CONDITIONS

Date: 7/23/2021	Sheet : 2	of : 6
Proj No.: 21-0074		



LEGEND

- SUBJECT SITE (0.52 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN (±79.6 LN. FT.)
- PROPOSED CONCRETE MARGINAL DOCK (±400 SQ. FT.)
- PROPOSED FLOATING DOCK (±120 SQ. FT.)
- PROPOSED RAMP (±48 SQ. FT.)

M.H.W. = 0.32' NAVD88 M.L.W. = (-)2.10' NAVD88

NOTE: SURVEY INFORMATION PROVIDED BY PINNELL SURVEY, INC. ELEVATIONS SHOWN AS NAVD88. THE TOTAL APPROXIMATE SQUARE FOOTAGE OVERWATER IS 520 SQ. FT.

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1516 PONCE DE LEON DRIVE

PREPARED FOR:

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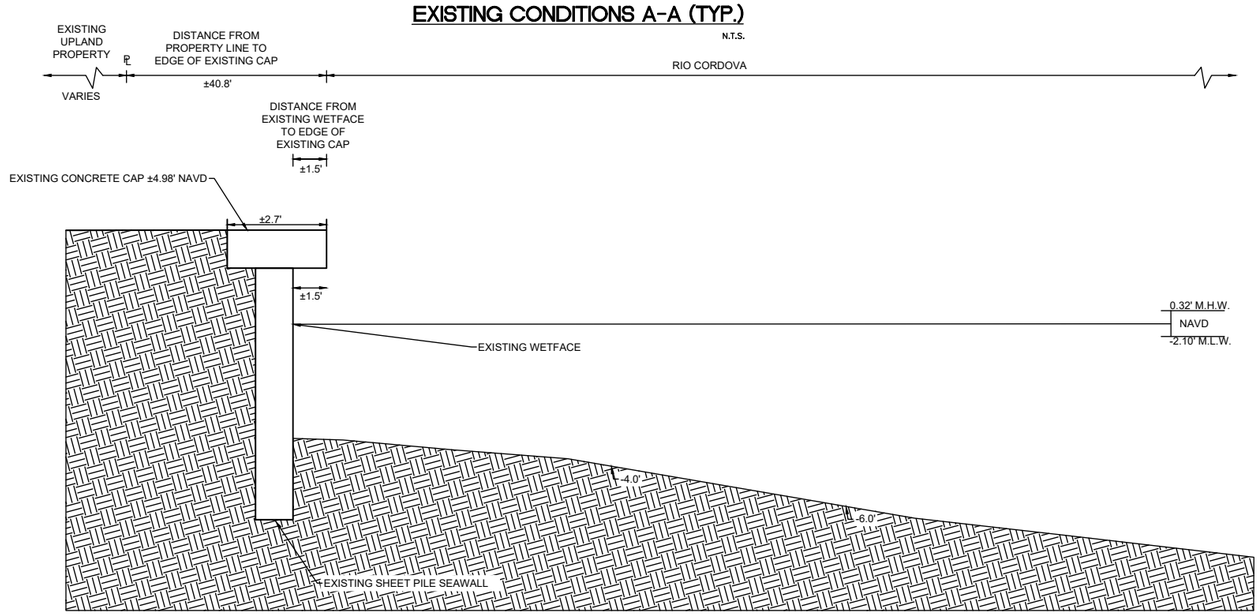
PROPOSED CONDITIONS

Date:	Sheet :	of :
7/23/2021	3	6
Proj No.: 21-0074		

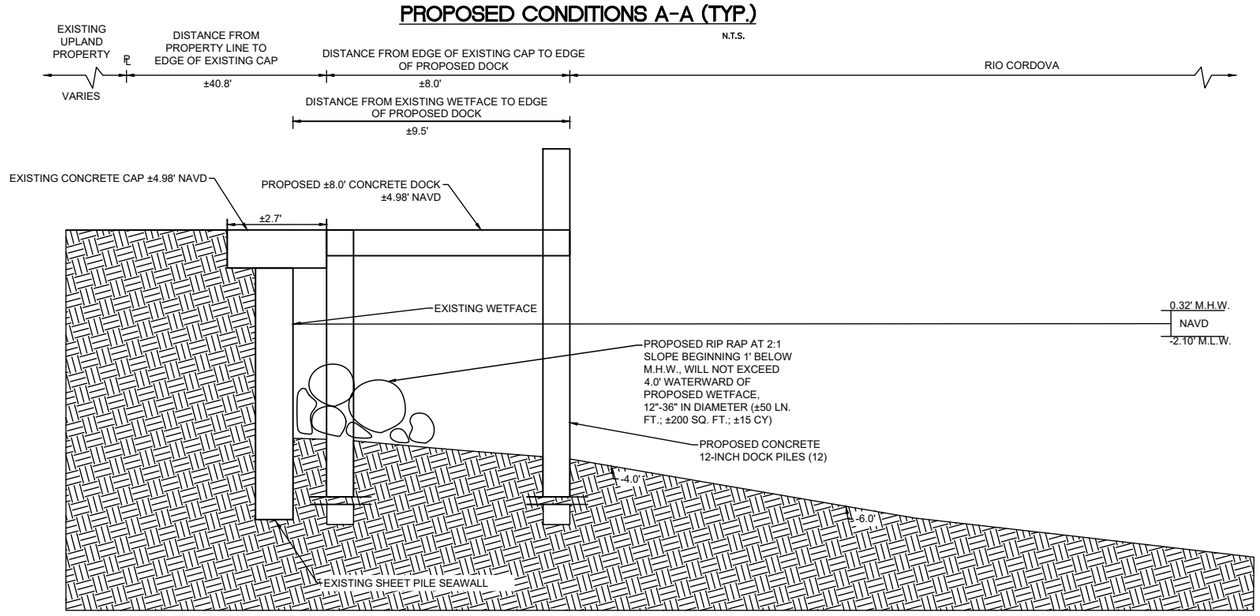
EXISTING CONDITIONS A-A (TYP.)

N.T.S.



PROPOSED CONDITIONS A-A (TYP.)

N.T.S.



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1516 PONCE DE LEON DRIVE

PREPARED FOR:

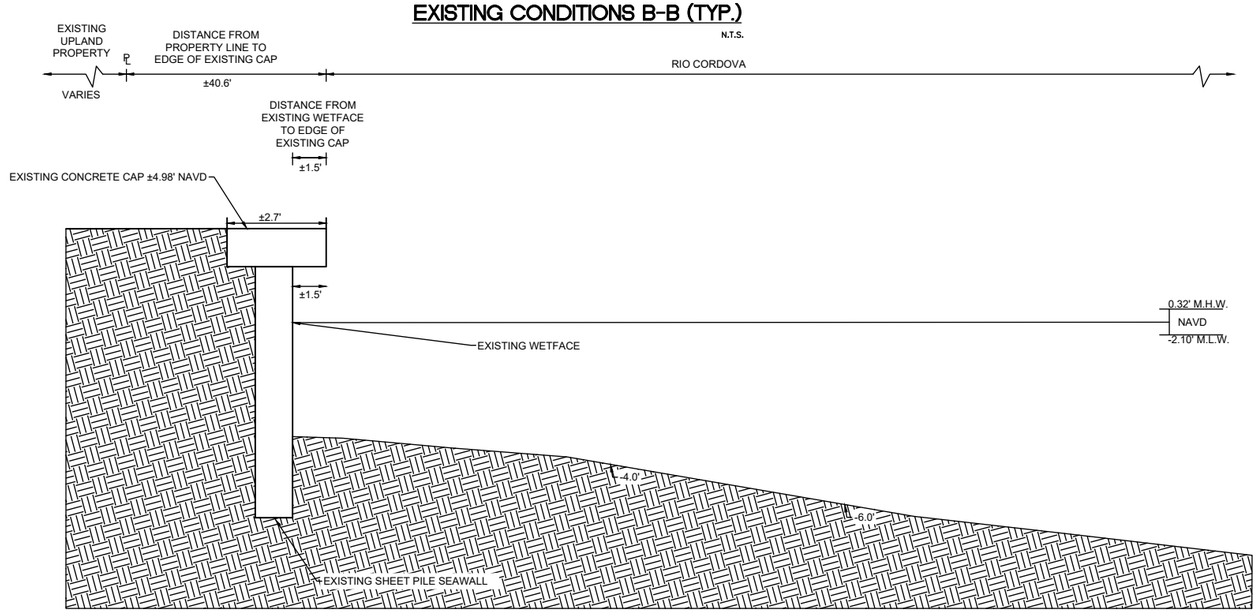
TOM KRIPS CONSTRUCTION, INC.

SECTION A

Date:	Sheet :	of :
7/23/2021	4	6
Proj No.: 21-0074		

EXISTING CONDITIONS B-B (TYP.)

N.T.S.



PROPOSED CONDITIONS B-B (TYP.)

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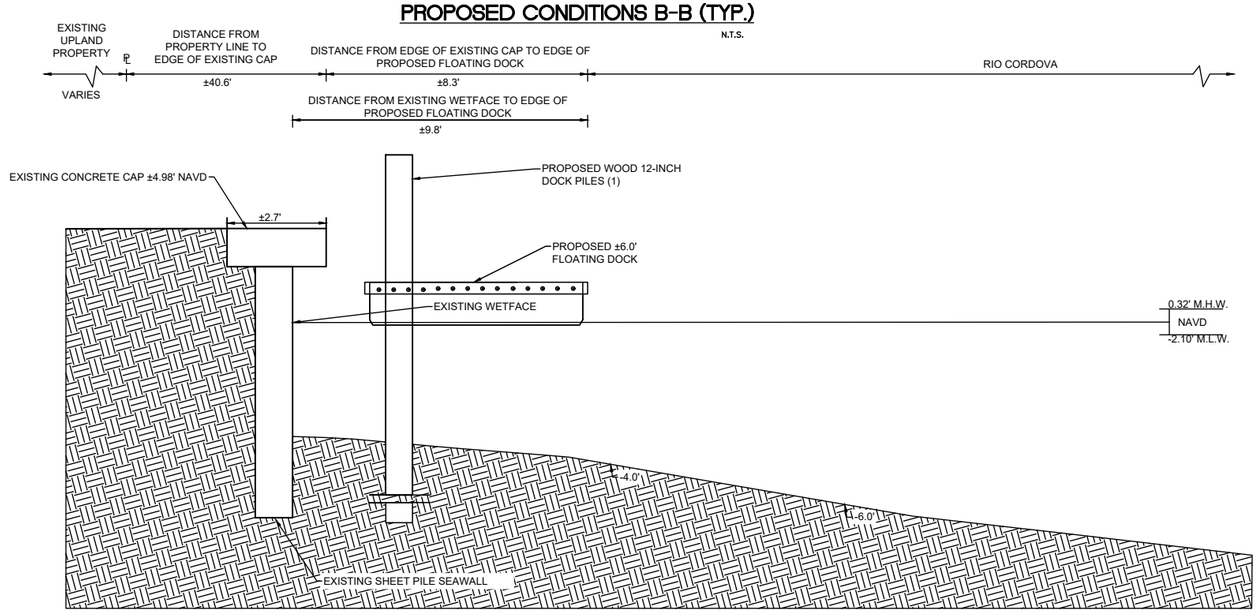

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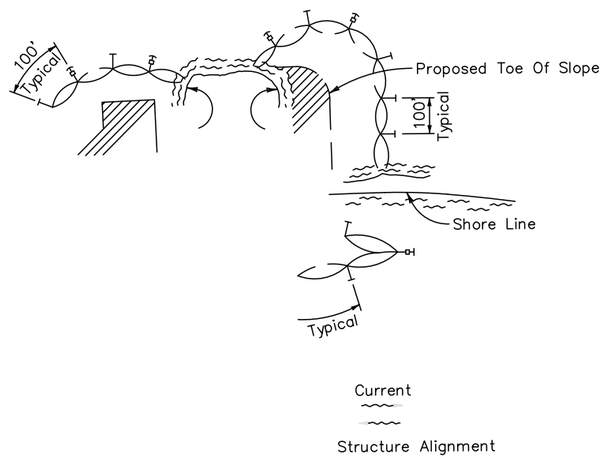
1516 PONCE DE LEON DRIVE

PREPARED FOR:

TOM KRIPS CONSTRUCTION, INC.

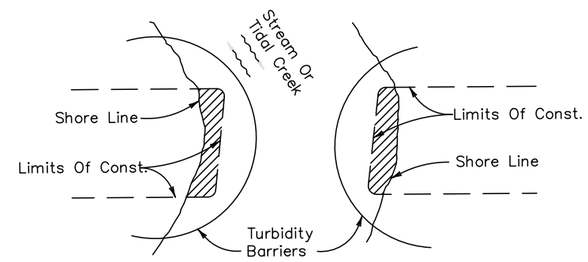
SECTION B

Date:	Sheet :	of :
7/23/2021	5	6
Proj No.: 21-0074		



LEGEND

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

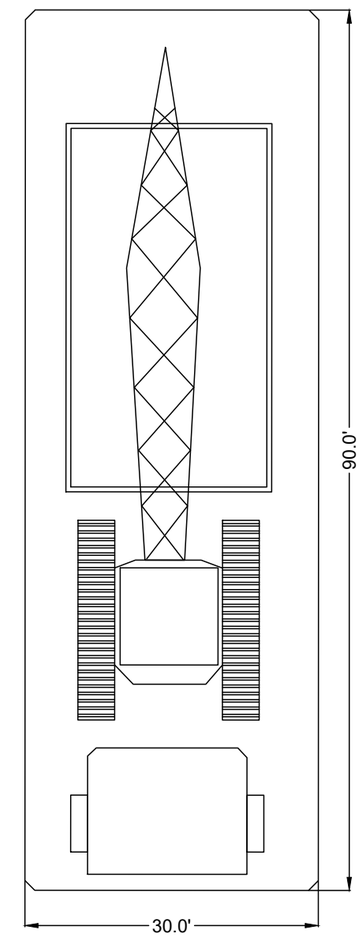


Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in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

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS

CONSTRUCTION BARGE (TYP.)



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1516 PONCE DE LEON DRIVE

PREPARED FOR:

TOM KRIPS CONSTRUCTION, INC.

DETAILS

Date:	Sheet :	of :
7/23/2021	6	6
Proj No.: 21-0074		

EXHIBIT XII
EXISTING WAIVERS IN THE VICINTY

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

EXISTING WAIVERS IN THE VICINITY

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

EXHIBIT XIII
LETTERS OF SUPPORT

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

LETTERS OF SUPPORT

ADDRESS	OWNER
609 Cordova Rd	Cynthia Percy
621 Cordova Rd	William & Ethel McIntyre

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

August 9, 2021

William & Ethel McIntyre
1516 Ponce De Leon Drive
Fort Lauderdale, FL 33316

RE: 1516 Ponce De Leon Drive

City of Fort Lauderdale Waiver Request

Dear Mr. William McIntyre & Mrs. Ethel McIntyre,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock, access ramp, and floating dock. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 609 Cordova Road, and support the project as proposed.

Sincerely,

Cynthia Percy
609 Cordova Road
Fort Lauderdale, FL 33316

August 9, 2021

William & Ethel McIntyre
1516 Ponce De Leon Drive
Fort Lauderdale, FL 33316

RE: 1516 Ponce De Leon Drive

City of Fort Lauderdale Waiver Request

Dear Mr. William McIntyre & Mrs. Ethel McIntyre,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock, access ramp, and floating dock. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 609 Cordova Road, and support the project as proposed.

Sincerely,

William & Ethel McIntyre
621 Cordova Rd
Fort Lauderdale, FL 33301