

# ITEM VII

## MEMORANDUM MF NO. 26-01

DATE: March 9, 2026

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: April 2, 2026 MAB Meeting – Application for Dock Permit – Robert L. Gallagher Jr. / 1101 Cordova Road

Attached for your review is an application from Robert L. Gallagher Jr. / 1101 Cordova Road.

### APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of a proposed 40'+/- long x 8'+/- wide marginal dock and access steps extending a maximum distance of 8'10" +/- from the property line on public property abutting the waterway adjacent to 1101 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  
Luis Villanueva, Marine Facilities Supervisor

**Robert L Gallagher Jr.**

**Address: 1101 Cordova Road, Fort Lauderdale, Florida 33316**

**Type of Agreement:**

**Dock Permit / Application for Private usage of Public Property**

**February 20, 2026**

**PAGE 1**

Morrison Contractors Inc

CGC1518076

[permits@morrisonbuilders.com](mailto:permits@morrisonbuilders.com)

Project Address: 1101 Cordova Road, Fort Lauderdale, FL 33316

Application for private use of public property abutting waterways

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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: Robert L Gallagher Jr

TELEPHONE NO: 954-496-2153  
(home/cellular)

954-868-5105 EMAIL: gallagherbuilding@gmail.com  
(business)

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

818 Coconut Drive, Fort Lauderdale, FL 33315

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:

Requesting to be able to place a dock directly across the street from my residence on the Rio Cordova Canal.

4. SITE ADDRESS: 1101 CORDOVA ROAD, FORT LAUDERDALE, FL 33316 ZONING: RS - 8

LEGAL DESCRIPTION AND FOLIO NUMBER:

RIO VISTA ISLES UNIT 3 7-47 B LOT 9 LESS W 15,10 N1/2 LESS W 15 BLK 6  
FOLIO NUMBER: 504211180460

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



2/20/2026

Applicant's Signature

Date

The sum of \$1500.00 was paid by the above-named applicant on the \_\_\_\_\_ of \_\_\_\_\_, 2026 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 \_\_\_\_\_

## SUMMARY DESCRIPTION

1101 Cordova Road, Fort Lauderdale, FL 33316

Owner: Robert L Gallagher Jr

Folio Number: 5042 11 18 0460 (Broward County Property Appraiser)

This project is located at 1101 Cordova Road, in the City of Fort Lauderdale, Florida. Folio Number: 504211183610. Broward County, Florida.

The proposed work consists of the construction of a new 8' x 40' dock and access steps as shown on the engineering plans prepared by Morrison Builders Inc. The overwater structure will extend no more than 8' 10" waterward from the wet face of the existing seawall to the waterward edge of the proposed dock pilings, as depicted on the profile/cross-section detail (Sheet S-3). The dock extends a maximum of 8' 10" feet waterward from the wet face of the existing seawall. All construction is designed to avoid any impact or penetration of the existing seawall; all piles are proposed waterward of the seawall face. We have no intention of modifying the existing landscaping.

### **Dock Permit Request**

A residential dock and access steps are requested by Mr. Robert L Gallagher Jr, the property owner, for private personal use. The dock is intended to accommodate a single vessel. Owner's vessel information to be provided as required.

Note: If the authorization is approved, the applicant will comply with all construction conditions and requirements specified in City of Fort Lauderdale code.

### **Environmental & Agency Review Status**

This project has been reviewed by Broward County Environmental and is being processed for issuance at the County level. Broward has confirmed that:

- the project qualifies for Florida DEP ERP Exemption / County authorization, and
- Army Corps SPGP review will be issued through Broward.

However, Broward cannot issue the Environmental Resource License (ERL) until the City of Fort Lauderdale provides a Letter of Authorization confirming that the owner is permitted to construct a dock adjacent to 1101 Cordova Road.

Per Broward County's project manager:

*"For me to issue a license I must have a letter of authorization from the landowner, the City of Fort Lauderdale, that a dock license can be obtained to build a dock adjacent to 1101 Cordova Rd. It doesn't have to be specific to the size of dock, but it needs to say the owner can use their land and apply for the ERL or exemption."*

Fort Lauderdale approval (via Marine Advisory Board and City authorization) is therefore the final prerequisite before Broward can issue their permit.



<b>Property Address</b>	1101 CORDOVA ROAD, FORT LAUDERDALE FL 33316	<b>ID #</b>	5042 11 18 0460
<b>Property Owner</b>	GALLAGHER, ROBERT L JR	<b>Millage</b>	0312
<b>Mailing Address</b>	1101 CORDOVA RD FORT LAUDERDALE FL 33316	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	RIO VISTA ISLES UNIT 3 7-47 B LOT 9 LESS W 15,10 N1/2 LESS W 15 BLK 6		

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).**

\* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$399,640	\$1,141,690	\$1,541,330	\$1,541,330	
<b>2025</b>	\$399,640	\$1,141,690	\$1,541,330	\$1,269,980	\$25,964.88
<b>2024</b>	\$399,640	\$1,153,240	\$1,552,880	\$1,154,530	\$24,639.02

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,541,330	\$1,541,330	\$1,541,330	\$1,541,330
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,541,330	\$1,541,330	\$1,541,330	\$1,541,330
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<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>	\$1,541,330	\$1,541,330	\$1,541,330	\$1,541,330

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/3/2025	WD-Q	\$1,748,400	120620413	\$40.00	9,991	SF
6/4/2007	WD-Q	\$656,300	44138 / 321			
11/9/2006	WD	\$100	43218 / 517			
6/1/2004	WD	\$100	37994 / 351			
9/12/1998	WD	\$100	36688 / 1913			
<b>Adj. Bldg. S.F. (Card, Sketch)</b>						2198
<b>Units/Beds/Baths</b>						1/3/2
<b>Eff./Act. Year Built: 1957/1956</b>						

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

Prepared by:

**Bryan J. Haagenson, Esq.**  
Haagenson & Haagenson, P.A.  
300 SE 19th Street  
Fort Lauderdale, FL 33316  
954-463-1331  
File Number: 25-1987.1

Return to:

**Appletower Title & Escrow, LLC**  
2893 Executive Park Dr., Ste 303  
Weston, FL 33331

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 03 day of **December, 2025** between **H & Q Real Estate Investments, LLC, a dissolved Florida limited liability company** whose post office address is **1033 SE 13th Terrace, Fort Lauderdale, FL 33316**, grantor, and **Robert L. Gallagher, Jr., a married man** whose post office address is **1101 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 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 9, except the West 15 feet thereof, and the N 1/2 of Lot 10, except the West 15 feet thereof, in Block 6 of Rio Vistas Isles Unit 3, according to the Plat thereof, as recorded in Plat Book 7, at Page 47, Public Records of Broward County, Florida together with a permanent easement over the West 15 feet of Lots 9, 10 and 11 in Block 6 for ingress and egress in and over said lands for driveway purposes.**

**Parcel Identification Number: 504211-18-0460**

**a/k/a: 1101 Cordova Road, Fort Lauderdale, FL 33316**

**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, 2025**.

**This Deed** is being executed to wind up the affairs of the Limited Liability Company.

**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:

H & Q Real Estate Investments, LLC, a dissolved Florida limited liability company

By: [Signature]  
Daniel J. Quinn, Manager

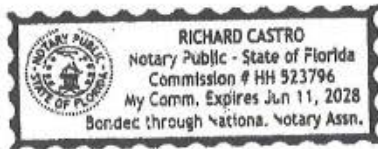
[Signature]  
Witness Name: RICHARD CASTRO  
Witness Address: 9316 N.W. 55 ST.  
SUNRISE, FL 33351

[Signature]  
Witness Name: Walgundia Soriano  
Witness Address: 2950 W Cypress Creek Rd  
Ste. 333 #1392  
Fort Lauderdale, FL 33309

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 03 day of December, 2025 by Daniel J. Quinn as Manager of H & Q Real Estate Investments, LLC, a dissolved Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: Richard Castro  
My Commission Expires: 06-11-2028

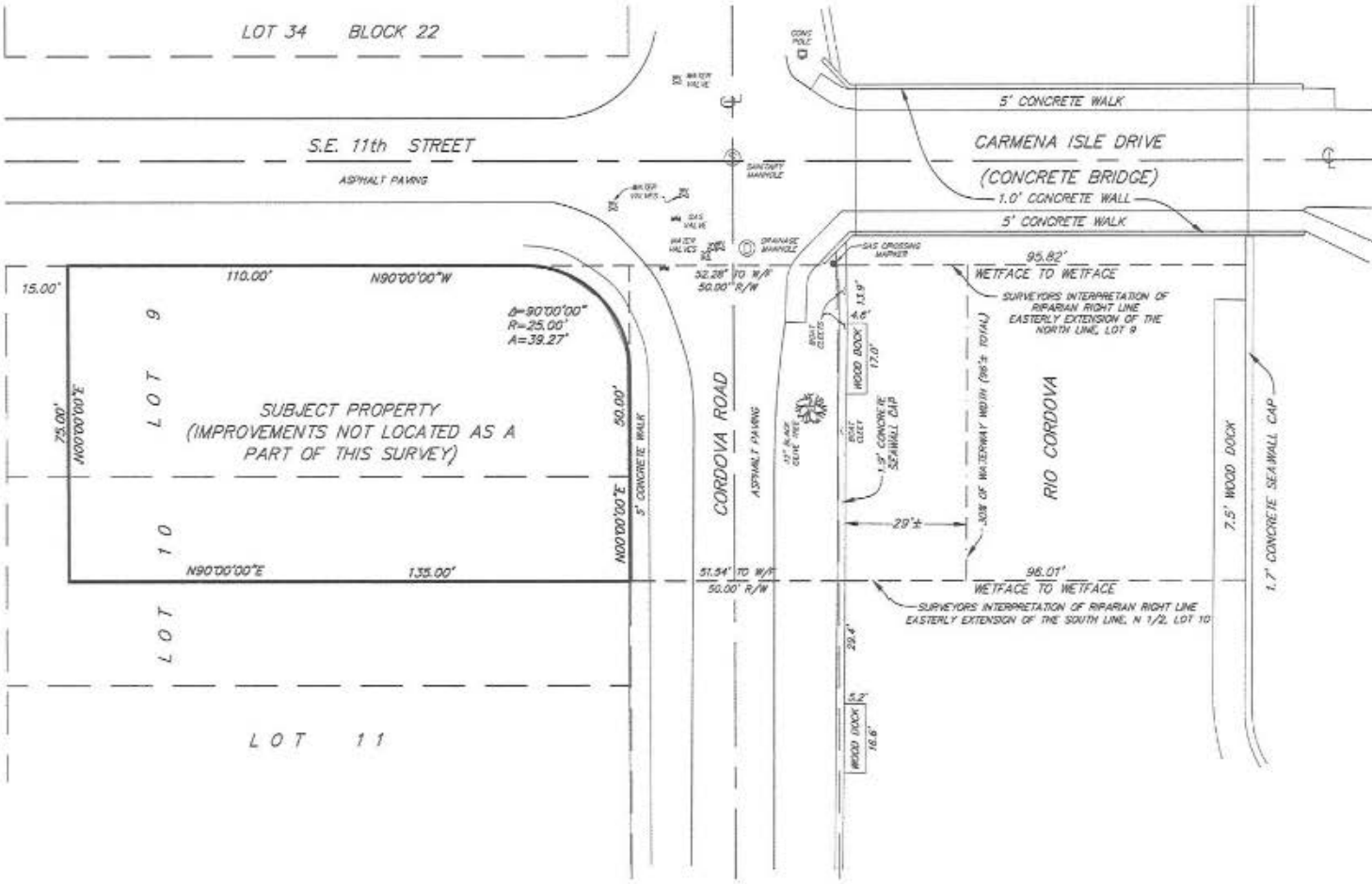


# SPECIFIC PURPOSE LOCATION SURVEY

## RIO CORDOVA ADJACENT TO LOT 9 & THE N 1/2 OF LOT 10, BLOCK 6 RIO VISTA ISLES UNIT 3 (7/47 B.C.R.)



*This Survey*  
**Location Sketch**  
 Not To Scale



**Legal Description**  
 Lot 9 and the North one-half (1/2) of Lot 10, All Less the West 15.00 feet thereof, Block 6, 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 land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

PAGE 8



- NOTES:**
- 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.
  - Underground improvements if any not located.
  - This drawing is not valid unless sealed with an embossed surveyors seal.
  - Boundary information does not infer Title or Ownership.
  - Bearings shown assume the East line of said Block 6, as North 00°00'00" East.
  - The purpose of this Survey is to show the improvements adjacent to Lots 9 and 10, along Rio Cordova for future dock and accessories location.

**LEGEND**

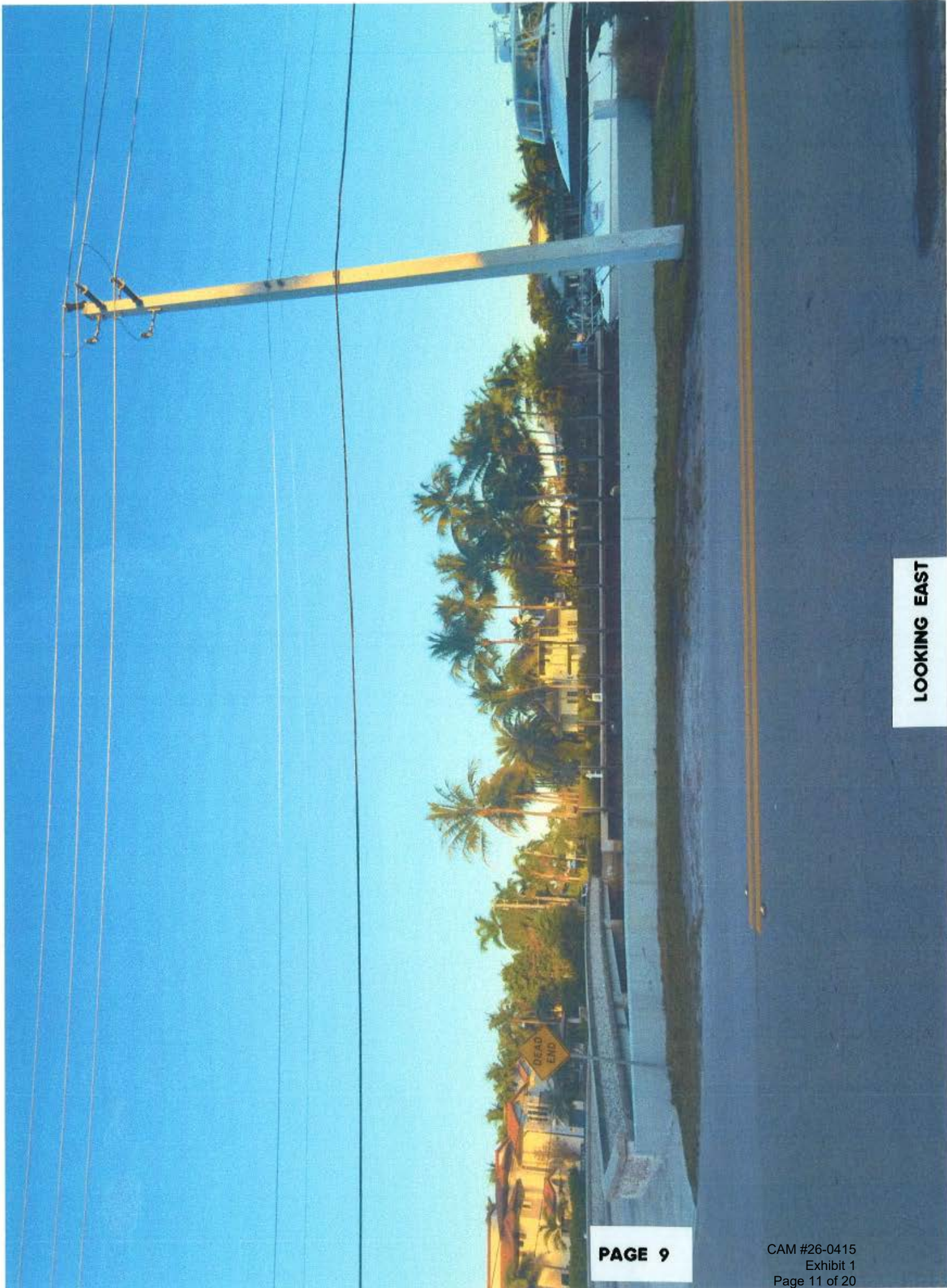
∠ = CENTRAL ANGLE (DELTA)	CLV = CROWN
∠ = ANGLE	C/S = CURVE
∠ OR ∠ = ARC LENGTH	∠ = ANGLE
∠ OR ∠ = CHORD BEARING	∠ = CENTERLINE OF RIGHT-OF-WAY
∠ OR ∠ = TANGENT BEARING	∠ = FLORIDA POWER AND LIGHT CO.
∠ OR ∠ = POINT OF COMMENCEMENT	∠ = SOUTHERN BELL TELEPHONE
∠ OR ∠ = POINT OF BEGINNING	∠ = BROWARD COUNTY RECORDS
∠ OR ∠ = PERMANENT REFERENCE MONUMENT	∠ = DADE COUNTY RECORDS
∠ OR ∠ = CONCRETE BLOCK AND STUCCO	∠ = PALM BEACH COUNTY RECORDS
∠ OR ∠ = IRRIGATION CONTROL VALVE	∠ = OFFICIAL RECORDS BOOK
∠ OR ∠ = WATER METER	∠ = IRON
∠ OR ∠ = BASE FLOW PREVENTOR	∠ = RIGHT-OF-WAY
	∠ = CLEAN OUT
	∠ = DRAIN LINE TIE-IN

**CERTIFICATION**  
 We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61017-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
 Dated at Fort Lauderdale, Florida, this 12th day of December, 2008.

McLAUGHLIN ENGINEERING COMPANY

ERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5369  
 State of Florida.

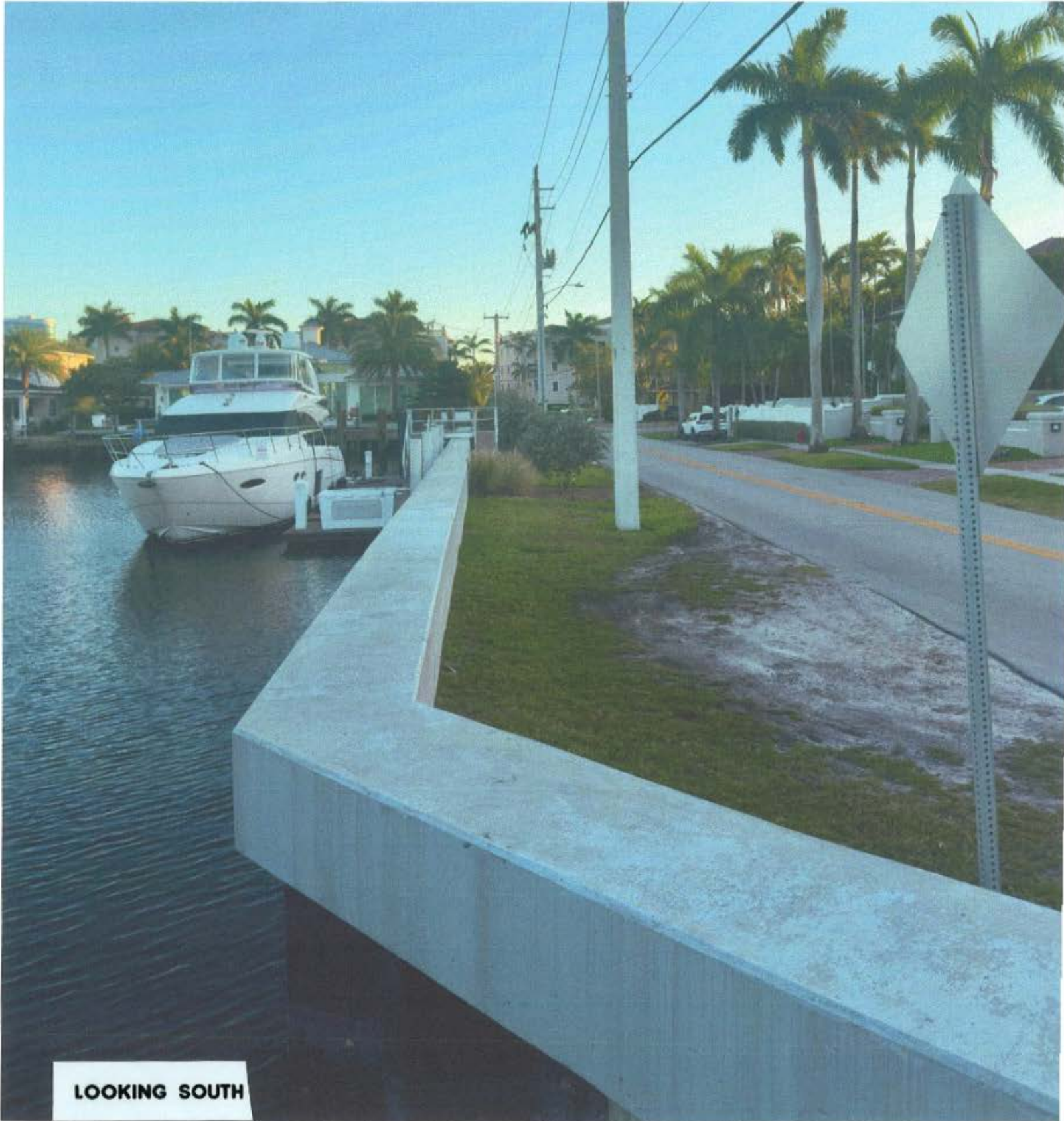
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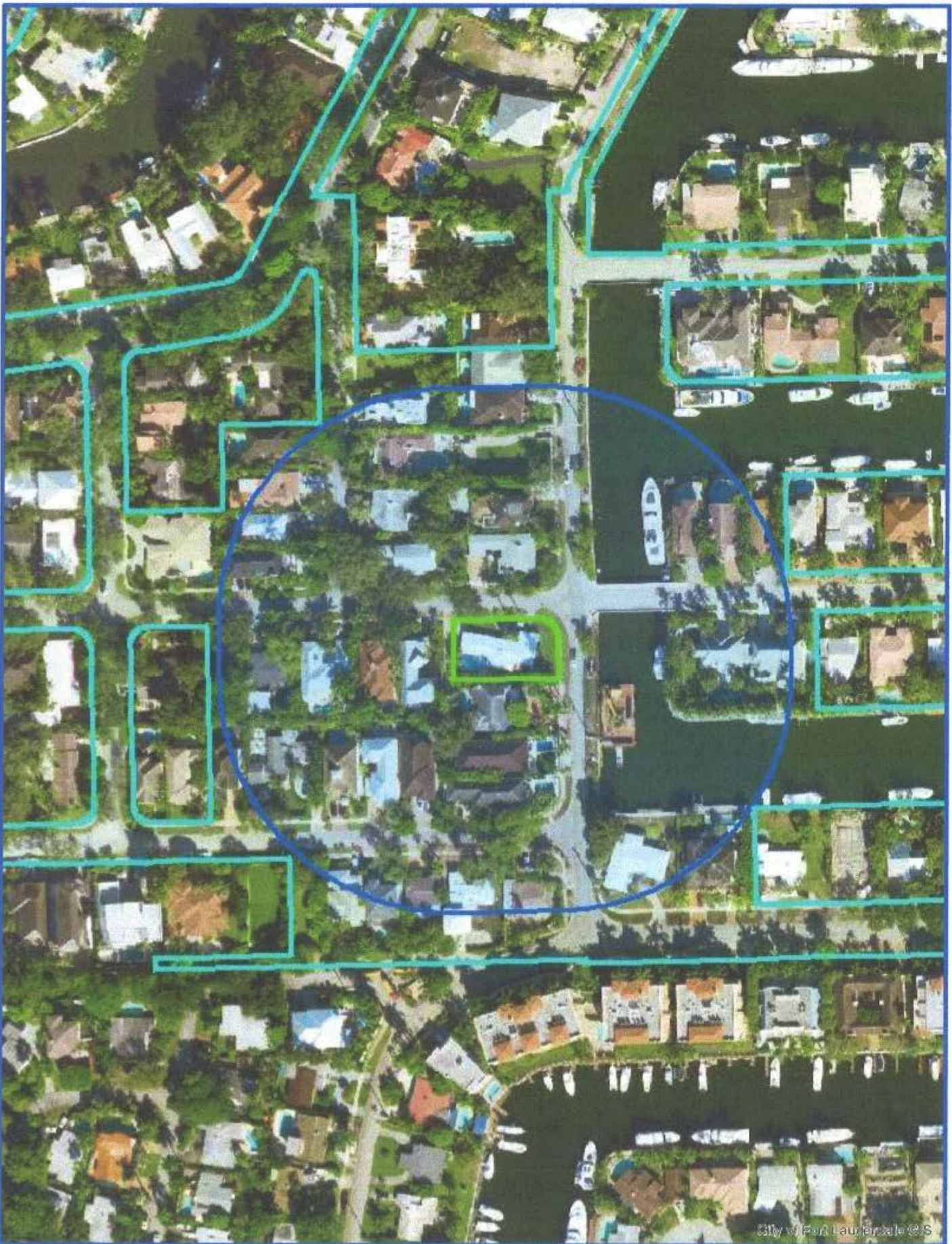
**LOOKING EAST**

LOOKING NORTH

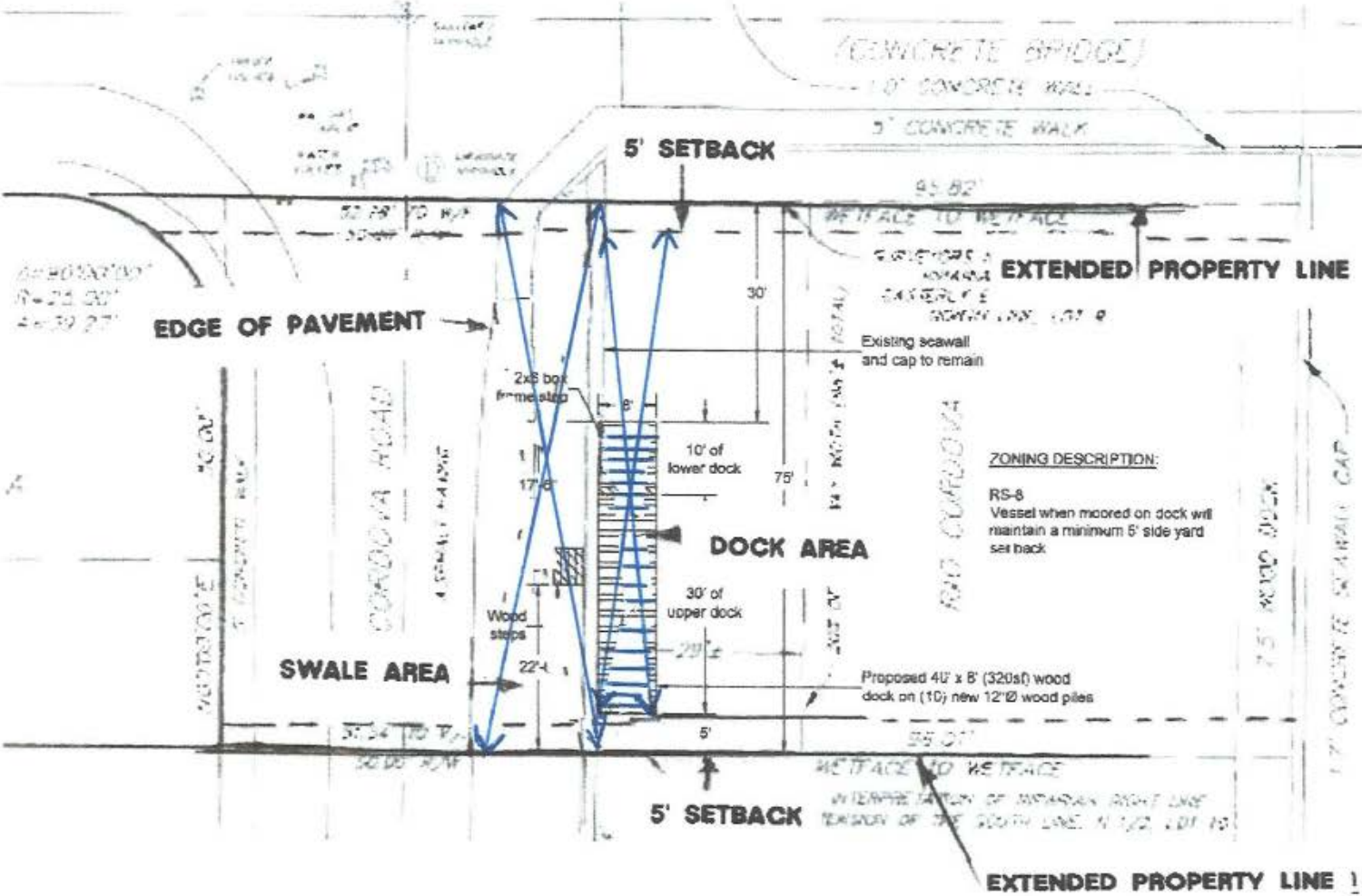
PAGE 10



**LOOKING SOUTH**



**EXHIBIT A**



PAGE 13

**Consultant**  
**UNLIMITED PERMIT SERVICES, INC**  
 Marine Design & Consulting  
 902 NE 1st Street #2  
 Pompano Beach, FL 33060  
 (954) 532-0129  
 Office@unlimitedps.net

**Project Engineer**  
**MW ENGINEERING, INC**  
 902 NE 1 Street Suite #2  
 Pompano Beach, FL 33060  
 Ofc: 954-532-0129  
 WWW.MwEngineering.net

**Contractor**  
**MORRISON CONTRACTORS, INC**  
 3000 SW 26 Terrace  
 Dania Beach, FL 33312  
 (954) 583-8500

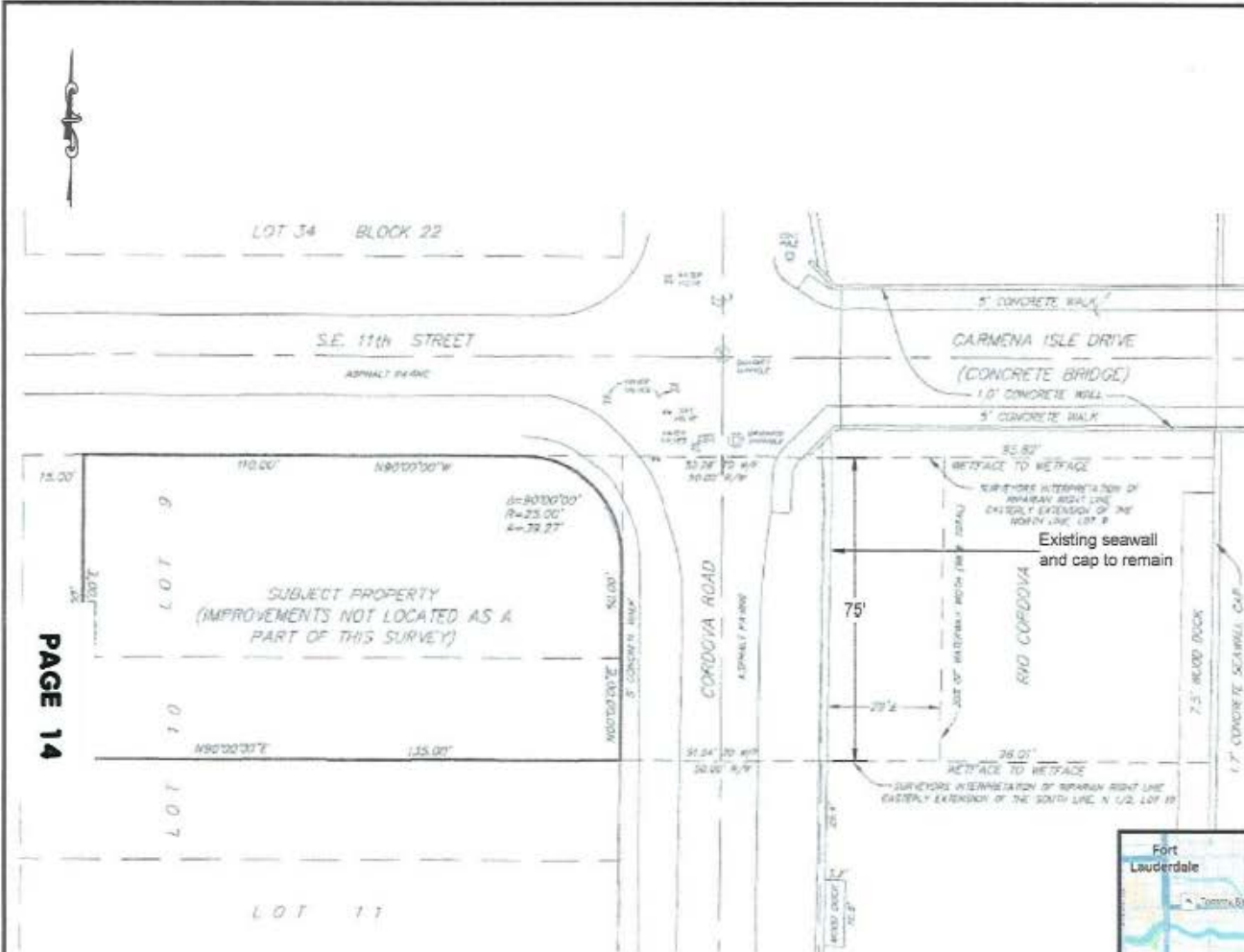
**Project Information**  
**New Dock**  
 Robert Gallagher  
 1101 Cordova Road  
 Fort Lauderdale, FL 33316

**DATE**  
 2-3-26

The user has been digitally signed and sealed by Mark S. Weber, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. (F.S. Chapters 471.025 and F.A.C. Rule 14C-25.006)

MARK S. WEBER, P.E.  
 LICENSE #12885 | CA 30702  
 MW ENGINEERING, INC  
 902 NE 1 Street Suite #2  
 Pompano Beach, Florida 33060  
 Ofc: 954-532-0129  
 WWW.MwEngineering.net

Sheet 2 of 6



**Existing Site Plan**  
Scale: 1" = 30'

See attached survey supplied by owner for exact property information.  
No tree will be removed or replanted as part of this permit

**Parcel Information**  
Parcel ID: 504211180460  
Owner: GALLAGHER, ROBERT L JR  
Site Address: 1101 CORDOVA RD FORT LAUDERDALE FL 33316  
Legal: RIO VISTA ISLES UNIT 3 7-47 B LOT 9 LESS W 15.10 N 1/2 LESS W 15 BLK 6

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



**Consultant**  
**UNLIMITED PERMIT SERVICES, INC**  
Marine Design & Consulting  
902 NE 1st Street #2  
Pompano Beach, FL 33060  
(954) 532-0129  
Office@unlimitedps.net

**Project Engineer**  
**MW ENGINEERING, INC**  
902 NE 1 Street Suite #2  
Pompano Beach, FL 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net

**Contractor**  
**MORRISON CONTRACTORS, INC**  
3000 SW 26 Terrace  
Dania Beach, FL 33312  
(954) 583-8500

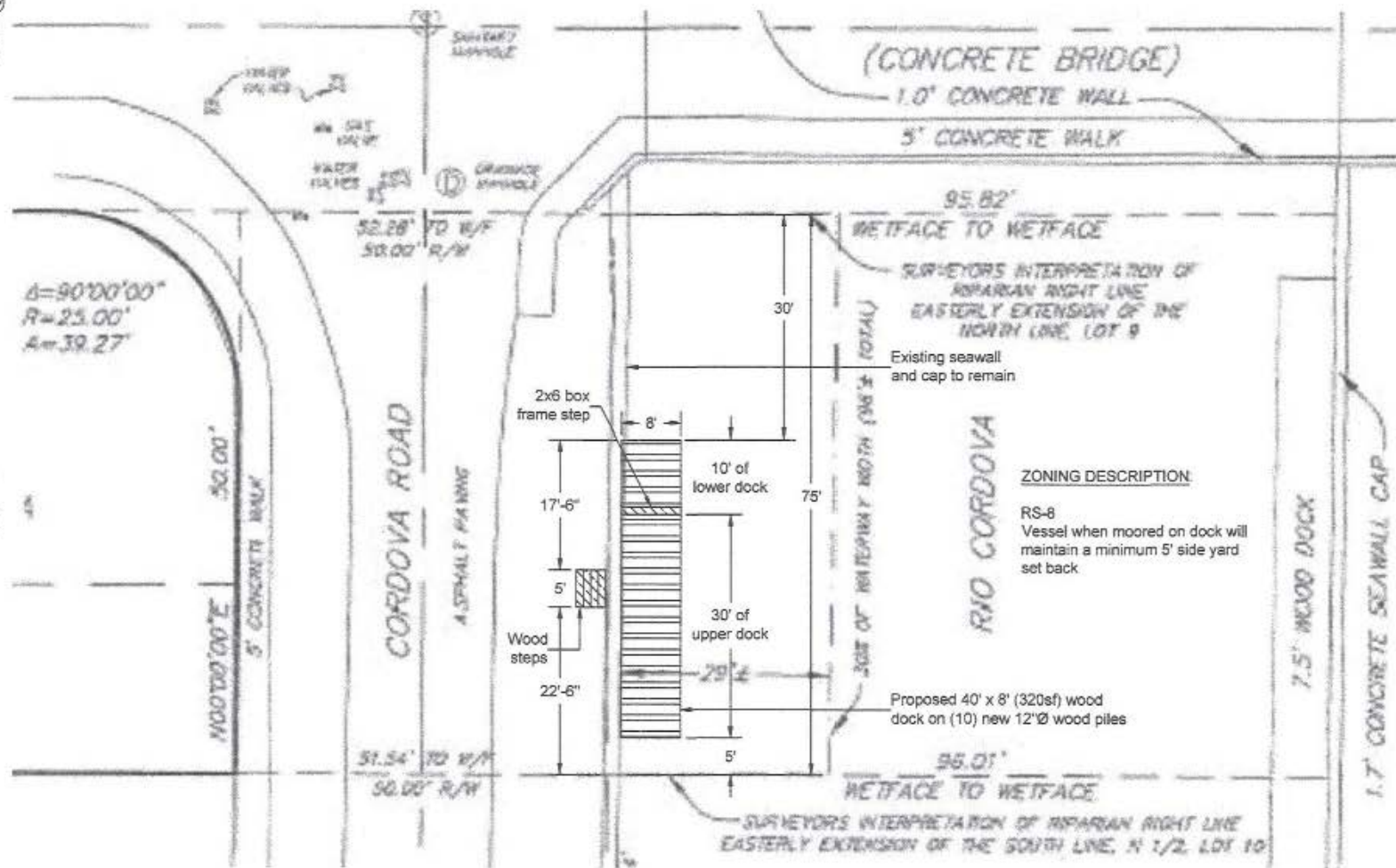
**Project Information**  
**New Dock**  
Robert Gallagher  
1101 Cordova Road  
Fort Lauderdale, FL 33316

**DATE**  
2-3-26

This item has been digitally signed and sealed by Mark E. Weber, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. (F.S., Chapters 47.025 and F.A.C. Rule 1S15-23.004)

MARK E. WEBER, P.E.  
LICENSE #53896 | CA 30702  
MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net

Sheet 1 of 6



Proposed Site Plan

Scale: 1" = 15'

Consultant  
**UNLIMITED PERMIT SERVICES, INC**  
 Marine Design & Consulting  
 902 NE 1st Street #2  
 Pompano Beach, FL 33060  
 (954) 532-0129  
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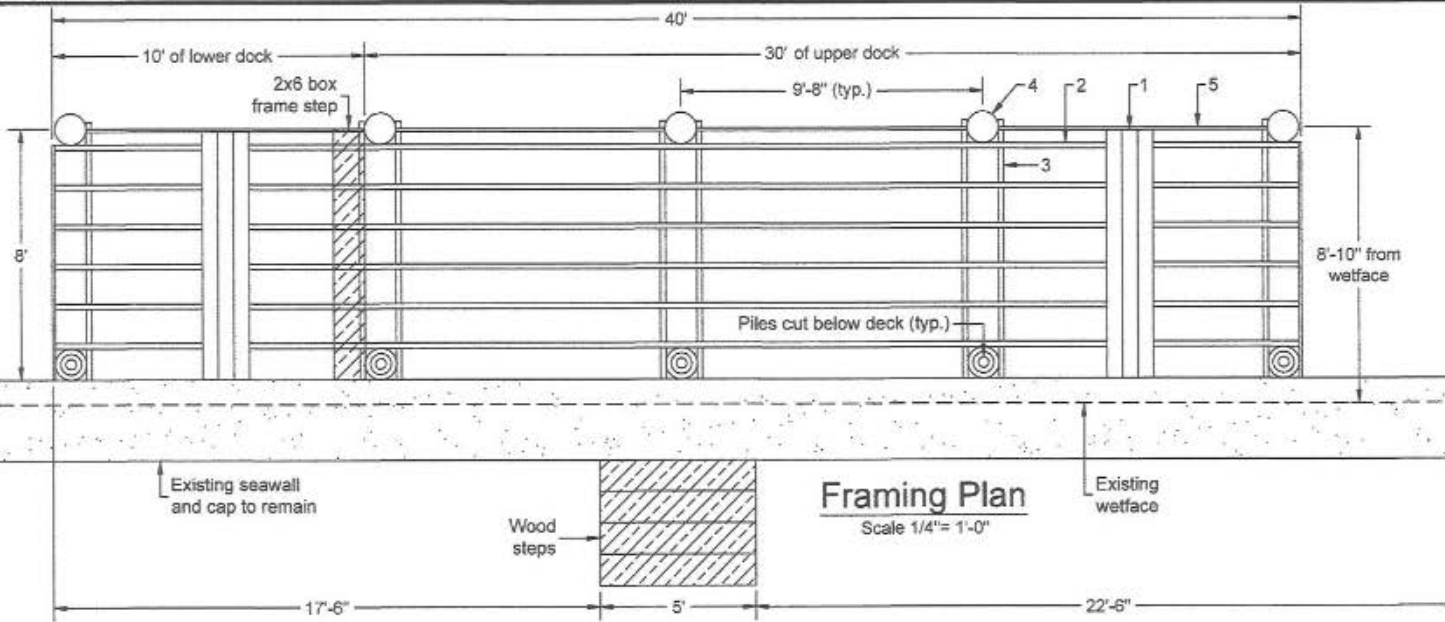
Contractor  
**MORRISON CONTRACTORS, INC**  
 3000 SW 26 Terrace  
 Dania Beach, FL 33312  
 (954) 583-8500

Project Information  
**New Dock**  
 Robert Gallagher  
 1101 Cordova Road  
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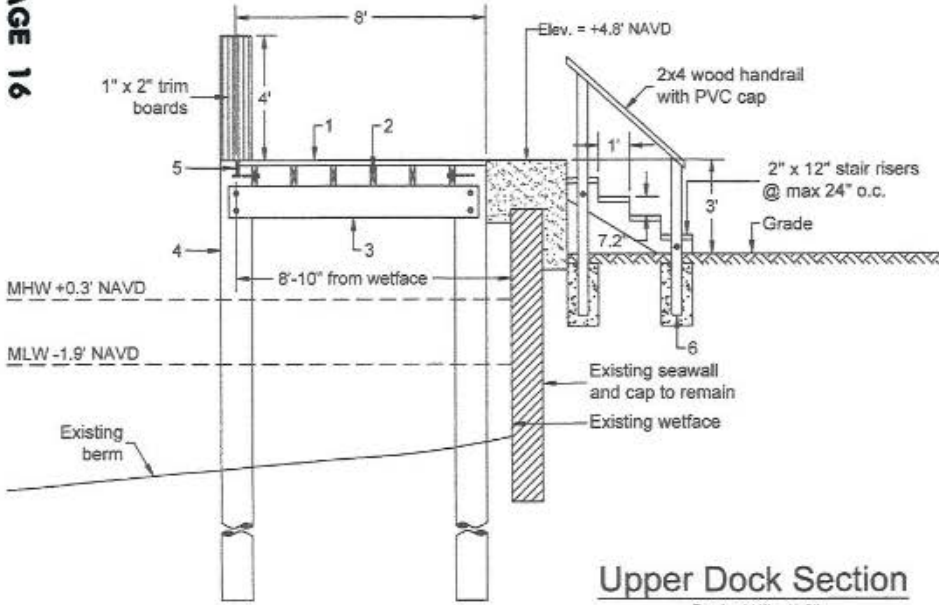
DATE
2-3-26

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MARK E. WEBER, P.E.  
 LICENSE #93895 | CA 30702  
 MW ENGINEERING, INC  
 902 NE 1 Street Suite #2  
 Pompano Beach, Florida 33060  
 Ofc: 954-532-0129  
 WWW.MwEngineering.net



**Framing Plan**  
Scale 1/4" = 1'-0"



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

1. 1x6 "Trex" PVC Decking with (2) #7x2 1/2" trim head deck screws per stringer
2. 2x8 stringers @ 16" max. spacing with (2) #10 x 3" s.s. screws into substringers
3. 2x12 substringers with (2) 3/8" thru bolts @ piles
4. New 12"Ø wood piles
5. 1x6 fascia board
6. 4x4 posts set in 18"Ø x 24" deep earth formed with redi mix type concrete

**Consultant**  
**UNLIMITED PERMIT SERVICES, INC**  
 Marine Design & Consulting  
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 Pompano Beach, FL 33060  
 (954) 532-0129  
 Office@unlimitedps.net

**Project Engineer**  
**MW ENGINEERING, INC**  
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 Pompano Beach, FL 33060  
 Ofc: 954-532-0129  
 WWW.MwEngineering.net

**Contractor**  
**MORRISON CONTRACTORS, INC**  
 3000 SW 26 Terrace  
 Dania Beach, FL 33312  
 (954) 583-8500

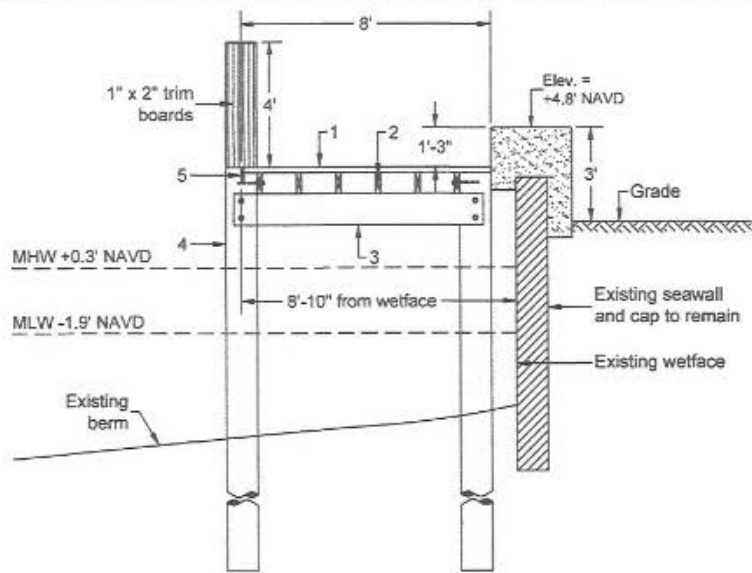
**Project Information**  
**New Dock**  
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 1101 Cordova Road  
 Fort Lauderdale, FL 33316

**DATE**  
 2-3-26

This item has been digitally signed and sealed by Mark E. Weber, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. (If S, Chapters 477.025 and 1.A.C. (Rule 61D15-23.004)."

MARK E. WEBER, P.E.  
 LICENSE #55895 | CA 30702  
 MW ENGINEERING, INC  
 902 NE 1 Street Suite #2  
 Pompano Beach, Florida 33060  
 Ofc: 954-532-0129  
 WWW.MwEngineering.net

**Sheet 3 of 6**



1. 1x6 "Trex" PVC Decking with (2) #7x2 1/2" trim head deck screws per stringer
2. 2x8 stringers @ 16" max. spacing with (2) #10 x 3" s.s. screws into substringers
3. 2x12 substringers with (2) 5/8" thru bolts @ piles
4. New 12"Ø wood piles
5. 1x6 fascia board
6. 4x4 posts set in 18"Ø x 24" deep earth formed with redi mix type concrete

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

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**Consultant**  
**UNLIMITED PERMIT SERVICES, INC**  
 Marine Design & Consulting  
 902 NE 1st Street #2  
 Pompano Beach, FL 33060  
 (954) 532-0129  
 Office@unlimitedps.net

**Project Engineer**  
**MW ENGINEERING, INC**  
 902 NE 1 Street Suite #2  
 Pompano Beach, FL 33060  
 Ofc: 954-532-0129  
 WWW.MwEngineering.net

**Contractor**  
**MORRISON CONTRACTORS, INC**  
 3000 SW 26 Terrace  
 Dania Beach, FL 33312  
 (954) 583-8500

**Project Information**  
**New Dock**  
 Robert Gallagher  
 1101 Cordova Road  
 Fort Lauderdale, FL 33316

DATE  
 2-3-26

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MARK E. WEBER, P.E.  
 LICENSE #53986 | CA 30702  
 MW ENGINEERING, INC  
 902 NE 1 Street Suite #2  
 Pompano Beach, Florida 33060  
 Ofc: 954-532-0129  
 WWW.MwEngineering.net

Sheet 4 of 6

**LEGEND**



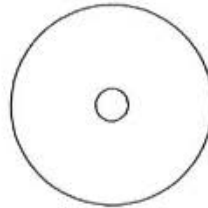
ST. AUGUSTINE SOD,  
TIGHT SEAMS, FULL COVERAGE



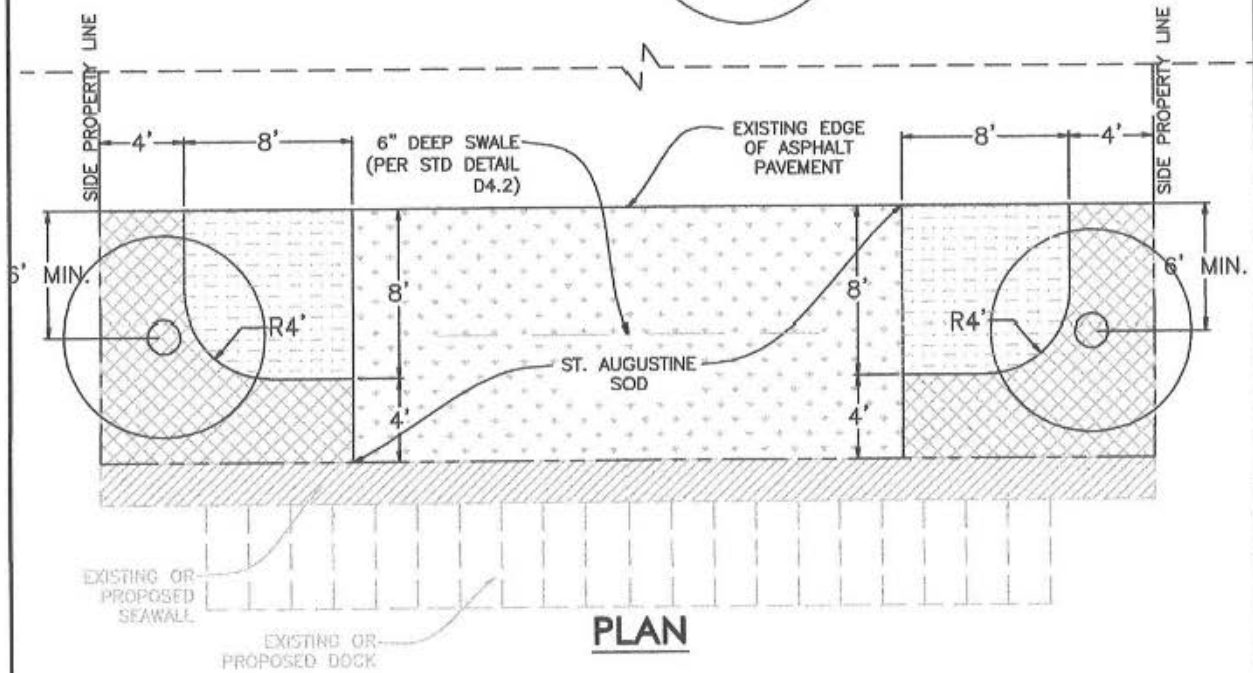
MUHLY GRASS:  
18" - 24" TALL  
18" - 24" ON CENTER



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'