

ITEM VI

MEMORANDUM MF NO. 25-20

DATE: December 5, 2025

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: January 7, 2026 MAB Meeting – Application for Dock Permit - Garrin & Ana Paula Rose / 701 Cordova Road

Attached for your review is an application from Garrin & Ana Paula Rose / 701 Cordova Road.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of a proposed 75'+/- long x 7'4"+/- wide marginal dock 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. 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

GARRIN ROSE & ANA PAULA

**ADDRESS: 701 CORDOVA ROAD, FORT
LAUDERDALE FL 33316**

**TYPE OF AGREEMENT: DOCK PERMIT /
APPLICATION FOR PRIVATE USAGE OF PUBLIC
PROPERTY**

NOVEMBER 26TH, 2025

BCM DEVELOPMENT LLC

CGC1536952

GABY@APLUSPERMITS.COM

Project Adress: 701 CORDOVA ROAD, FORT LAUDERDALE FL
33316

**Application for private use of public property abutting
waterways.**

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SUMMARY DESCRIPTION

701 Cordova Road, Fort Lauderdale, FL 33316

Owner: Garrin Rose

Folio Number: **5042 11 18 3610** (Broward County Property Appraiser)

This project is located at 701 Cordova Road, Lot 42, Blk 30, in the City of Fort Lauderdale, Florida. Folio Number 504211183610. Broward County, Florida.

The proposed work consists of the construction of a new 7'- 4 1/2" × 75' marginal dock and a 15,000-lb elevator boat lift, as shown on the engineering plans prepared by Shoreline Engineering. The overwater structure will extend no more than 8 feet 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 feet waterward from the wet face of the existing seawall, and the associated 15,000-lb elevator lift is located further waterward but remains well within both 25 feet of the seawall and 25% of the approximately 81-foot-wide waterway, as shown on the site plan. All construction is designed to avoid any impact or penetration of the existing seawall; all piles are proposed waterward of the seawall face.

Dock Permit Request

A residential dock and elevator lift permit is requested by Mr. Garrin Rose, the property owner, for private personal use. The dock is intended to accommodate a single vessel.

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 701 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 701 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.



Property Address	701 CORDOVA ROAD, FORT LAUDERDALE FL 33316	ID #	5042 11 18 3610
Property Owner	ROSE, GARRIN & ANA PAULA	Millage	0312
Mailing Address	701 CORDOVA RD FORT LAUDERDALE FL 33316-1429	Use	01-01
Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B LOT 42 S 25,43 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)**.

* 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	\$384,880	\$3,083,600	\$3,468,480	\$3,468,480	
2025	\$384,880	\$3,083,600	\$3,468,480	\$3,468,480	\$64,759.71
2024	\$384,880	\$3,114,890	\$3,499,770	\$3,383,560	\$64,148.43

2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,468,480	\$3,468,480	\$3,468,480	\$3,468,480
Portability	0	0	0	0
Assessed/SOH 26	\$3,468,480	\$3,468,480	\$3,468,480	\$3,468,480
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,417,758	\$3,443,480	\$3,417,758	\$3,417,758

Sales History			
Date	Type	Price	Book/Page or CIN
2/19/2025	WD-Q	\$4,250,000	120075849
12/28/2021	WD-Q	\$2,980,000	117867043
9/6/2013	WD-Q	\$2,200,000	111801553
7/27/2004	WD	\$1,950,000	37919 / 285
1/29/2001	WD	\$620,000	31234 / 1935

Land Calculations		
Price	Factor	Type
\$40.00	9,622	SF
Adj. Bldg. S.F. (Card, Sketch)		5795
Units/Beds/Baths		1/4/4.1
Eff./Act. Year Built: 2004/2003		

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

Prepared by and return to:

James Avello, Esq.
Butler Title, LLC
300 South Pine Island Road
Suite 110
Plantation, FL 33324

File No 2025-3849

Parcel Identification No 5042-11-18-3610

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 19 day of February, 2025 between Lunatica 1, LLC, a Florida Limited Liability Company, whose post office address is 2182 Boatwright Road, Johns Island, SC 29455, of the County of Charleston, South Carolina, Grantor, to **Garrin Rose and Ana Paula Rose, husband and wife**, whose post office address is 701 Cordova Road, Fort Lauderdale, FL 33316, of the County of Broward, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 43 and the 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.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Lunatica 1, LLC, a Florida Limited Liability Company

By: [Signature]
Richard Egan, Authorized Member/Manager

300 S. Pine Island Rd, #110
Plantation, FL 33324
WITNESS 1 ADDRESS

300 S. Pine Island Rd, #110
Plantation, FL 33324
WITNESS 2 ADDRESS

[Signature]
WITNESS
PRINT NAME: James Avello

[Signature]
WITNESS
PRINT NAME: Lisa-Ann Vassell

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 19 day of February, 2025 by Richard Egan, Authorized Member/ Manager of Lunatica 1, LLC, a FL Limited Liability Company, on behalf of the company, who is/are () personally known to me or who () has/have produced Florida Driver License as identification.

[Signature]
Signature of Notary Public

Lisa-Ann Vassell
Print, Type/Stamp Name of Notary





Advanced Restoration Ecology

Benthic Resource Survey
701 Cordova Road
Ft. Lauderdale, FL

Prepared By:

Advanced Restoration Ecology

©ARE
October 2025

This report serves as official documentation of the site conditions made during October 16th, 2025, at 701 Cordova Road, Ft. Lauderdale, FL.

The area reviewed during the benthic survey covered an estimated 1,600 square feet (See attached map) and is located within a man-made canal. The survey consisted of 4 transects and began at 8:30 am and finished at 9:00 am. The survey was performed on an outgoing tide. High tide for the area occurred at 5:04 am, low tide was at 11:21 am. No benthic resources were noted during the site visit. Sediment at the site was silty. Water depths ranged from 4' and progressed to 10' within the survey area.

Advanced Restoration Ecology (ARE)



Drew Gatewood, MS, PWS
Owner

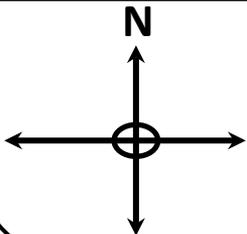
No Benthic Resources Found.
Bottom sediment was silty.



10/16/2025

Water Depths

Map Source: BCPA

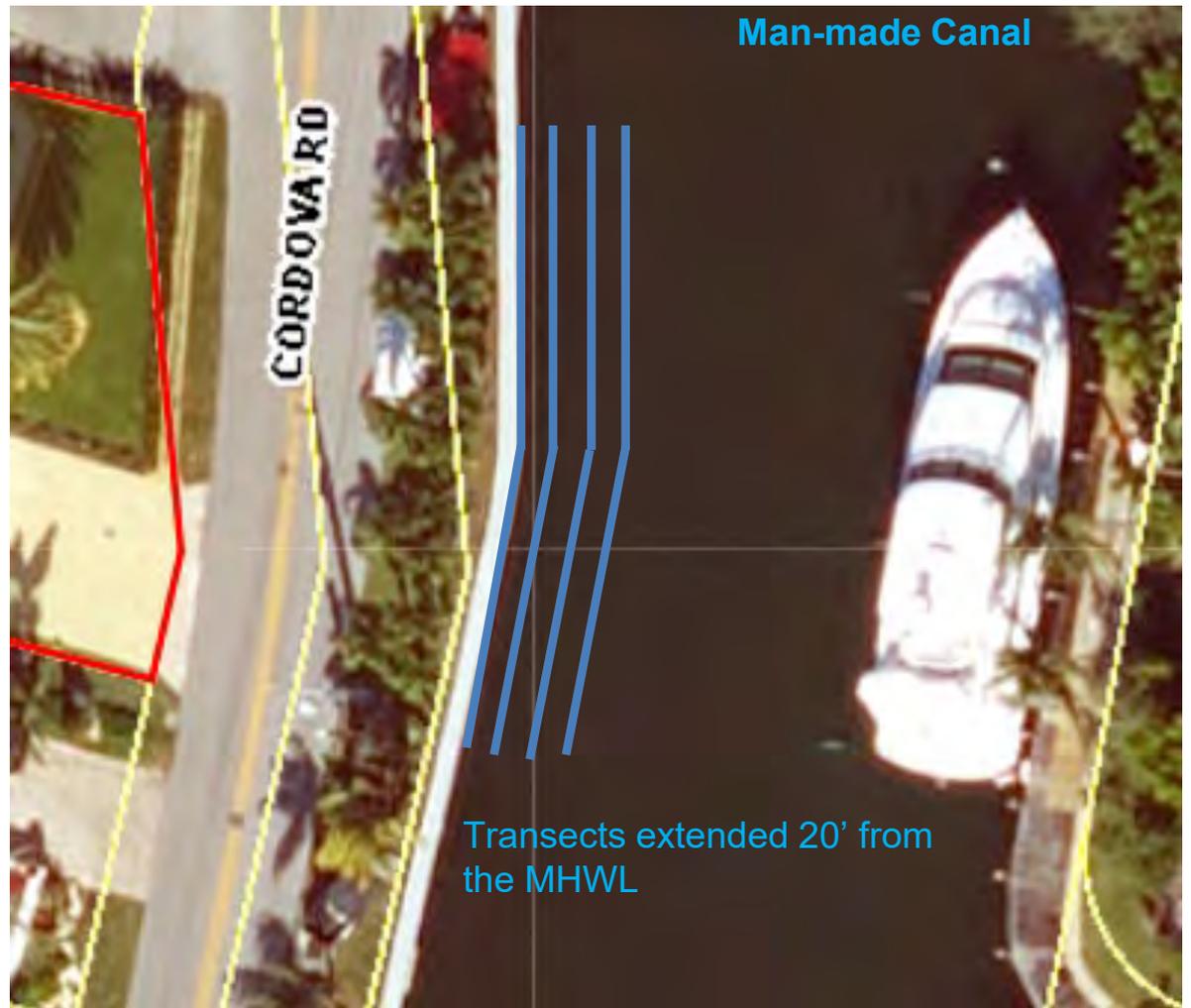


701 Cordova Road
Ft. Lauderdale, FL



Advanced Restoration Ecology

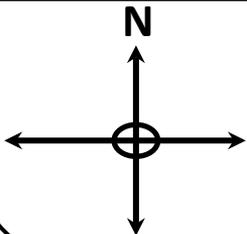
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10/16/2025

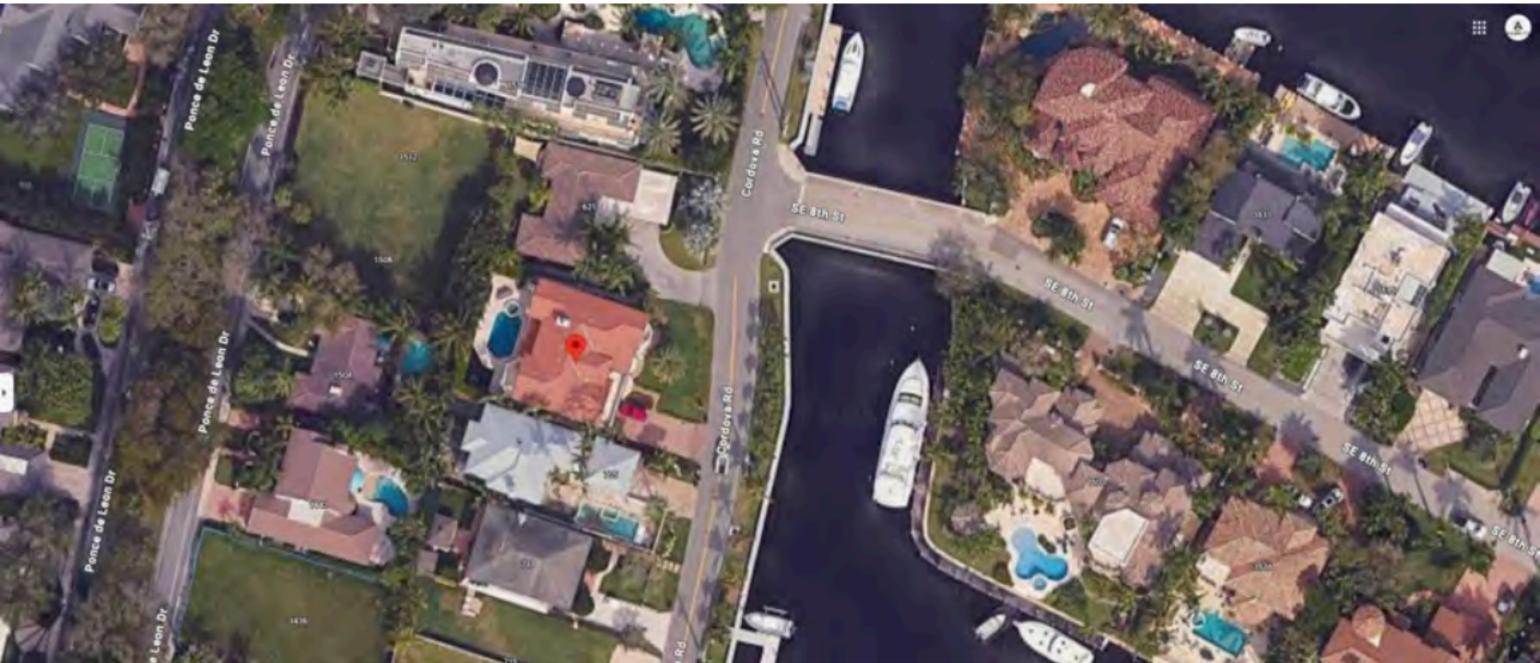
Water Depths

Map Source: BCPA

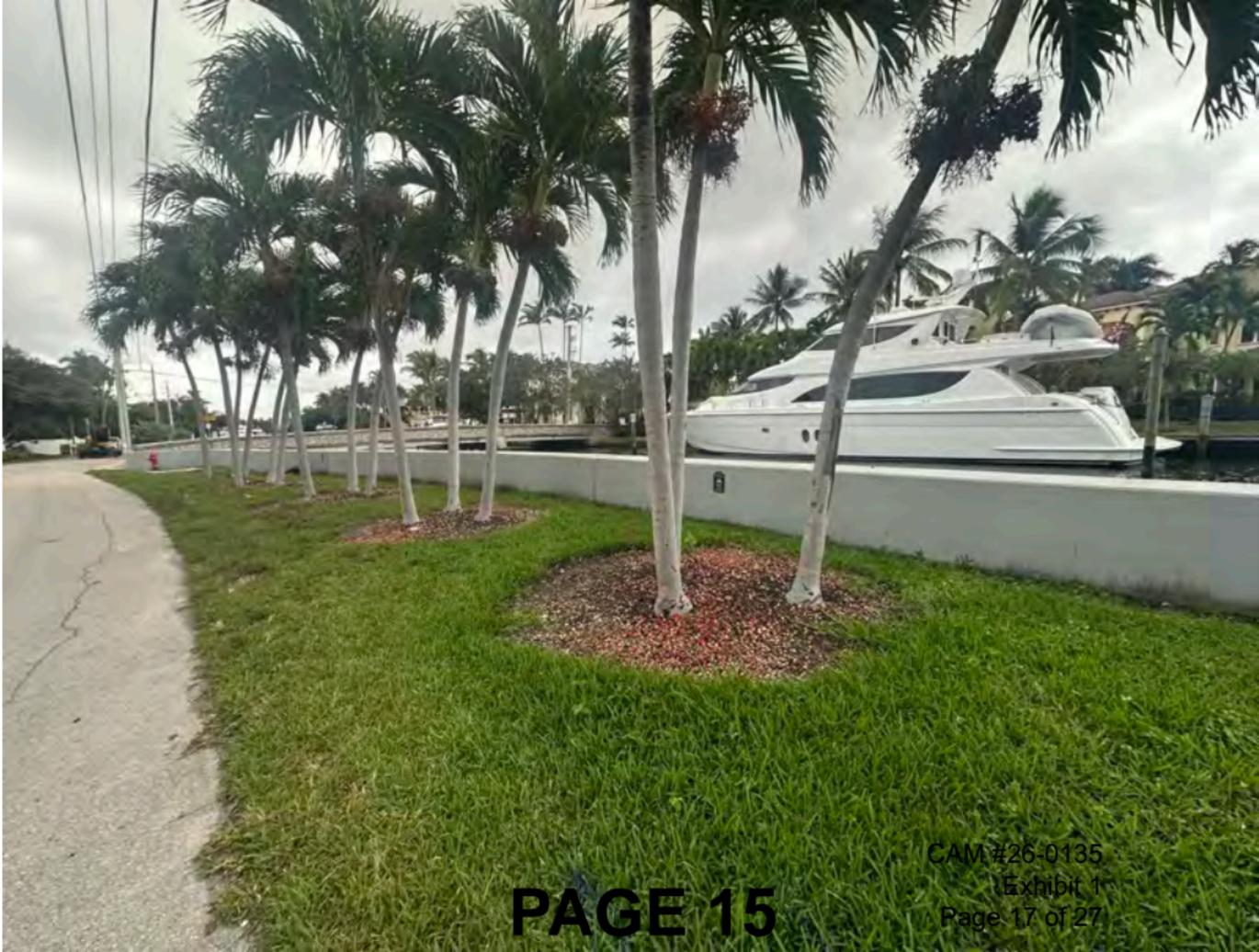


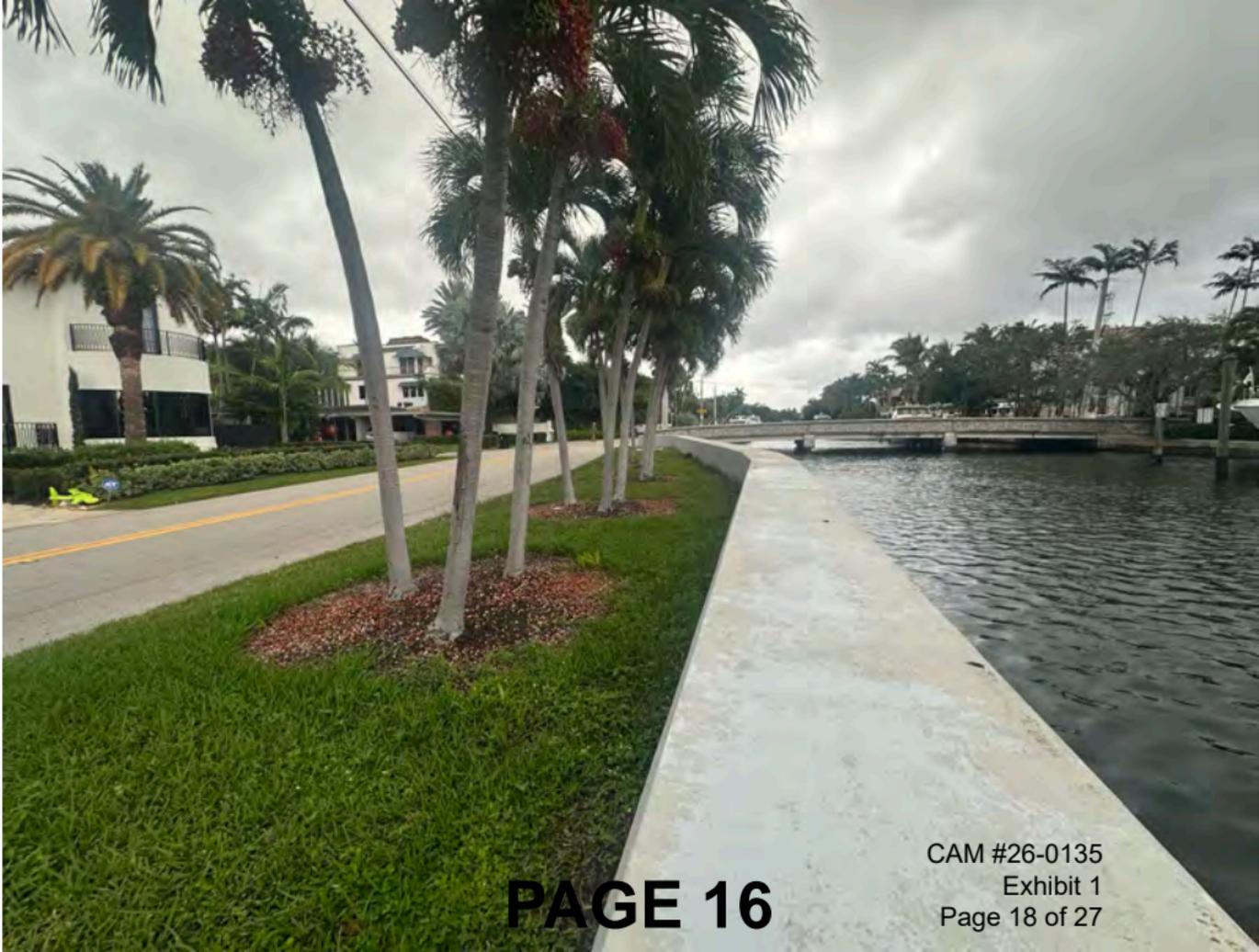
701 Cordova Road
Ft. Lauderdale, FL

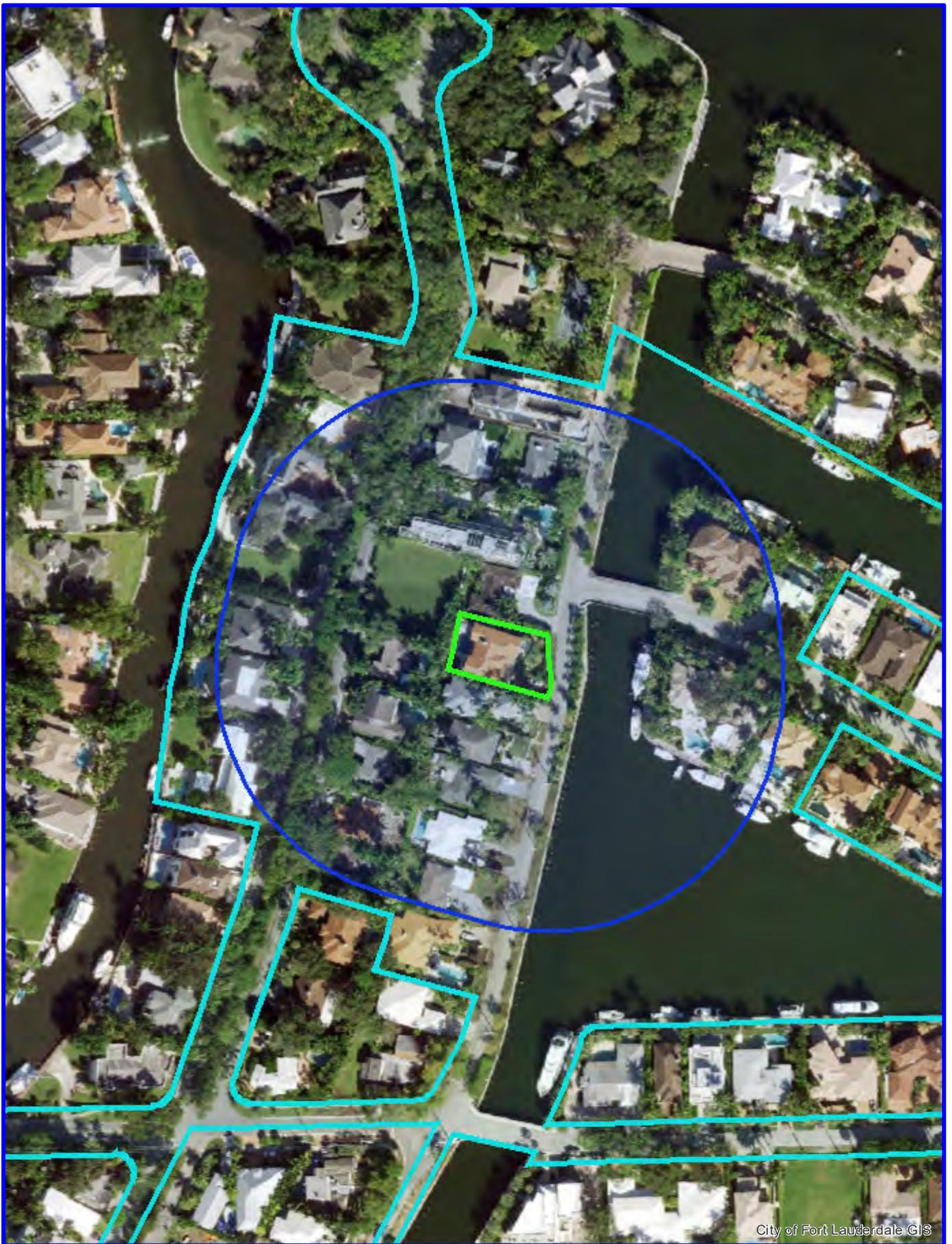












City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

701 Aerial



0 90 180 Feet

GIS
Fort Lauderdale

CAM #26-0135

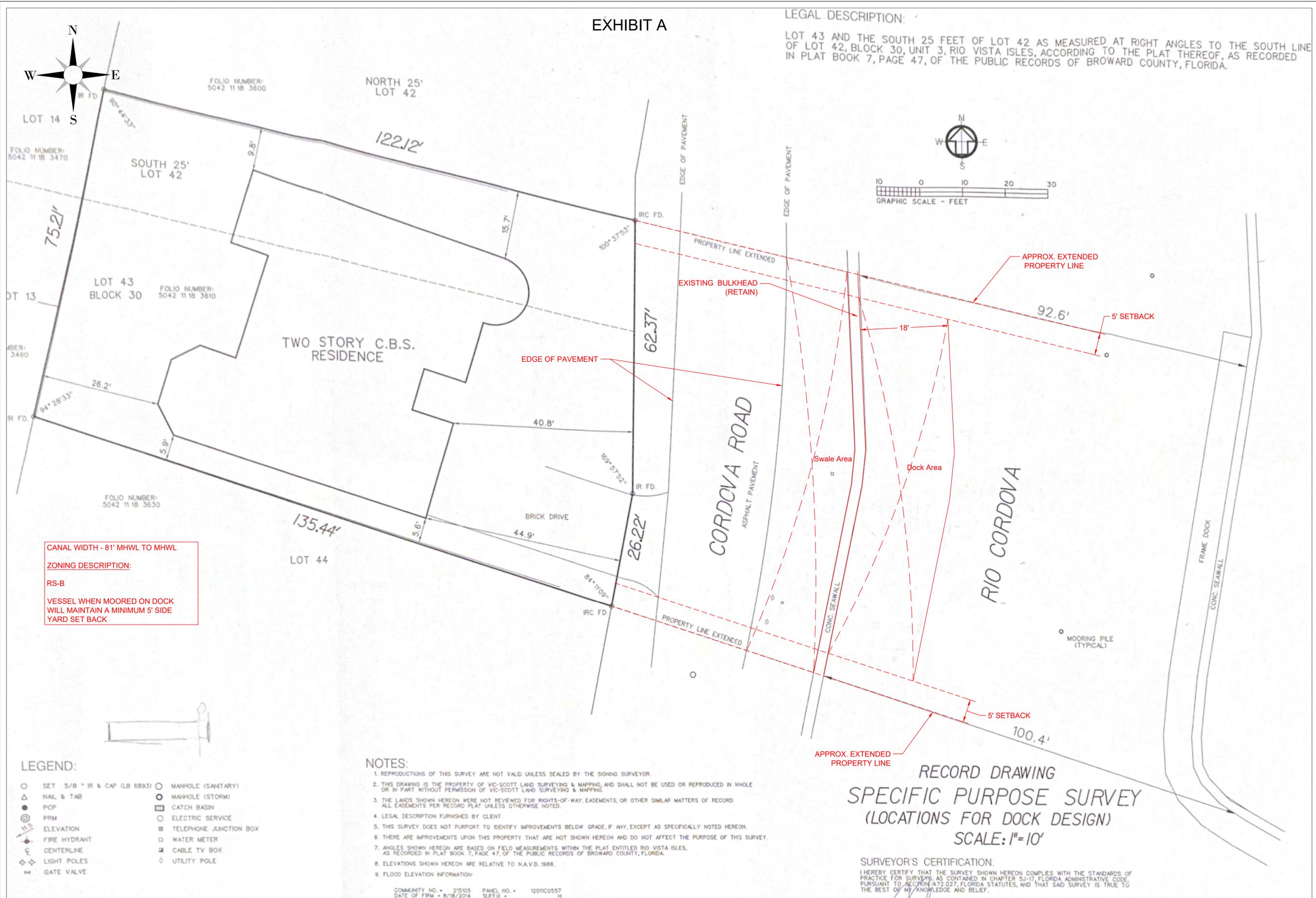
Printed on: 12/10/2025

Exhibit

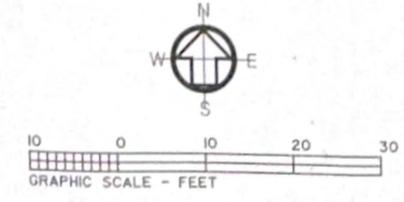
EXHIBIT A

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:

**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.

COMMUNITY NO. - 213105 PANEL NO. - 1201100557
 DATE OF FIRM - 8/18/2014 SUFFIX - H

SHEET NOTES

EXHIBIT A

DRAWN BY:
 CLAYTON MCCOY, PE

CHECKED BY:
 ASA HUNT, PE

EOR:

NO.	DESCRIPTION	DATE



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. FL-2025-277	SHEET S-1
DATE 12/15/2025	
1" = 10' 22x34 1" = 20' 11x17	

STRUCTURAL INFORMATION:

1. **DESIGN CODE DATA:**
 - A. 2020-2021 INTERNATIONAL BUILDING CODE
 - B. 2023 FLORIDA BUILDING CODE
 - C. ASCE 7.22: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 - D. ANSI/AF&PA NDS 2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES

2. **DESIGN LOADS:**
 - A. DEAD LOADS:
 - DOCK: 10 PSF
 - LIVELOADS:
 - DOCK: 40 PSF
 - B. WIND DESIGN CRITERIA:
 - WIND SPEED: 156 MPH (ULT)
 - EXPOSURE: D
 - RISK CATEGORY: I
 - ENCLOSURE CLASSIFICATION: N/A

3. **MAXIMUM ALLOWABLE DEFLECTION CRITERIA:**
 - DECK: L/360 LIVE LOAD; L/240 TOTAL LOAD

701 CORDOVA RD

RESIDENTIAL DOCK - ENGINEERING PLANS

FORT LAUDERDALE, FL, BROWARD COUNTY



SUBJECT PROPERTY:

GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

PROPERTY INFORMATION:

PARCEL NUMBER: 5042 11 18 3610

SHEET INDEX

- S-1 COVER SHEET
- S-2 SITE PLAN
- S-3 DETAILS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAYTON MCCOY P.E., ON 12/23/2025

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



COVER SHEET

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

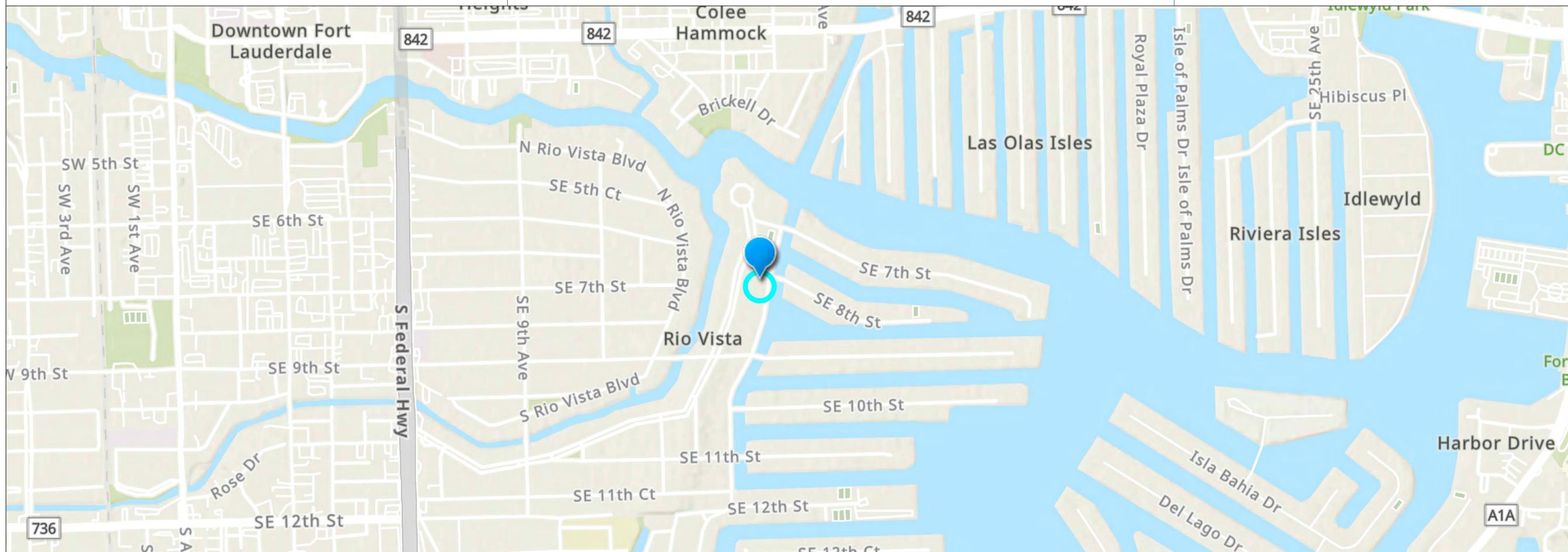


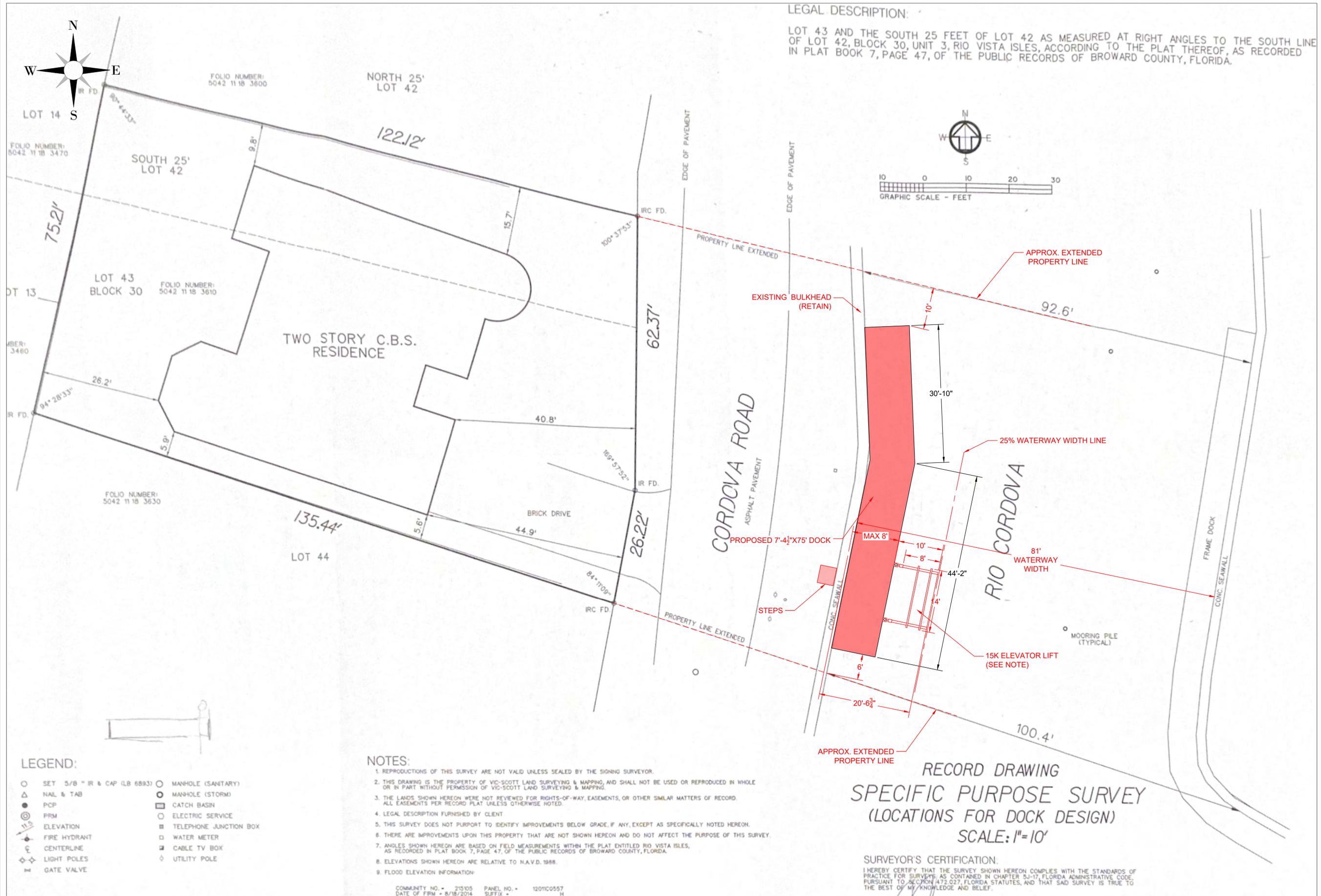
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SUBJECT PROPERTY:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

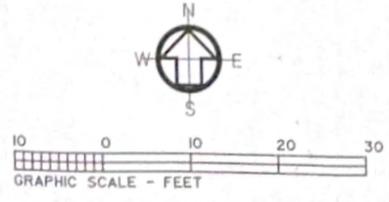
MAILING ADDRESS:
GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

PROJECT NO. FL-2025-277	SHEET S-1
DATE 12/23/2025	
SCALE N/A	





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SHEET NOTES

- CONTRACTOR SHALL VERIFY PROPERTY CORNERS IN THE FIELD.
- CONTRACTOR SHALL INSTALL FLOATING TURBIDITY CURTAINS PRIOR TO THE START OF CONSTRUCTION. CURTAINS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL TURBIDITY PLUMES HAVE FULLY DISSIPATED.
- PILE SPACING SHOWN IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY. IF SIGNIFICANT CHANGES IN PILE SPACING ARE REQUIRED, CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- 15K ELEVATOR LIFT - SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO ENGINEERING CERTIFICATION FOR PILE DIAMETER, PILE EMBEDMENT DEPTH, ETC.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAYTON MCCOY P.E., ON 12/23/2025

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SITE PLAN

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE



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 FORT LAUDERDALE, FL 33316

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

PROJECT NO. FL-2025-277	SHEET S-2
DATE 12/23/2025	
1" = 10' 22x34 1" = 20' 11x17	

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

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 (LOCATIONS FOR DOCK DESIGN)
 SCALE: 1"=10'

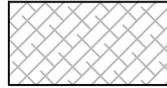
SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMUNITY NO. - 213105 PANEL NO. - 120110557
 DATE OF FIRM - 8/18/2014 SUFFIX - H

LEGEND



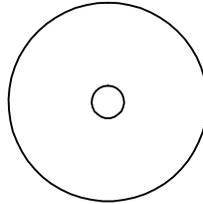
**ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE**



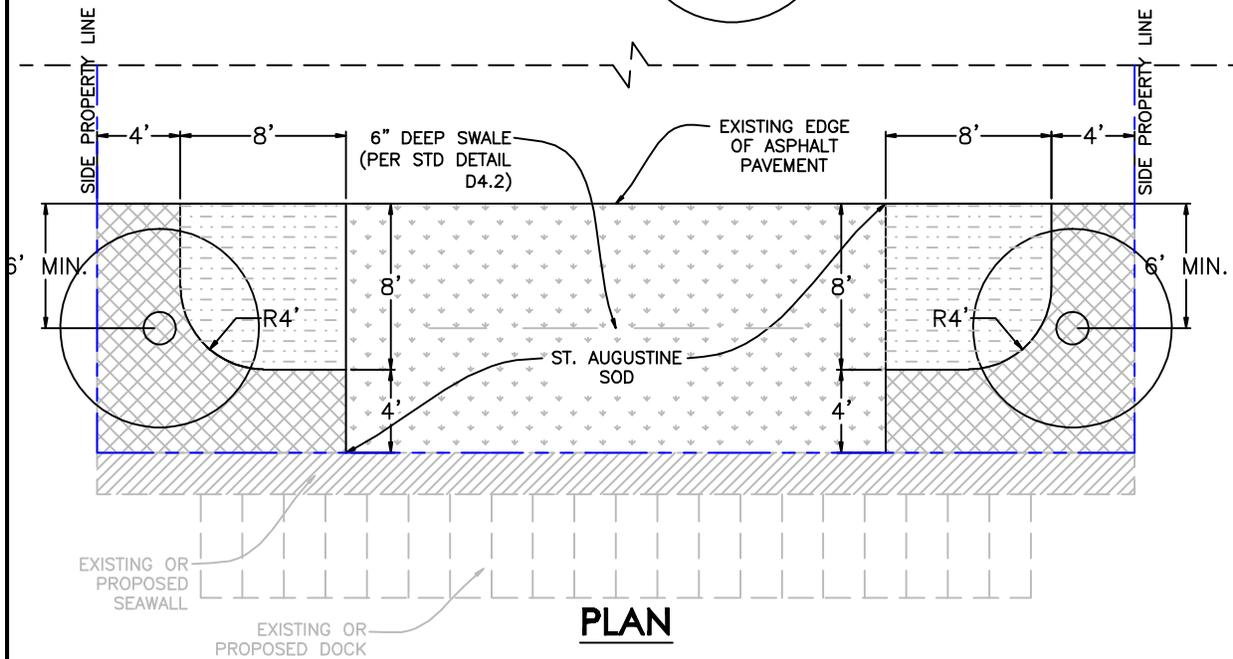
**MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER**



**INDIAN HAWTHORN:
12" - 18" TALL
12" - 18" ON CENTER**



**12' SILVER BUTTWOOD 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'

STRUCTURAL INFORMATION:

1. **DESIGN CODE DATA:**
 - A. 2020-2021 INTERNATIONAL BUILDING CODE
 - B. 2023 FLORIDA BUILDING CODE
 - C. ASCE 7.22: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 - D. ANSI/AF&PA NDS 2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES

2. **DESIGN LOADS:**
 - A. DEAD LOADS:
 - DOCK 10 PSF
 - LIVELOADS:
 - DOCK 40 PSF
 - B. WIND DESIGN CRITERIA:
 - WIND SPEED: 156 MPH (ULT)
 - EXPOSURE: D
 - RISK CATEGORY: I
 - ENCLOSURE CLASSIFICATION: N/A

3. **MAXIMUM ALLOWABLE DEFLECTION CRITERIA:**
 - DECK: L/360 LIVE LOAD; L/240 TOTAL LOAD

701 CORDOVA RD

RESIDENTIAL DOCK - ENGINEERING PLANS

FORT LAUDERDALE, FL, BROWARD COUNTY



SUBJECT PROPERTY:

GARRIN ROSE
701 CORDOVA RD
FORT LAUDERDALE, FL 33316

PROPERTY INFORMATION:

PARCEL NUMBER: 5042 11 18 3610

SHEET INDEX

- S-1 COVER SHEET
- S-2 SITE PLAN
- S-3 DETAILS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAYTON MCCOY P.E., ON 12/30/2025

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



COVER SHEET

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

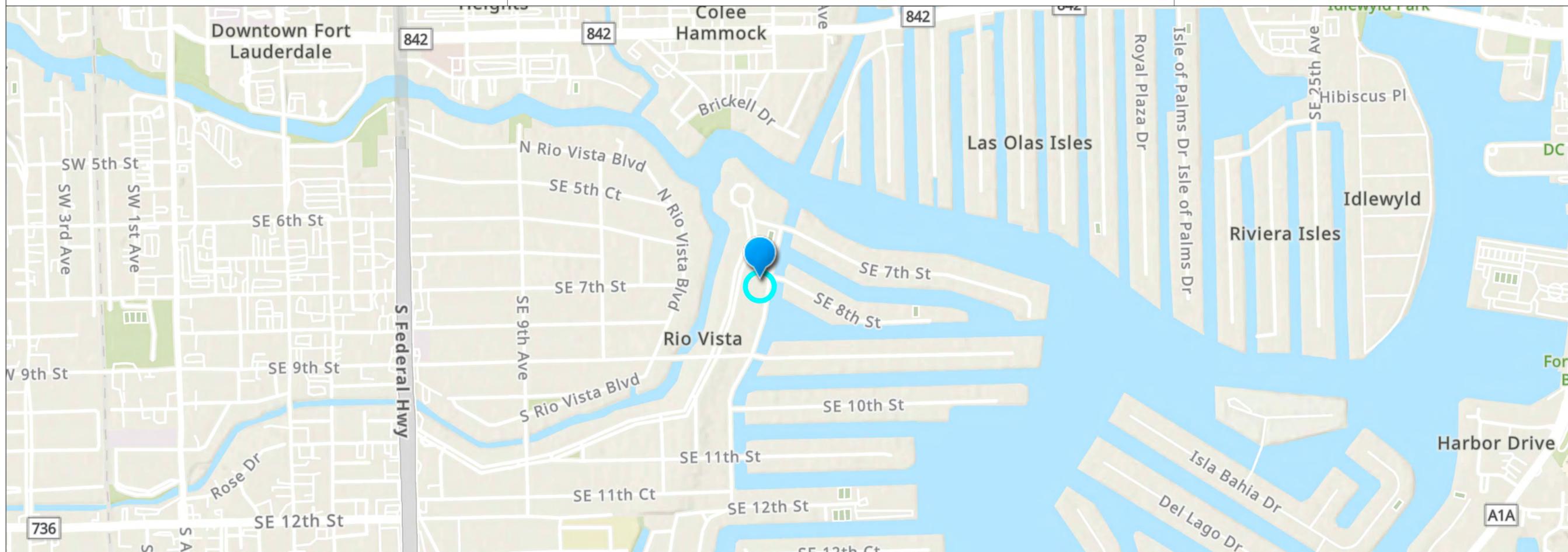


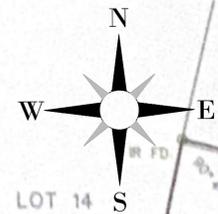
CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

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

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

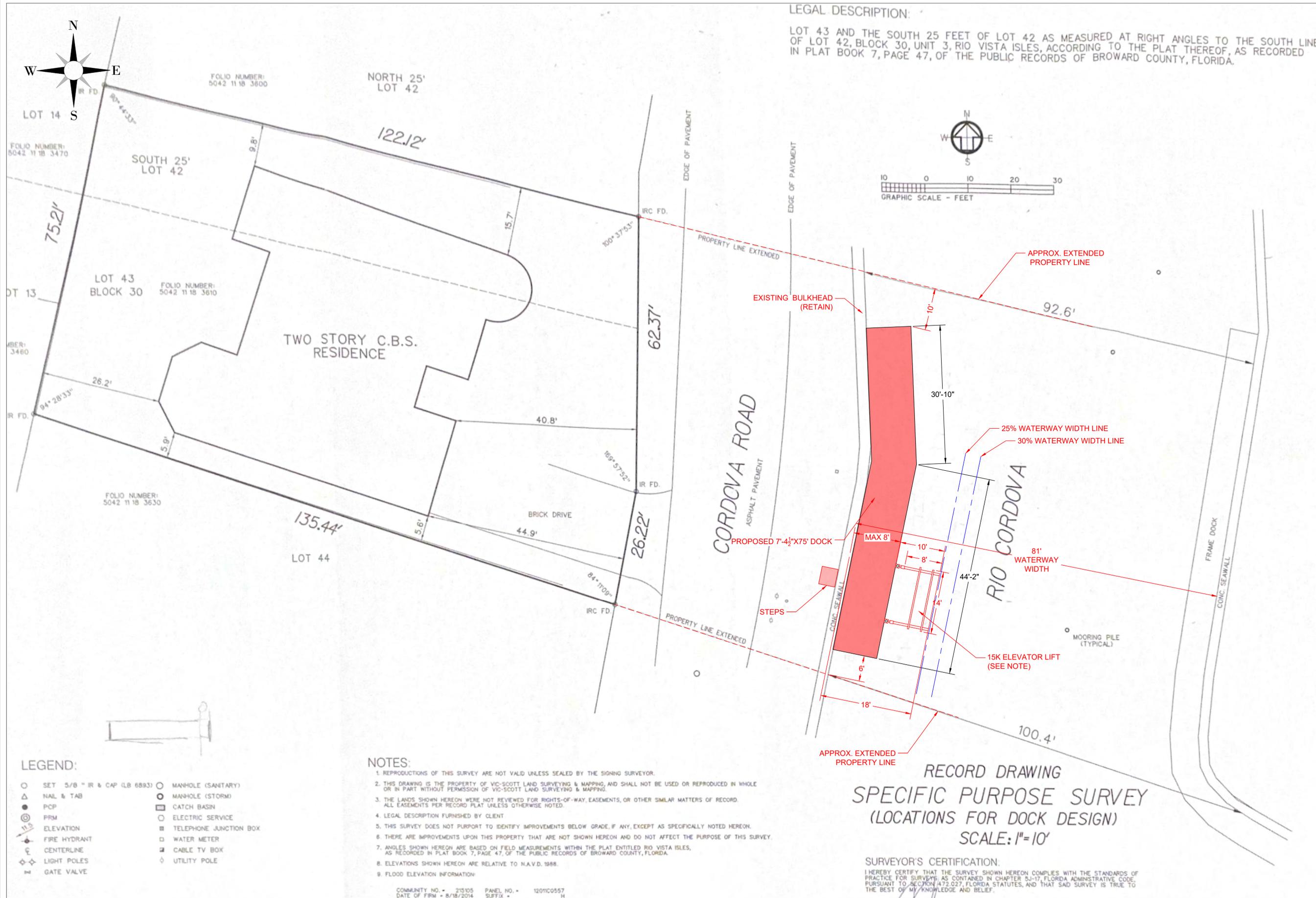
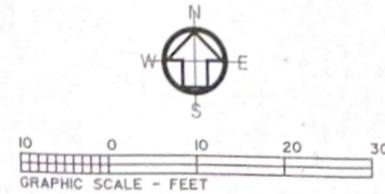
PROJECT NO. FL-2025-277	SHEET S-1
DATE 12/30/2025	
SCALE N/A	





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.



SHEET NOTES

- CONTRACTOR SHALL VERIFY PROPERTY CORNERS IN THE FIELD.
- CONTRACTOR SHALL INSTALL FLOATING TURBIDITY CURTAINS PRIOR TO THE START OF CONSTRUCTION. CURTAINS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL TURBIDITY PLUMES HAVE FULLY DISSIPATED.
- PILE SPACING SHOWN IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY. IF SIGNIFICANT CHANGES IN PILE SPACING ARE REQUIRED, CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- 15K ELEVATOR LIFT - SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO ENGINEERING CERTIFICATION FOR PILE DIAMETER, PILE EMBEDMENT DEPTH, ETC.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAYTON MCCOY P.E., ON 12/30/2025

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SITE PLAN

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE



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. FL-2025-277	SHEET S-2
DATE 12/30/2025	
1" = 10' 22x34 1" = 20' 11x17	

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

- NOTES:**
- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
 - 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.
 - 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.
 - LEGAL DESCRIPTION FURNISHED BY CLIENT.
 - THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
 - THERE ARE IMPROVEMENTS UPON THIS PROPERTY THAT ARE NOT SHOWN HEREON AND DO NOT AFFECT THE PURPOSE OF THIS SURVEY.
 - 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.
 - ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988.
 - FLOOD ELEVATION INFORMATION:

**RECORD DRAWING
SPECIFIC PURPOSE SURVEY
(LOCATIONS FOR DOCK DESIGN)
SCALE: 1"=10'**

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLES 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.

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