



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
FORT LAUDERDALE FIRE RESCUE DEPARTMENT
528 NW 2ND STREET, STATION #2
FORT LAUDERDALE, FLORIDA 33311
3RD FLOOR CONFERENCE ROOM
THURSDAY, DECEMBER 7, 2023 – 6:00 P.M.

Cumulative Attendance
January-December 2023

Steve Witten, Chair	P	10	0
James Harrison, Vice Chair	P	8	2
Michael Boyer	A	5	4
Tyler Brunelle	P	7	1
Robyn Chiarelli (arr. 6:04)	P	6	4
Barry Flanigan (arr. 6:22)	P	9	1
Robert Franks	P	5	0
Elisabeth George	P	9	0
Brewster Knott	A	6	3
John Lynch	P	3	1
Norbert McLaughlin	P	10	0
Noelle Norvell	P	6	2
Ed Rebholz (arr. 6:30)	P	6	0
Bill Walker	P	3	1
Robert Washington	A	5	2

As of this date, there are 15 appointed members to the Board, which means 8 would constitute a quorum.

Staff

- Andrew Cuba, Marine Facilities Manager
- Jonathan Luscomb, Marine Facilities Supervisor
- Sergeant Travis O’Neil, Marine Unit Supervisor
- Dean Trantalis, Mayor of Fort Lauderdale
- Thomas Ansbro, City Attorney
- Bob Dunckel, Assistant City Attorney
- Marco Aguilera, Code Compliance Officer
- Carla Blair, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

The meeting was called to order at 6:02 p.m. and roll was taken.

The following Item was taken out of order on the Agenda.

III. Statement of Quorum

It was noted a quorum was present at the meeting.

IV. Waterway Crime & Boating Safety Report

Marine Unit Sergeant Travis O'Neil reported the following activity for November 2023:

- 38 calls for service
- 60 citations

Sgt. O'Neil noted that the Winterfest Boat Parade is scheduled for Saturday, December 16, 2023. All Marine Unit Officers will be on the water, with assistance from seven other jurisdictions.

The Marine Unit continues to be short-handed due to lack of manpower, which is affecting the entire Police Department. Sgt. O'Neil was confident they can continue to get the job done, although he would like to have one additional Officer. All boats are in good condition, although some have accrued a large number of hours. The Marine Unit is working toward replacement of these vessels, and he is gathering information on purchasing a new boat.

Vice Chair Harrison asked if the Marine Unit has used its Enhanced Marine Law Enforcement Grant (EMLEG) grant. Sgt. O'Neil replied that throughout the year they use approximately 77% of this grant. The Marine Unit will be re-funded through this grant in the next year.

V. Introduction of City Attorney – Thomas Ansbro

Chair Witten introduced new Fort Lauderdale City Attorney Thomas Ansbro.

The Chair also introduced Fort Lauderdale Mayor Dean Trantalis, who joined the meeting at this time.

The following Item was taken out of order on the Agenda.

IX. End of the Year Remarks – Mayor Dean Trantalis

Mayor Trantalis emphasized the importance of showing a presence at the City's advisory board and committee meetings, as their members serve in a volunteer

capacity. He thanked the Board members for their service to the City, noting that there has been a stronger rapport between the City Commission and the Marine Advisory Board over the last eight years.

Chair Witten requested clarification of the Mayor's goals in which the Board could play a role. Mayor Trantalis advised that his overarching goal is to maintain safe passageway on the City's waterways, and to ensure that residents who own waterfront property can enjoy its use. He also expressed concern with pollution of the City's waterways, which can be caused by illegal dumping of waste into the water. Chair Witten confirmed that the Board hopes to help the City deal with these initiatives, and emphasized the importance of communication.

II. Approval of Minutes – November 2, 2023

Motion made by Ms. George, seconded by Mr. Walker, to approve. In a voice vote, the **motion** passed unanimously.

V. Dock Waiver – 3019 NE 20th Court / Hubie Kerns

Frank Mormando, representing the Applicant, showed photos of the subject property, which has a concrete dock with two 27 ft. 9 in. posts. The project consists of installing a 30,000 lb. boat lift with four posts at 28 ft. 9 in. from the property line where Code allows a distance of 25 ft. The distance of the requested waiver is roughly 4 ft. Additional information is available in the members' backup materials.

Mr. Mormando added that the proposed structures have been approved by the Broward County Department of Environmental Protection, the Florida Department of Environmental Protection, and the U.S. Army Corps of Engineers.

The waiver request is justified through the following considerations:

- No structures or piles will exceed 30% of the width of the waterway
- Due to the extraordinary width of the waterway at the subject location, which is a distance of 191 ft., navigation will not be impeded
- The proposed structure is necessary for the safe mooring of the resident's vessel, particularly during high wind and severe weather events
- The proposed structure is necessary to protect the resident's vessel from high wave energy and excessive wakes from the Intracoastal Waterway

If the waiver request is approved, the Applicant will comply with all necessary construction conditions, guidelines, and Codes.

The City's Zoning Department has enacted an Ordinance which requires an independent engineer to review the placement of the boat lift's piles in order to ensure it conforms to Code. The structure would pose no hardship to the neighboring properties. One neighbor has requested that the boat be positioned slightly further to the west, and

the Applicant has agreed to this request, which will be included in the final “as built” submittal to the City and the Army Corps of Engineers.

Chair Witten asked for clarification of the existing conditions of the waterway. Mr. Mormando replied that there is a four-post concrete dock with a marble finish.

Mr. McLaughlin noted that the boat lift will place the vessel parallel to the dock, which would mean the proposed structure, not the boat itself, extends 3 ft. past the 25 ft. limit.

Mr. Franks commented that the Board members’ backup materials include letters of objection which mention navigational issues, although they do not specify those issues. Another letter had referred to obstruction of the view of the Intracoastal Waterway. Mr. Mormando reiterated that the Applicant has spoken with this individual and will move the lift so it is more closely centered on his own property, which will preserve the neighbor’s view.

Assistant City Attorney Bob Dunckel recommended that if the Board makes a motion to approve the request, that the approval will be subject to moving the location of the lift. He also requested that this issue be resolved and a proper drawing presented to the City Commission when the request goes before them.

Chair Witten advised that in addition to protecting the vessel from wave action, removing the boat from the waterway on a lift is also an environmentally sound practice. He also noted that letters of objection state a neighbor’s property value would be “greatly affected” by obstruction of the view, and requested clarification of the accuracy of this statement. Mr. Brunelle stated that he did not feel this was an accurate assertion.

Chair Witten continued that the Board is not tasked with addressing the line of sight from neighboring properties, and that he also did not believe property values would be negatively affected by obstruction of a view.

Attorney Dunckel advised that the Board may make a motion to recommend approval of the Application with or without the condition to move the boat lift’s location, or they may move to recommend denial of the Application. In any case, the Application would ultimately go before the City Commission for approval.

There being no further questions from the Board at this time, Chair Witten opened the public hearing. As there were no individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board

Motion made by Vice Chair Harrison, seconded by Mr. Brunelle, to approve as presented. In a roll call vote, the **motion** passed unanimously (12-0).

VI. Presentation – Las Olas Marina Update / Eric Metz, Suntex Marinas

Eric Metz, representing Suntex Marinas, provided an update on the status of the Las Olas Marina, recalling that dredging of the marina's basin began in January 2023 and lasted through June. Activity was paused until July, as the dredge barge was destroyed after contact with rock. A new barge was secured in July and dredged through August and September before being damaged in October and breaking down in November. Dredging was complete by December.

One major challenge of the project was replacing a pump station, as this work uncovered utilities and other unmarked wiring. This also slowed the progress of finishing part of the seawall. The former pump station became inactive due to flooding during the April 2023 severe rain event, and the new station was brought online. Work began on the marina's new buildings in February and March and the structures were topped out just ahead of the Fort Lauderdale International Boat Show.

162,000 yards of material were removed from the basin, and roughly 8000 truckloads of this material have been moved from the site thus far. It is hoped that most of the material will have been removed by the end of the year. Another 12,000 yards of material has not yet been dredged from the Intracoastal Waterway. Mr. Metz described this area as the most difficult part of the waterway. Applications have been submitted to the Florida Department of Environmental Protection as well as to the Army Corps of Engineers for the removal of this material.

Mr. Metz reviewed the site's buildings, including the locations of brokerages and restaurants. Work is underway by Florida Power and Light (FPL) to provide electricity to the buildings. He estimated that the buildings will be complete by approximately the second quarter of 2024. Work is expected to begin on the promenade during the first quarter of 2024.

Mr. Metz continued that roughly 950 linear ft. of the seawall has been replaced on the north side of the marina. As it was replaced, some portions of the structure were found to be in poor condition. Suntex is working with the City on partial cost-sharing for part of the wall. Damaged portions will be replaced by very deep sheet piles and a robust cap.

Ms. George reported that the Suntex team has met with neighboring property owners on a monthly basis, which the Mayor and the District Commissioner have characterized as a best practice.

VII. Presentation – The Winterfest Boat Parade “Reflections Afloat” – Best Show on H2O!

Mr. Walker advised that he is the current Chair of the Winterfest Boat Parade. 100 boats are expected to participate in the parade, and the Hard Rock Casino has renewed its sponsorship of the event. The parade was moved up the New River in 2007, which provides a better viewing area for spectators.

Mr. Walker also noted that Vice Chair Harrison leads the parade's Enhancement Committee. Vice Chair Harrison reported on a number of boats that plan to participate in the parade.

Mr. Walker added that Board member Mr. Flanigan also serves on the Boat Parade Committee, which oversees the internal logistics and coordination of the parade. Mr. Flanigan stated that buoys will be placed 150 ft. in front of bridges on the morning of the parade to control the spacing of boats during the parade.

Mr. Walker advised that the Winterfest Boat Parade is the seventh-largest parade in the world and the largest parade on water. It will take place on December 16, 2023 at 6:30 p.m. Boyz II Men will be this year's Grand Marshal.

All present recognized Mr. Walker for his fundraising in advance of the event, which will go to the Children's Diagnostic and Treatment Center (CDTC). Patience Cohn, representing the Marine Industries Association of South Florida (MIASF), invited all present to a joint party hosted by a number of marine associations on December 13, 2023.

X. Old / New Business

a. FIND Grant Bathymetric Survey – Next Steps

Vice Chair Harrison stated that a group of individuals with marine interests meet on a monthly basis, including Florida Inland Navigation District (FIND) Commissioners, homeowners who live along the New River, marine industry operators, and others. The City's FIND grant, which will be used to pay for the bathymetric survey, will be finalized at a City Commission meeting in January 2024.

Vice Chair Harrison added that one item discussed by the group is the Marine Advisory Board's (MAB's) recommendation to overlay old and new surveys in order to determine whether or not the channel has changed over time. There is consensus from the group to take this step, as the last survey was done in 2011.

Mr. Luscomb explained that the FIND grant is reimbursable, which means the City must provide the money to do the work and then be reimbursed.

b. New River Moratorium Update

Attorney Dunckel stated that he had asked Mr. Cuba to closely review the proposed moratorium Ordinance, and Mr. Cuba had identified a number of irregularities. One discrepancy occurs between regulations for 25 ft. or 25% of the width of the waterway, 30 ft. or 30% of the width of the waterway, and 33% or 25% in the City's annexed area. Another provision in the annexed area limits docks from projecting more than 5 ft. into

any waterway. Rather than addressing these irregularities, his recommendation was to refer back to the Ordinance's definition section.

With regard to time frames, a zoning in progress is in effect for waiver applications on the western New River. The Ordinance will go before the City's Planning and Zoning Board (PZB) on December 20, 2023, and from there to the City Commission. He anticipated that the Ordinance will be adopted within the next two to three months, which begins the one-year period in which the moratorium will be in effect.

Attorney Dunckel urged the Board to have hearings during this year, including how dock waivers on the western portion of the New River will be addressed. He recommended a balance between navigational considerations and private property rights, and suggested inviting representatives of homeowners' associations which include the boundaries of the western New River to address the Board at subsequent meetings.

Chair Witten asked if it would be possible, under the Sunshine Law, to hold "breakout" meetings with the public or other entities. Attorney Dunckel advised that since there is no subcommittee for the MAB, the Board must hear any public input at their monthly meetings.

Chair Witten asked if the Board could schedule a special meeting or meetings, to which the public could be invited. It was confirmed that this could be done.

Attorney Dunckel further clarified that the issue of riparian rights is a judicial matter and is not determined by the City. Two property owners may have a dispute with one another, or with the City, over their respective riparian rights. This matter would be resolved by a circuit court judge.

Chair Witten advised that he, Mr. Cuba, Attorney Dunckel, and representatives of marine businesses and the MIASF will attend the December 20 PZB meeting. They have been asked to provide a number of audiovisual materials for that meeting. These materials will be shared with the Board members as well.

Mr. Walker requested clarification of what will be discussed at the PZB meeting. Attorney Dunckel replied that because the proposed moratorium will affect zoning Code, the PZB is tasked with ensuring that it is compliant with the City's Comprehensive Plan. The PZB will then make a recommendation to the City Commission. If the Ordinance is adopted, there will be one year from the effective date to determine further action.

c. 2024 MAB Goals

Chair Witten reported that a workshop was held with the Broward County Board of County Commissioners regarding the New River crossing. He characterized this as making progress on the issue.

Ms. George commented that one issue is that the bridge would be owned by Broward County rather than by Fort Lauderdale. Ms. Chiarelli noted that an additional consideration is that the issue is greater than the New River crossing and affects the entire corridor and passenger rail system. The County, rather than the City, would operate the system. In addition, federal funding must be sought for the entire project, including the rail system, not just the bridge.

Code Compliance Officer Marco Aguilera advised that king tide seawall breaches have ended. He will provide the Board with statistics on Code cases at their next scheduled meeting, including the most common violations.

Ms. Cohn of the MIASF asked if a waiver allowing a 60 ft. intrusion into the waterway, for example, would allow an owner to dock a boat greater than 60 ft. in length at that dock. Officer Aguilera replied that while Code Compliance does not see waivers, a homeowner cited for this violation would be asked to provide Code Compliance with a copy of the waiver issued.

Attorney Dunckel stated that he felt the best solution to this issue would be for the waiver to include a limitation on the length of the vessel which coincides with the distance of the dock or mooring pile. There is nothing in the City's Unified Land Development Regulations (ULDR) which limits how far a berthed vessel may extend into the waterway. He suggested that this is likely to be addressed during the proposed moratorium.

Officer Aguilera continued that if this type of violation occurs, Code Compliance is not empowered to remove the boat; however, the property owner may be fined daily until the violation is corrected. They are looking into other ways to address this and similar issues. He also noted that once a complaint is made, Code Compliance must investigate; however, they may not investigate or take reports on complaints that are made anonymously.

XI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:58 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM V

MEMORANDUM MF NO. 23-08

DATE: December 15, 2023

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: January 4th, 2024 MAB Meeting – Application for Dock Permit – Michael & Bethany Pitino / 607 Cordova Road

Attached for your review is an application from Michael & Bethany Pitino / 607 Cordova Road.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the usage of an existing 40'+/- long x 8'+/- wide marginal dock and access steps extending a maximum distance of 8'+/- from the property line on public property abutting the waterway adjacent to 607 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 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.
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

Michael and Bethany Pitino

607 Cordova Rd

Fort Lauderdale, FL 33316

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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: Michael and Bethany Pitino

TELEPHONE NO: (502) 649-0268 (954) 782-7491 EMAIL: mikepitino@yahoo.com
(home/cellular) (business)

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

607 Cordova Rd, Ft Lauderdale, FL 33316

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Dock Permit

4. SITE ADDRESS: 607 CORDOVA RD ZONING: RS-8

LEGAL DESCRIPTION AND FOLIO NUMBER: 504211183543

Rio Vista Isles unit 3 7-47 B portion lots 21,22,34,345 BLK 30 desc as comm at SW cor of lot 21NE 96.84 to POB, NE 95.25, NE 78, SW 95.80, SE 78 to POB

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

Michael Pitino
Applicant's Signature

12/7/23
Date

The sum of \$ _____ was paid by the above-named applicant on the _____ of _____, 20____
Received by: _____

City of Fort Lauderdale

=====For Official City Use Only=====

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____

Summary Description/Narrative

Dear Marine Advisory Board,

My family just purchased the home at 607 Cordova Rd, Ft Lauderdale, FL 33316. Currently, we are applying to get a dock permit through the city. The home came with a dock that is 40' long x 8' wide. My family absolutely loves boating and would like to maintain the dock and landscape the area.

Thanks,

A handwritten signature in blue ink, appearing to read "Michael Pitino".

Michael Pitino

Prepared by:

David R. Roy
Attorney at Law
David R. Roy, P.A.
4209 N. Federal Highway
Pompano Beach, FL 33064
954-784-2961
File Number: 21-DR-473

Return to:

Millennial Title, LLC
3202 S Dale Mabry
Tampa, FL 33629
813-386-5474
File Number: FL-2021-12202

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8 day of **November, 2023** between **SIPC, LLC**, a Florida limited liability company whose post office address is **2734 E Oakland Park Blvd., Suite 201, Fort Lauderdale, FL 33306**, grantor, and **Michael A. Pitino and Bethany Pitino, husband and wife** whose post office address is **607 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:

A parcel being a portion of Lots 21 and 22 and 34 and 35 of Block 30 of the plat of 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, being more particularly described as follows:

Commence at the Southwest corner of said Lot 21; thence N 84° 36' 48" E along the South line of said Lot 21 for a distance of 96.84 feet to the point of beginning; thence continue N 84° 36' 47" E along the South line of said Lot 21 and Lot 35 for a distance of 95.25 feet; thence N 04° 58' 16" E along the East line of Lots 34 and 35 for a distance of 78.00 feet; thence S 84° 36' 08" W a distance of 95.80 feet; thence S 05° 22' 20" E a distance of 78.00 feet to the point of beginning; said lands lying, situate and being in Broward County, Florida.

a/k/a: 607 Cordova Road, Fort Lauderdale, FL 33316

Parcel Identification Number: 504211-18-3543



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, 2023**.

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

Signed, sealed and delivered in our presence:


Witness Name: Alexis Camejo

Witness Name: AMANDA GAMEJO

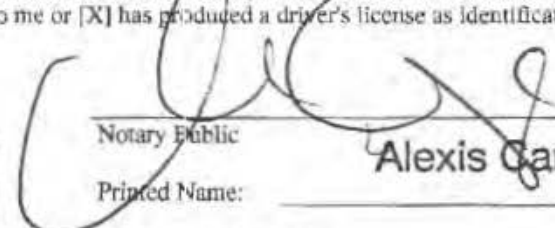
SIPC, L.L.C. a Florida limited liability company

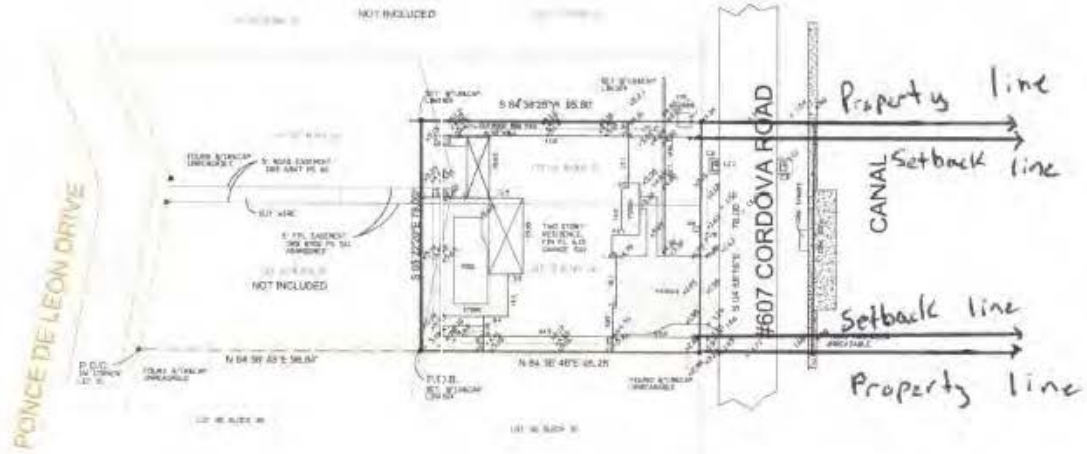
By: 
Glenn Wright, Authorized Member

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of November, 2023 by Glenn Wright, Authorized Member of SIPC, L.L.C, a 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]  ALEXIS GAMEJO
MY COMMISSION # GG 960067
EXPIRES: March 15, 2024
Bonded Thru Notary Public Underwriters


Notary Public
Printed Name: Alexis Gamejo
My Commission Expires: _____



A PARCEL BEING A PORTION OF LOTS 21 AND 22 AND 24 AND 25 OF BLOCK 36 OF THE PLAT OF RIO VISTA ISLES UNIT 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK # PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 21; THENCE N 84° 36' 45\"/>

CONTAINS 7450.22 SQUARE FEET

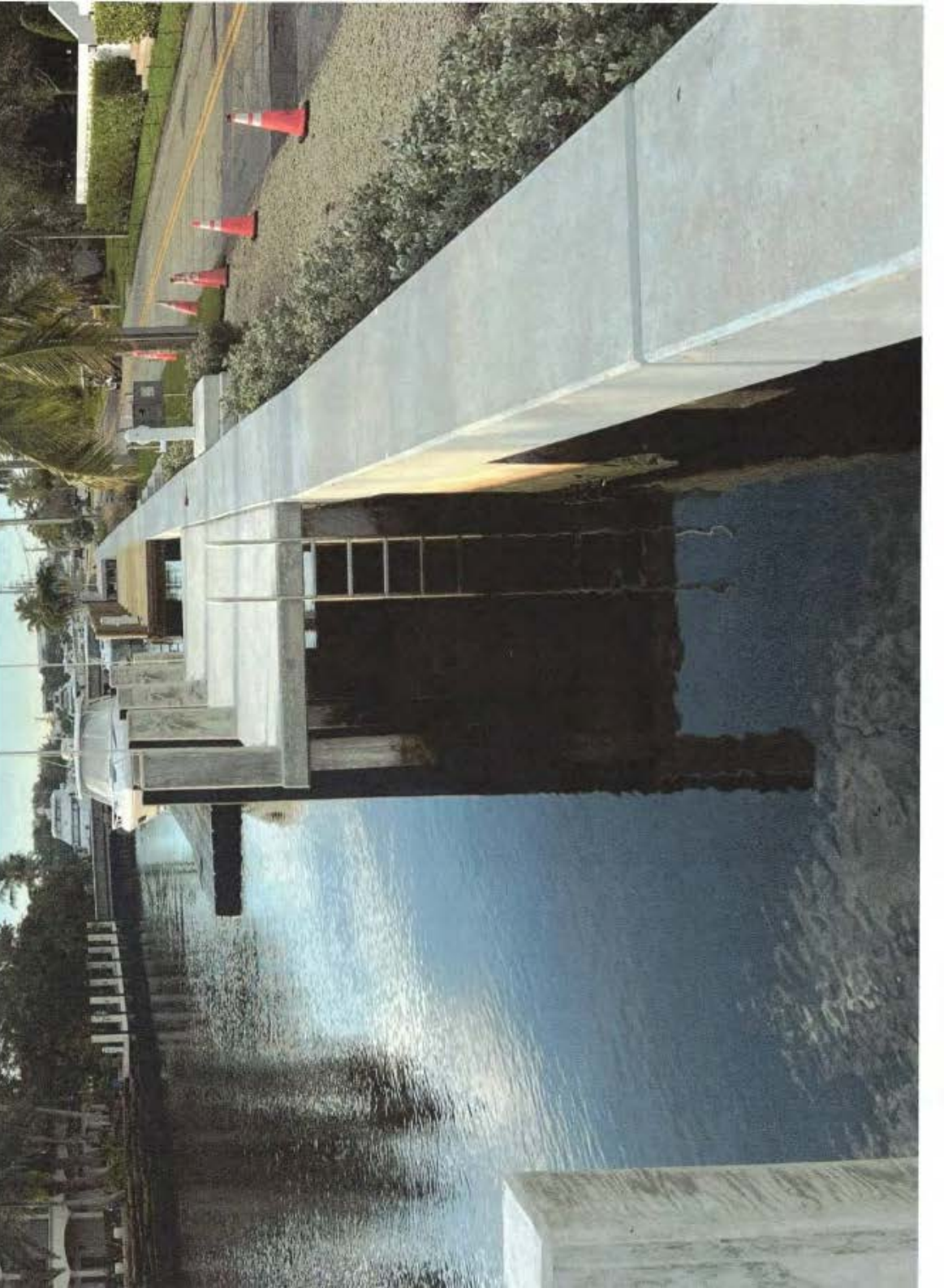
- 1. BARRING SHALL BE MADE AND SETBACKS
- 2. NO ADJUSTMENT IN THIS PLAT SHALL BE PERMITTED TO CORRECT THE LOCATION OF ANY BARRING OR SETBACKS OR BOUNDARY
- 3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 83 AND ALL ELEVATIONS SHOWN HEREON ARE RELATIVE THERE TO.
- 4. ALL SLOPE DRAINAGE DIRECTION, FUTURE CONSTRUCTION OR UTILIZATION SHALL BE SHOWN OR NOTED IN THIS SURVEY.

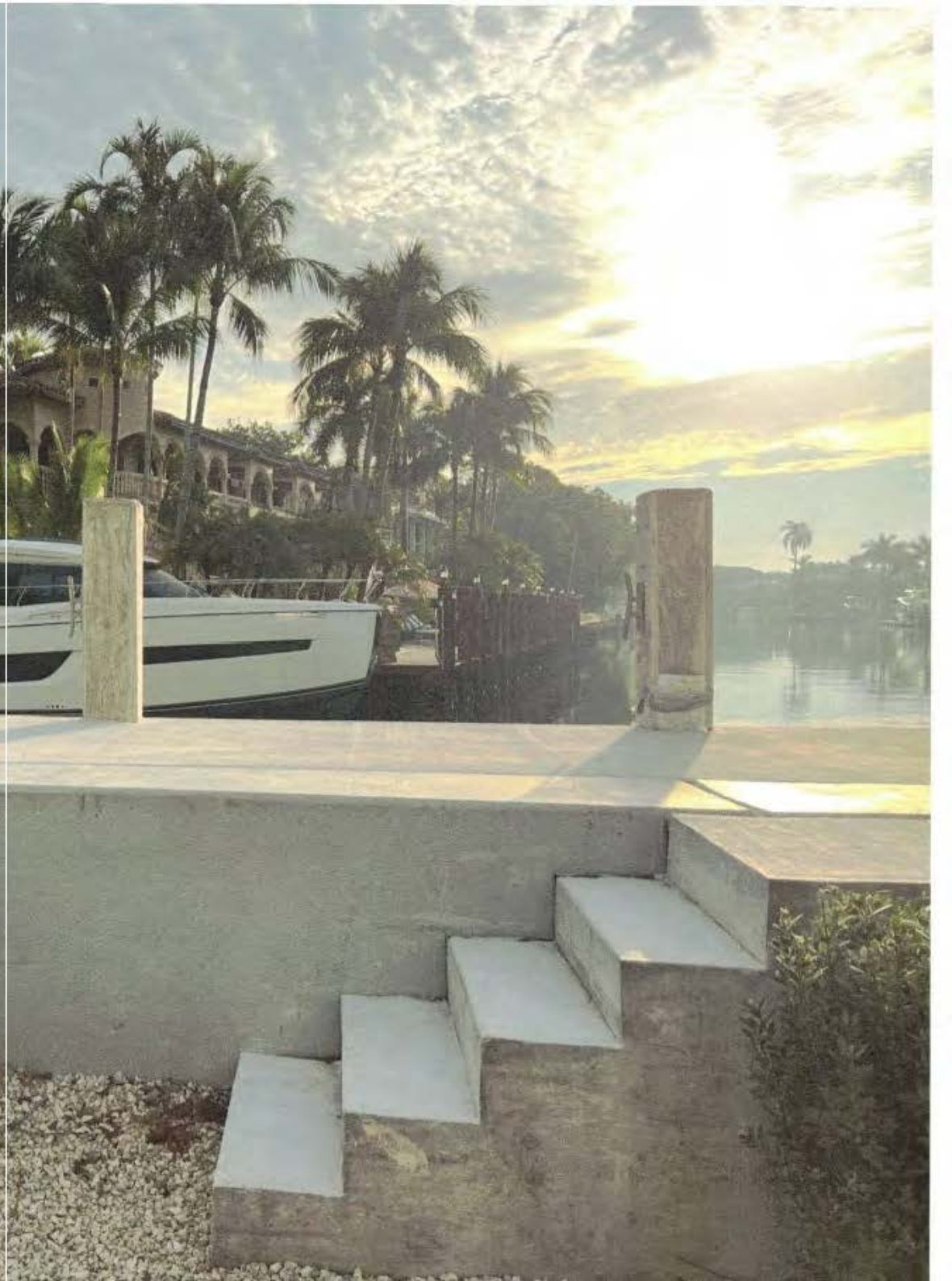
100 = utility survey mark	101 = transformer and	102 = spot level	103 = spot	104 = spot	105 = spot
106 = concrete wall structure	107 = Florida power and light	108 = fence	109 = spot	110 = spot	111 = spot
112 = point of proposed center	113 = concrete monument	114 = spot	115 = spot	116 = spot	117 = spot
118 = concrete monument	119 = point of survey	120 = center mark	121 = spot	122 = spot	123 = spot
124 = point of commencement	125 = point of intersection	126 = bearing mark	127 = spot	128 = spot	129 = spot
130 = point of beginning	131 = spot on boundary	132 = spot	133 = spot	134 = spot	135 = spot
136 = boundary monument	137 = spot on boundary	138 = spot	139 = spot	140 = spot	141 = spot
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1000 = boundary mark	1001 = spot on boundary	1002 = spot	1003 = spot	1004 = spot	1005 = spot



		CONTRACT NO.	
801 S.E. 88th Ave., Suite 252 Opa-locka, FL 33055		PHONE: (305) 481-1111 FAX: (305) 481-1111	
AUTHORITY: Broward County		DESIGNER: Barry A. Burgess DATE: 12-06-2023	
CHECKER: Barry A. Burgess DATE: 12-06-2			







Andrew Cuba, Marine Facilities Manager
Ft. Lauderdale Marine Advisory Board
Fort Lauderdale, FL 33301

Vessel Information for 607 Cordova Rd

Dear Mr. Cuba,

I own a 36 foot Boston Whaler. It is the 2024 360 Outrage. The Hull number is BWCE0056F324. Currently, the boat does not have a name. I will update the advisory board as soon as I think of a name.

Thanks,

A handwritten signature in black ink, appearing to read "Michael Pitino".

Michael Pitino



LOCATION MAP

Site Address CORDOVA ROAD,
FORT LAUDERDALE FL 33316

Property Owner SIPC LLC
Mailing Address 401 SW 4 AVE #1605 FORT LAUDERDALE
FL 33315

ID # 5042 11 18 3543

Abbreviated Legal Description RIO VISTA ISLES UNIT 3
7-47 B PORTION LOTS 21,22,34,35 BLK 30 DESC AS
COMM AT SW COR OF LOT 21 NE 96.84 TO POB,NE
95.25,NE 78, SW 95.80,SE 78 TO POB

GENERAL NOTES

ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL AND BUILDING PERMIT ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE.

CONCRETE

1. ALL CONCRETE (EXCEPT PRECAST PILES) SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT THE END 0-28 DAYS, FOUR (4) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARD OR FRACTION THEREOF AND SHALL BE TESTED AT 3,7 & 28 DAYS. SLUMP SHALL NOT EXCEED 4" (±1") MAX W/C RATIO+0.40.
2. ALL REINFORCEMENT SHALL BE 60,000 PSI MINIMUM YIELD NEW BILLET STEEL IN ACCORDANCE WITH ASTM A615 GRADE 60, ALL BAR LAPS SHALL BE A MINIMUM OF 36 BAR DIAMETERS, PLACING OF REINFORCEMENT SHALL CONFORM TO THE LATEST ACI CODE AND MANUAL OF STANDARD PRACTICE.
3. ALL CONCRETE SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME, AND VIBRATED AS REQUIRED BY THE ACI MANUAL OF CONCRETE PRACTICE. TEMPERATURE OF CONCRETE AT TIME OF PLACEMENT SHALL BE BETWEEN 75° AND 100°F.
4. ALL CONCRETE DECK SURFACES SHALL HAVE A LIGHT BROOM FINISH.
5. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4" OR AS SHOWN ON THE PLANS.

HARDWARE

1. ALL MISCELLANEOUS STEEL COMPONENTS, BOLTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL UNLESS OTHERWISE SPECIFIED ON PLANS.

PRECAST CONCRETE PILING

1. PRECAST CONCRETE DOCK PILES SHALL BE 12"x12" PILES W/5000 PSI MIN. CONCRETE 4-7/16" DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS W/24" MIN. CONCRETE COVE TO TIES DRIVEN TO A MINIMUM BEARING CAPACITY OF 25 TONS WITH 12' MINIMUM PENETRATION INTO FIRM MATERIAL BELOW SILT LAYER
2. PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS @ SECTION

MISCELLANEOUS

1. FASTENERS EMBEDDED INTO CONCRETE STRUCTURES SHALL BE ANCHORED WITH TWO-PART EPOXY ADHESIVE (RAWL @CHEM-FAST CARTRIDGE SYSTEM OR EQUAL). ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER SIZE. HOLES SHALL BE DRILLED TO A MINIMUM DEPTH SHOWN ON THE PLANS & SHALL BE THOROUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

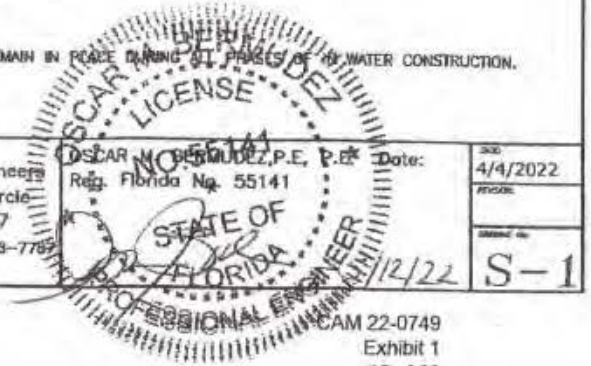
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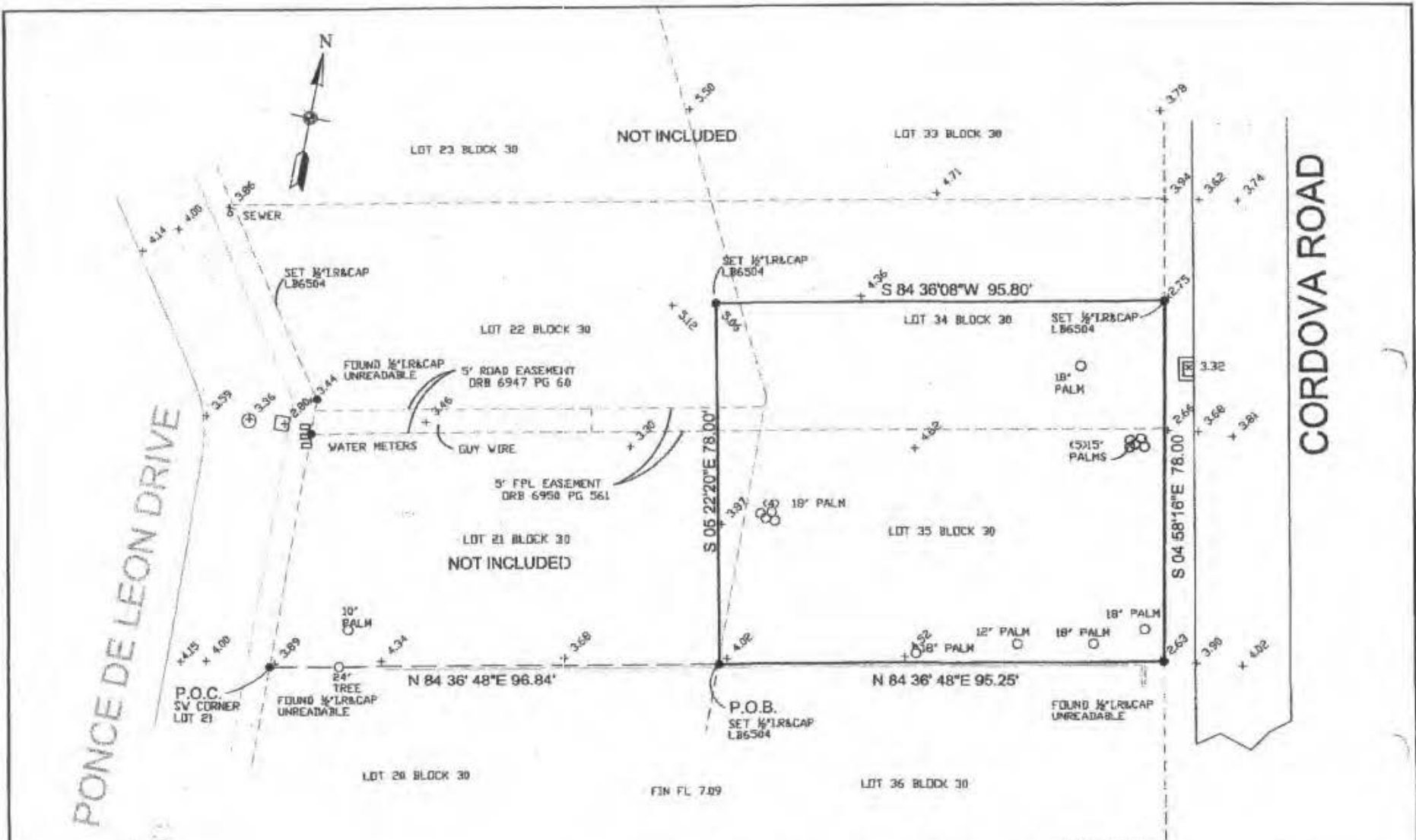
LL= 40 PSF DL = 10 PSF

TURBIDITY BARRIER

APPROVED TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF WATER CONSTRUCTION.

<p>LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net</p>	<p>SIPC LLC 607 CORDOVA ROAD FORT LAUDERDALE FL. 33316 NEW CONCRETE DOCK</p>	<p>B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-708-7785</p> <p>OSCAR MORALES, P.E., P.E. Reg. Florida No. 55141 Date: 4/4/2022 PROFESSIONAL ENGINEER 12/22</p>	<p>NO. 4/4/2022 PROJECT S-1</p>
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SKETCH OF BOUNDARY SURVEY
SCALE 1"=30'

LINDA RIFFLE
DRAFTING & DESIGN
772-834-1906
LindaDraft1@att.net

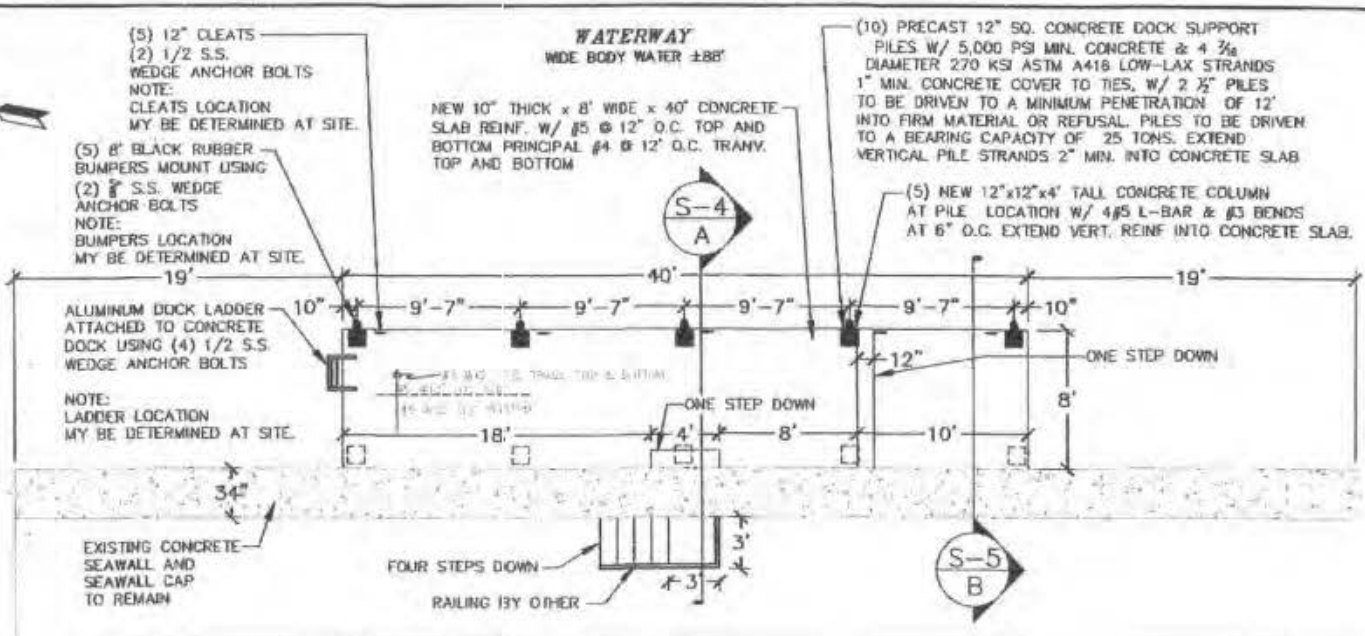
SIPC LLC
607 CORDOVA ROAD
FORT LAUDERDALE FL. 33316
NEW CONCRETE DOCK

B&B Consulting Engineers
2237 Woods Edge Circle
Orlando Florida 32817
(772)-708-7785 (772)-708-7787

OSCAR M. BERMUDEZ, P.E., P.C.
Reg. Florida No. 55141
Date: 4/4/2022
S-2



CAM 22-0749
Exhibit 1



(5) 12" CLEATS
(2) 1/2 S.S. WEDGE ANCHOR BOLTS
NOTE:
CLEATS LOCATION MY BE DETERMINED AT SITE.

(5) 8" BLACK RUBBER BUMPERS MOUNT USING (2) 3/8" S.S. WEDGE ANCHOR BOLTS
NOTE:
BUMPERS LOCATION MY BE DETERMINED AT SITE.

ALUMINUM DOCK LADDER ATTACHED TO CONCRETE DOCK USING (4) 1/2 S.S. WEDGE ANCHOR BOLTS
NOTE:
LADDER LOCATION MY BE DETERMINED AT SITE.

EXISTING CONCRETE SEAWALL AND SEAWALL CAP TO REMAIN

WATERWAY
WIDE BODY WATER ±88'

NEW 10" THICK x 8' WIDE x 40' CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12" O.C. TRANS. TOP AND BOTTOM

(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 3/8" DIAMETER 270 KSI ASTM A418 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 1/2" PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12" INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

(5) NEW 12"x12"x4' TALL CONCRETE COLUMN AT PILE LOCATION W/ 4#5 L-BAR & #3 BENDS AT 6" O.C. EXTEND VERT. REINF INTO CONCRETE SLAB.

CORDOVA ROAD
C/L

DESIGN WINDLOAD INFORMATION
CODE: 7 EDITION 2020 FBCR
ASCE 7-16
Wind Speed: 175 MPH, 3 Second Gust
Exposure "D"
Importance Factor: 1.0
Internal Pressure Coeff.: 0.00
Height: 6ft. Mean

S 04°58'16"E.78.00'

LOT 34 BLOCK 30

LOT 35 BLOCK 30

PROPOSED CONCRETE DOCK PLAN VIEW
SCALE 1"=10'

LINDA RIFFLE
DRAFTING & DESIGN
772-834-1906
LindaDraft1@att.net

SIPC LLC
607 CORDOVA ROAD
FORT LAUDERDALE FL. 33316
NEW CONCRETE DOCK

B&B Consulting Engineers
2237 Woods Edge Circle
Orlando Florida 32812
(772)-708-7785 (772)-708-7787

OSCAR M. BERMUDEZ, P.E.
Reg. Florida No. 5514

Date: 4/4/2022



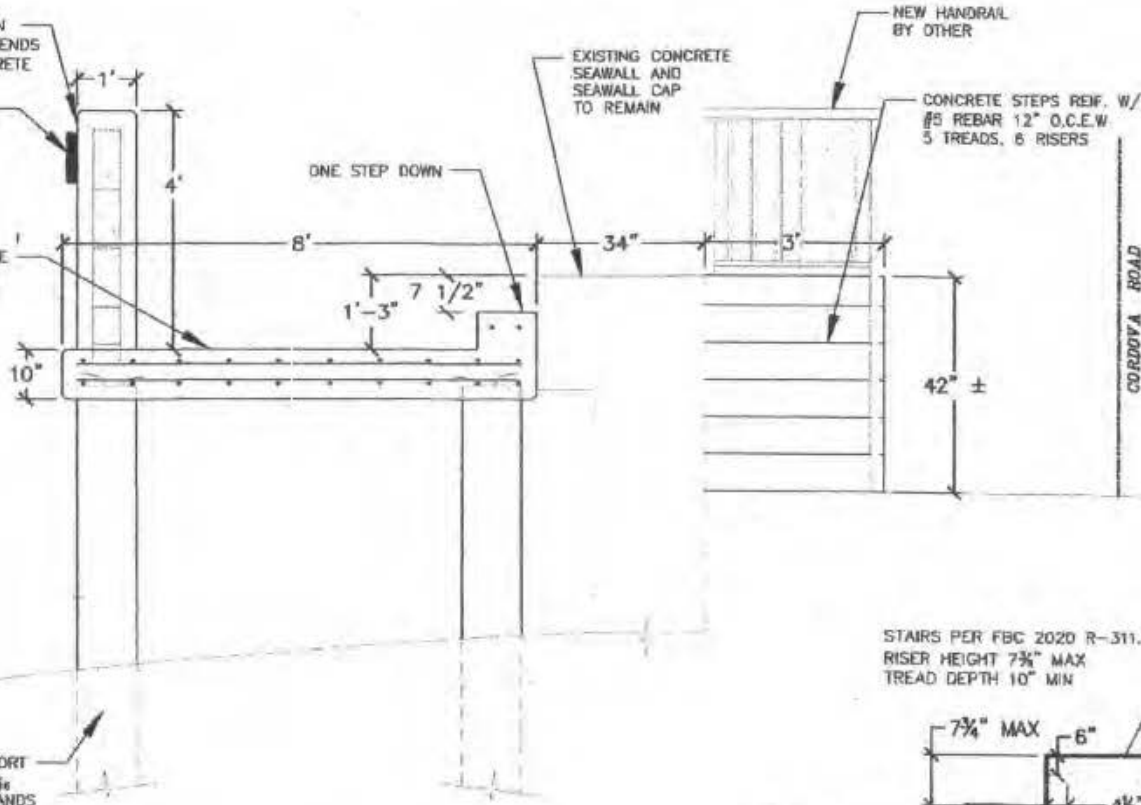
12/22 S-3

CAM 22-0749
Exhibit 1

(5) NEW 12"x12"x4' TALL CONCRETE COLUMN AT PILE LOCATION W/ #5 L-BAR & #3 BENDS AT 6" O.C. EXTEND VERT. REINF INTO CONCRETE SLAB.

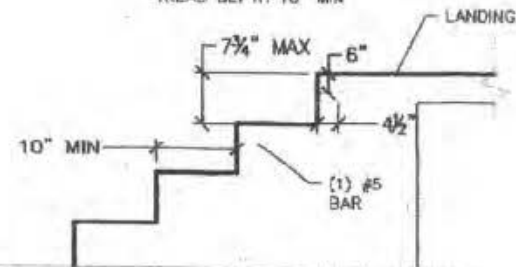
NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

NEW 10" THICK x 8" WIDE x 40' CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12" O.C. TRNV. TOP AND BOTTOM



SECTION VIEW A
N.T.S.

STAIRS PER FBC 2020 R-311.7
RISER HEIGHT 7 3/4" MAX
TREAD DEPTH 10" MIN



CONCRETE STEP DETAIL

(10) PRECAST 12" 50. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 7/8 DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 1/2" PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL OR REFUSAL PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE FLORIDA BUILDING CODE. BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net	SIPC LLC 607 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32817 (772)-708-7785 (772)-788-7761	OSCAR M. BERMUDEZ P.E. Reg. Florida No. 55141 Date: 4/4/2022
	NEW CONCRETE DOCK	NO. 55141	Date: 5/12/22 S-4



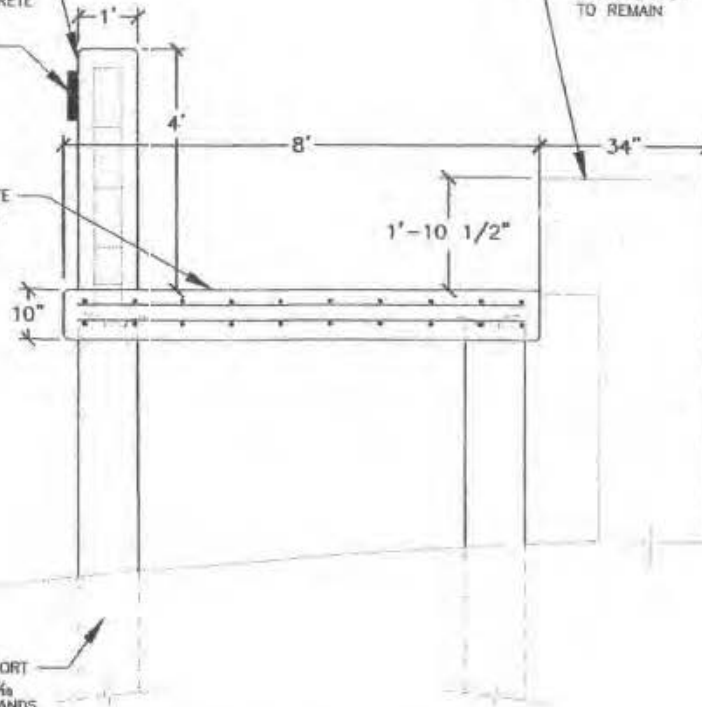
CAM 22-0749
Exhibit 1

(5) NEW 12"x12"x4' TALL CONCRETE COLUMN AT PILE LOCATION W/ 4#5 L-BAR & #3 BENDS AT 8" O.C. EXTEND VERT. REINF INTO CONCRETE SLAB.

NIGHTTIME REFLECTORS ON ALL OUTSIDE DOCK SUPPORT PILES.

NEW 10" THICK x 8' WIDE x 40' CONCRETE SLAB REINF. W/ #5 @ 12" O.C. TOP AND BOTTOM PRINCIPAL #4 @ 12" O.C. TRANS. TOP AND BOTTOM

EXISTING CONCRETE SEAWALL AND SEAWALL CAP TO REMAIN



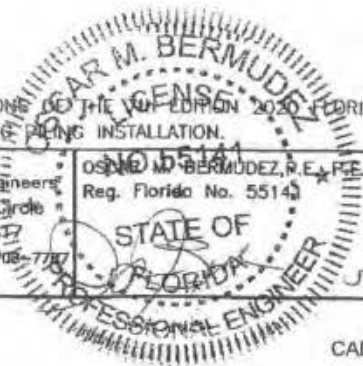
(10) PRECAST 12" SQ. CONCRETE DOCK SUPPORT PILES W/ 5,000 PSI MIN. CONCRETE & 4 #5 DIAMETER 270 KSI ASTM A416 LOW-LAX STRANDS 1" MIN. CONCRETE COVER TO TIES, W/ 2 #5 PILES TO BE DRIVEN TO A MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL OR REFUSAL. PILES TO BE DRIVEN TO A BEARING CAPACITY OF 25 TONS. EXTEND VERTICAL PILE STRANDS 2" MIN. INTO CONCRETE SLAB

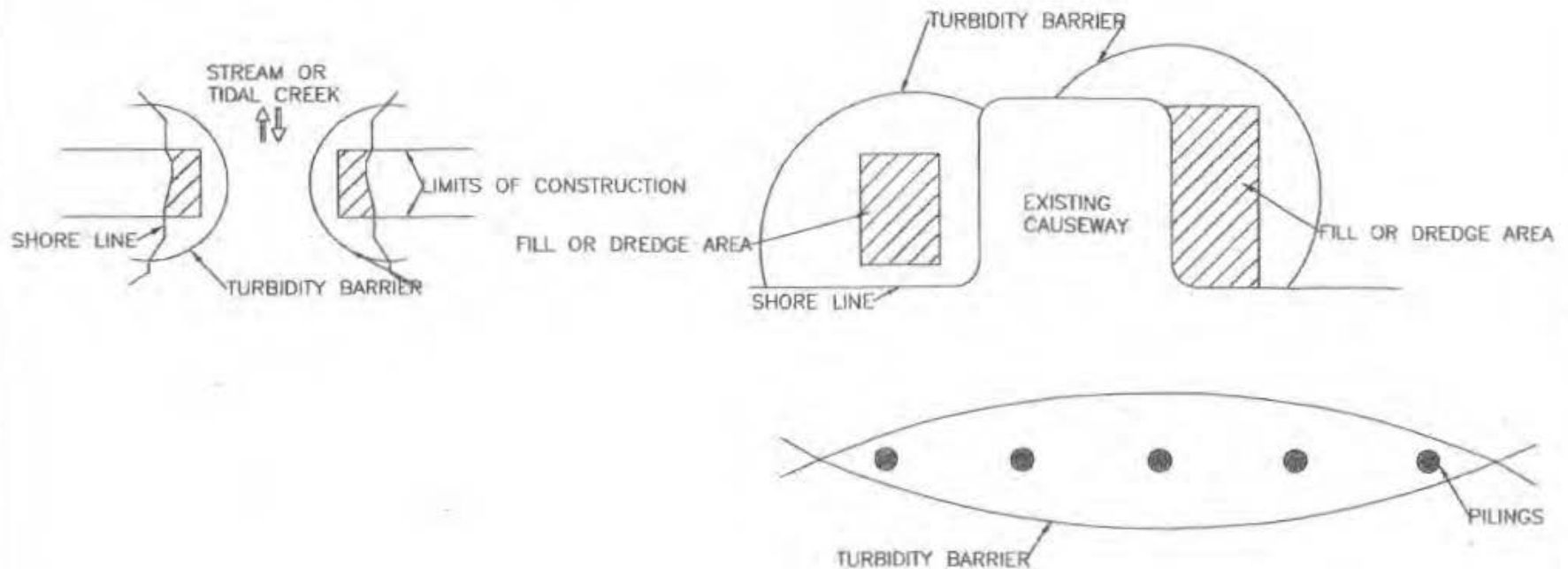
SECTION VIEW B
LOWER DOCK SECTION
N.T.S.

CORDOVA ROAD

THE WORK SPECIFIED HEREIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 2020 FLORIDA BUILDING CODE. BEST MANAGEMENT PRACTICES: FLOATING TURBIDITY CURTAIN EXTENDING WITHIN 1' OF BOTTOM TO BE INSTALLED DURING PILING INSTALLATION.

LINDA RIFFLE DRAFTING & DESIGN 772-834-1906 LindaDraft1@att.net	JOB #/AC: SIPC LLC 607 CORDOVA ROAD FORT LAUDERDALE FL. 33316	B&B Consulting Engineers 2237 Woods Edge Circle Orlando Florida 32837 (772)-708-7785 (772)-708-7787	OSWALD M. BERMUDEZ, P.E., P.E. Reg. Florida No. 55143 Date: 4/4/2022	SHEET: S-5
	TITLE: NEW CONCRETE DOCK	5/12/22	STATE OF FLORIDA PROFESSIONAL ENGINEER	CAM 22-0749 Exhibit 1





NOTES

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING DEPENDANT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATION 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.
6. TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING OR STAKED TYPES.
7. BARRIER TYPE WILL BE AT THE CONTRACTOR'S DECISION U.N.O.
8. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY ENGINEER.
9. N.P.D.E.S. INSPECTION TO BE CALLED FOR BY ENGINEER TO VERIFY TURBIDITY BARRIER.

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	NEW CONCRETE DOCK		S-6	

LEGEND



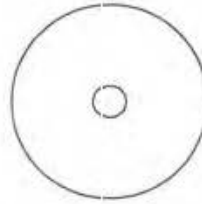
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



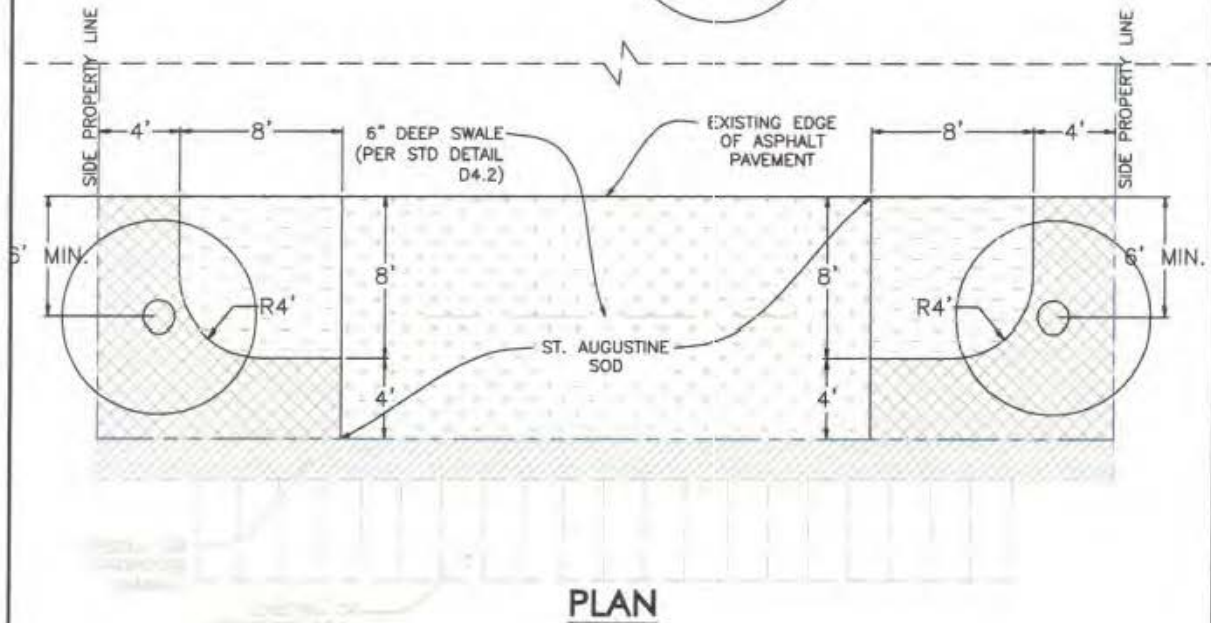
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



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

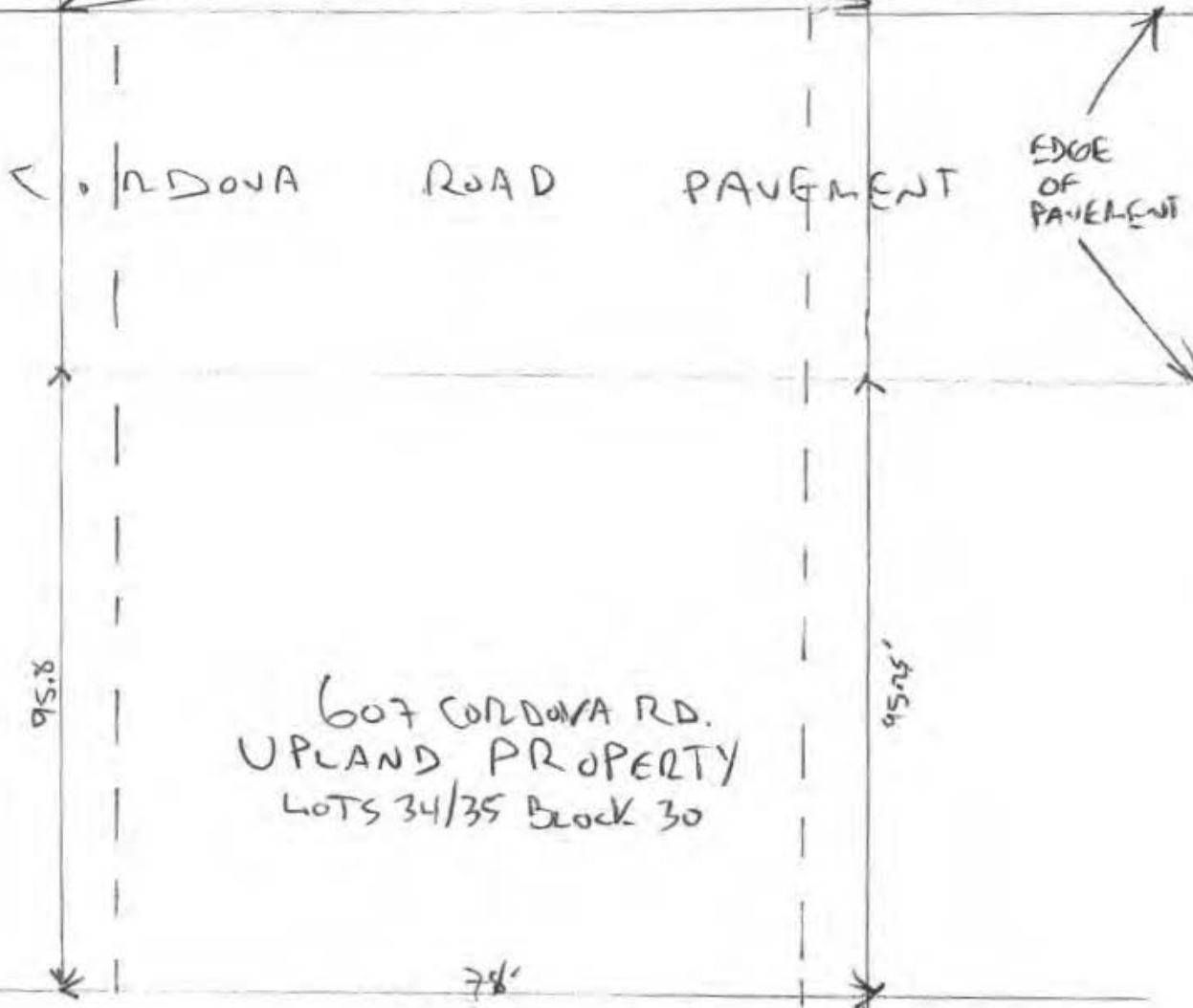
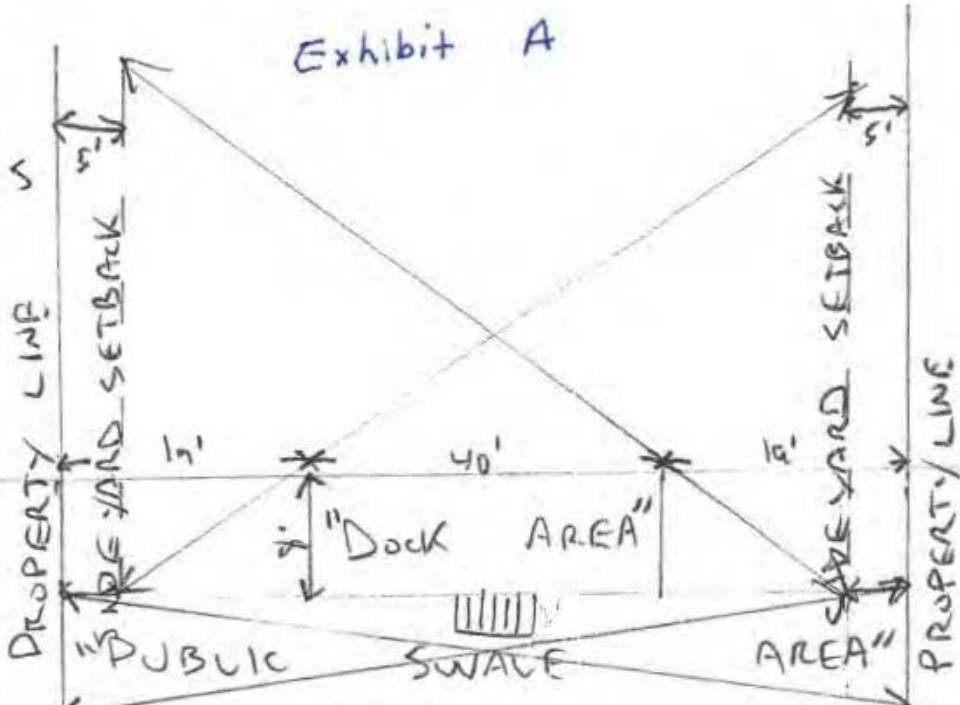
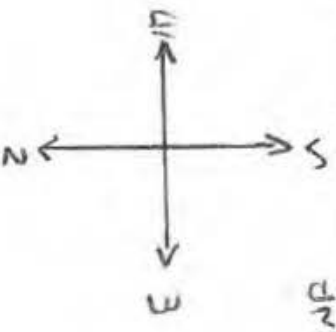
REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

LANDSCAPING PLAN (ROW)

SCALE:
1"=10'

Exhibit A





City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

607 Cordova Road



GIS

Fort Lauderdale

Printed on: 11/27/2023