



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, FEBRUARY 1, 2024 – 6:00 P.M.

Cumulative Attendance
January-December 2024

Steve Witten, Chair	P	2	0
James Harrison, Vice Chair	A	0	2
Tyler Brunelle	P	2	0
Robyn Chiarelli	A	0	2
Barry Flanigan (arr. 6:01)	P	2	0
Robert Franks	P	1	1
Elisabeth George	P	2	0
Brewster Knott	P	2	0
John Lynch	P	2	0
Norbert McLaughlin	P	2	0
Noelle Norvell	A	1	1
Ed Rebholz (arr. 6:46)	P	2	0
Bill Walker	P	2	0
Robert Washington	P	2	0

As of this date, there are 14 appointed members to the Board, which means 8 would constitute a quorum.

Staff

Jonathan Luscomb, Marine Facilities Supervisor
 Sergeant Travis O’Neil, Marine Unit Supervisor
 Marco Aguilera, Code Compliance Officer
 Dr. Warren Sturman, Fort Lauderdale District 4 City Commissioner
 Renee Manchoy, Assistant to City Commissioner Dr. Warren Sturman
 Carla Blair, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Witten called the meeting to order at 6:00 p.m. and roll was taken.

Mr. Flanigan arrived at 6:01 p.m.

II. Approval of Minutes – January 4, 2024

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

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 January 2024:

- No reported burglaries or thefts
- Removal of two boats from the beach

Sgt. O’Neil added that Marine Unit Officers have cautioned owners of electronic devices to secure them due to the potential for thefts. He felt this has been helpful in deterring some thefts.

The Marine Unit is continuing a campaign to meet with every vessel anchored in the City, as this makes it easier to reach out to those owners if any incidents occur.

Chair Witten addressed illegal dumping into canals, requesting clarification of what is legal and how enforcement can be achieved. Sgt. O’Neil recommended taking video of incidents if possible, including any distinguishing markings or numbers. It is illegal to dump anything into the water from land or from a boat, including landscaping detritus.

Mr. McLaughlin recommended immediate outreach to the U.S. Coast Guard when dumping is witnessed. Sgt. O’Neil confirmed this, also encouraging members to call the Marine Unit’s emergency number. He pointed out that while the Coast Guard may not immediately bring charges for a violation, the Marine Unit can.

Mr. Franks shared a photo of an illegally tied vessel near a bridge, pointing out that this can impede navigation on the waterway. Chair Witten recommended that members address or report issues that affect navigation or safety if they witness these incidents. Code Compliance Officer Marco Aguilera reported that he has followed up on the violation.

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

VI. Industry Expert – Captain Chris Wittman, Co-Founder Captains for Clean Water

Chair Witten introduced Captain Chris Wittman of Captains for Clean Water, which is an education and advocacy organization led by stakeholders to promote water quality improvement projects in the Florida Everglades. He emphasized the significance of these projects for drinking water as well.

Capt. Wittman noted the economic as well as ecological impacts of water quality and the environment on Florida, recalling the effects of a water crisis event in 2018 on commercial and recreational fishing as well as local economic output, property values, and jobs. In order to ensure economic security, citizens and stakeholders must make water quality a priority and ensure that resources are invested in addressing this issue. The core of Captains for Clean Water is public outreach and engagement.

Chair Witten asked what can be done to promote awareness of the importance of water quality. Capt. Wittman observed that making the public aware of opportunities that come with addressing water quality issues can lead to political success for policymakers at the state, regional, and local levels. He added that educational material is available on the organization's website, Captainsforcleanwater.org.

The organization is funded by individual donors and does not apply for state grant funds, as they hope to hold policymakers accountable. Captains for Clean Water is a non-partisan 501(c)3 entity and does not support specific candidates. They have been in existence for eight years and have a full-time staff of 20 throughout the state, with headquarters based in Fort Myers. This staff produces educational content and leads awareness campaigns. The organization's goal is to have sufficient resources to see Everglades restoration through to completion while elevating attention on other water quality issues as well.

Ms. George stated that she had recently attended a City priority planning meeting for District 2, which includes the Fort Lauderdale Beach. She had raised the issues of beach cleanliness and reef preservation, as well as the cleanliness of the Intracoastal Waterway. She emphasized the need for residents to be passionate about these issues and take a proactive stance on behalf of the environment, as well as for constant communication and education of the public.

Capt. Wittman acknowledged that the area's transient populations, including new residents and "snowbirds," have less experience with living near water and may not understand the importance of maintaining water quality. He emphasized the importance of awareness and education for these residents and visitors.

Mr. McLaughlin stated that dredging of the City's waterways is another key concern, pointing out that the City does not dredge regularly or in large portions of the rivers. There is no regular budget for dredging. It was noted that the public has raised this issue before the City Commission and dredging will be discussed further at an upcoming Commission meeting to establish goals.

Mr. Rebholz arrived at 6:46 p.m.

V. Introduction – District 4 Commissioner / Dr. Warren Sturman

Chair Witten introduced Fort Lauderdale District 4 City Commissioner Dr. Warren Sturman. He pointed out that the majority of the New River moratorium is located in District 4, and noted that further public and stakeholder outreach is planned in relation to the moratorium.

Commissioner Dr. Sturman and Chair Witten briefly discussed variance requests, including considerations such as views and relationships between neighbors as well as safety and navigability. Chair Witten observed that while issues related to views are not within the Board's purview, there may be a need for further discussion of views and their impacts on property values with the City Commission.

Chair Witten noted that another consequence of granting a large number of variances on a waterway could eventually include running out of room. Mr. Brunelle also pointed out that granting a variance does not mean an individual's boat may extend past the structure into the navigable waterway.

Commissioner Dr. Sturman stated that the Commission regularly holds workshops on various topics, adding that he would be happy for his district to host a workshop related to the moratorium.

Commissioner Dr. Sturman also recalled that there has been a proposal for the City to designate a Chief Waterway Officer who would report directly to the City Manager. This may be discussed further at an upcoming Commission goal-setting meeting. Another issue that has arisen is the application of the City's Noise Ordinance to its waterways.

Mr. Franks emphasized the importance of dredging the City's waterways and ensuring a defined navigable channel. Commissioner Dr. Sturman acknowledged that while this may be an expensive undertaking, the Commission plans to consider this further. He added that he has heard this concern expressed many times.

VII. FIND (Florida Inland Navigational District) Industrial Access Video

Chair Witten introduced Broward County Commissioner Frank Gernert, who serves as Vice Chair of the Florida Inland Navigational District (FIND). He emphasized the importance of FIND to the Board's work.

Chair Witten showed a brief video by FIND on the importance of commercial and industrial access to waterways throughout South Florida.

Commissioner Gernert explained that FIND is a special taxing district within the 12 counties along the Intracoastal Waterway. They generate approximately \$15 million in annual revenue from property taxes, as well as an additional \$15 million to \$30 million in federal funds. There are 12 FIND Commissioners who are charged with stewardship of the Intracoastal Waterway. Each month the organization holds a meeting in one of its 12 member counties.

Commissioner Gernert continued that in addition to overseeing the Intracoastal Waterway, FIND also offers funding programs to counties and municipalities along that waterway. They distribute \$15 million in annual funding throughout the 12 member counties. He cited the example of a dredging project from Dania Beach to Las Olas, which cost approximately \$20 million. FIND also helped to fund Fort Lauderdale's floating dock system through grant funds. These dollars can be used toward any items that contribute to the accessibility of waterways that lead to the Intracoastal Waterway, including the New River.

While FIND is a service organization, it operates as if it were a private entity. He emphasized the importance of marine industries to the area and their role in ensuring accessibility to the waterway. FIND is also assisting with the cost of a bathymetric study of the New River which is currently underway.

VIII. Discussion – New River Moratorium

Chair Witten showed part of the slide presentation the City had made in December 2023 to the Planning and Zoning Board, which outlined the defined area in which the moratorium was requested. He explained that he has spoken with Assistant City Attorney Bob Dunckel to request permission for the Board to meet one hour earlier in March 2024 for casual discussion of and updates on the New River moratorium. He also recalled that Commissioner Dr. Sturman had offered to assist with additional public outreach meetings as well.

Chair Witten also shared a video that was shown to the Planning and Zoning Board as part of the moratorium request. He noted that no such moratorium has previously occurred in Fort Lauderdale.

IX. Old / New Business

Chair Witten distributed copies of *Florida's Long-Term Stored Vessel Study* to the members, and shared slides of a recent manatee rescue/relocation at Cooley's Landing.

Ms. George requested a copy of the slide presentation on Ocean Rescue Alliance International which had been shown at the January 2024 meeting.

X. Adjournment

Marine Advisory Board

February 1, 2024

Page 6

There being no further business to come before the Board at this time, the meeting was adjourned at 7:48 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 VII

MEMORANDUM MF NO. 23-04

DATE: January 18, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: March 7, 2024 MAB Meeting – Application for Dock Permit – William S. & Linda M. Trethewey / 919 Cordova Road

Attached for your review is an application from William S. & Linda M. Trethewey / 919 Cordova Road.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the construction and usage of a proposed 63.4'+/- long x 6'+/- wide marginal dock and access steps extending a maximum distance of 6'+/- from the outside edge of the seawall cap on public property abutting the waterway adjacent to 919 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.

Marine Advisory Board

February 1, 2024

Page 2

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 or 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

**WILLIAM S TRETHERWEY & LINDA M TRETHERWEY
919 CORDOVA ROAD
APPLICATION FOR PRIVATE USE OF PUBLIC PROPERTY
ABUTTING WATERWAYS**

Table of Contents

SUMMARY DESCRIPTION	3
WARRANTY DEED & BCPA.....	5
ORIGINAL SURVEY	9
SITE PHOTOGRAPHS	11
STANDARD LANDSCAPE PLAN	20
EXHIBIT A.....	22
ZONING AERIAL	24
EXISTING DOCK PERMITS IN THE VICINTY	26
PROPERTIES WITH EXISTING DOCK STRUCTURES PRIOR TO THE INSTALLATION OF THE CITY OF FORT LAUDERDALE CORDOVA RD SEAWALL PROJECT	28
LETTERS OF SUPPORT	30

EXHIBIT II SUMMARY DESCRIPTION

Summary Description
919 Cordova Road
TCG Project No. 22-0070

The project site is located along the Rio Cordova at 919 Cordova Road, in Section 11, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Rio Cordova, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 2 miles to the south at the Port Everglades Inlet. As the project site is located along the Rio Cordova, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing ± 76 ln. ft. sheet pile seawall recently installed by the City of Fort Lauderdale under the Cordova Road Seawall Project. The proposed project includes the installation of a ± 380 sq. ft. composite dock (63.4'x6') with steps located on the uplands. The proposed dock will be located a maximum distance of 58.7' from the applicant's property line and a maximum distance of 6' from the existing seawall cap. The property owners currently do not have a vessel but if one is purchased, information will be provided to the City Marine Facilities. As this property is owned by the city, the proposed composite dock will require approval of private use of public property abutting a waterway.

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

**EXHIBIT III
WARRANTY DEED & BCPA**

Prepared by and return to:

Kenneth P. Wurtenberger
Kopelowitz Ostrow P.A.
200 SW 1st Avenue Suite 1200
Fort Lauderdale, FL 33301
954-525-4100
File Number: 12664-002s

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of April, 2015 between Ponce Partners, LLC, a Florida limited liability company whose post office address is 200 SW 1st Ave, Suite 1200, Fort Lauderdale, FL 33301, grantor, and William S. Trethewey and Linda M. Trethewey, husband and wife whose post office address is 919 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:

All of Lot 23 and that part of Lot 22, Block 22, RESUBDIVISION OF BLOCK 22, RIO VISTA ISLES (original Unit 3 Rio Vista Isles, recorded in Plat Book 7, Page 47, of the Public Records of Broward County, Florida) according to the Plat thereof, as recorded in Plat Book 23, Page 30, of the Public Records of Broward County, Florida, said part of Lot 22 described as follows:

Beginning at the Southeast corner of said Lot 22, thence North along the East boundary of said Lot 22, a distance of 25.00 feet, thence Southwesterly, a distance of 114.58 feet to an intersection with the West boundary of Lot 22, said point being 5.00 feet North of (as measured along said West boundary) the Southwest corner of Lot 22; thence Southerly along said West boundary, a distance of 5.00 feet to the Southwest corner of Lot 22; thence Northeasterly along the Southerly boundary of said Lot 22, a distance of 109.22 feet to the point of beginning.

Parcel Identification Number: 504211-19-0022

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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:

Deborah Schena
 Witness Name: Debbie Schena

Brenda S. Kissel
 Witness Name: Brenda S. Kissel

Brenda S. Kissel
 Witness Name: Brenda S. Kissel

Catherine Sambrano
 Witness Name: Catherine Sambrano

Ponce Partners, LLC, a Florida limited liability company

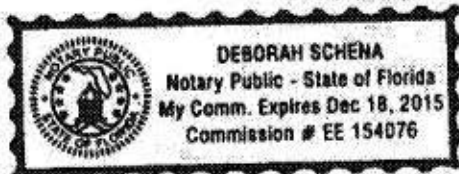
[Signature]
 By: Bart A. Houston, Manager

[Signature]
 By: Thomas R. Shahady, Manager

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 13 day of April, 2015 by Bart A. Houston, Manager of Ponce Partners, LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
 Notary Public
 Printed Name: _____
 My Commission Expires: _____

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 15 day of April, 2015 by Thomas R. Shahady, Manager of Ponce Partners, LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
 Notary Public
 Printed Name: _____
 My Commission Expires: _____



BRENDA S. KRISSEL
 MY COMMISSION # FF 181431
 EXPIRES: April 4, 2019
 Bonded Through Gadget Notary Services



MARTY KIARD
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	919 CORDOVA ROAD, FORT LAUDERDALE FL 33301	ID #	5042 11 19 0022
Property Owner	TRETHEWEY, WILLIAM S & LINDA M	Millage	0312
Mailing Address	919 CORDOVA RD FORT LAUDERDALE FL 33316	Use	01-01
Abbr Legal Description	RESUB BLK 22 RIO VISTA ISLES 23-30 B ALL LOT 23 & POR LOT 22 DESC AS: BEG SE COR LOT 22,N 25,SW 114.58 S ALG W/L 5' TO SW COR LOT 22, NE 109.22 TO POB		

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)**.

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$326,200	\$2,018,960	\$2,345,160	\$1,966,010	
2022	\$326,200	\$2,018,960	\$2,345,160	\$1,966,010	\$36,226.61
2021	\$326,200	\$1,755,050	\$2,081,250	\$1,908,750	\$35,206.53

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,345,160	\$2,345,160	\$2,345,160	\$2,345,160
Portability	0	0	0	0
Assessed/SOH 16	\$1,966,010	\$1,966,010	\$1,966,010	\$1,966,010
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,916,010	\$1,941,010	\$1,916,010	\$1,916,010

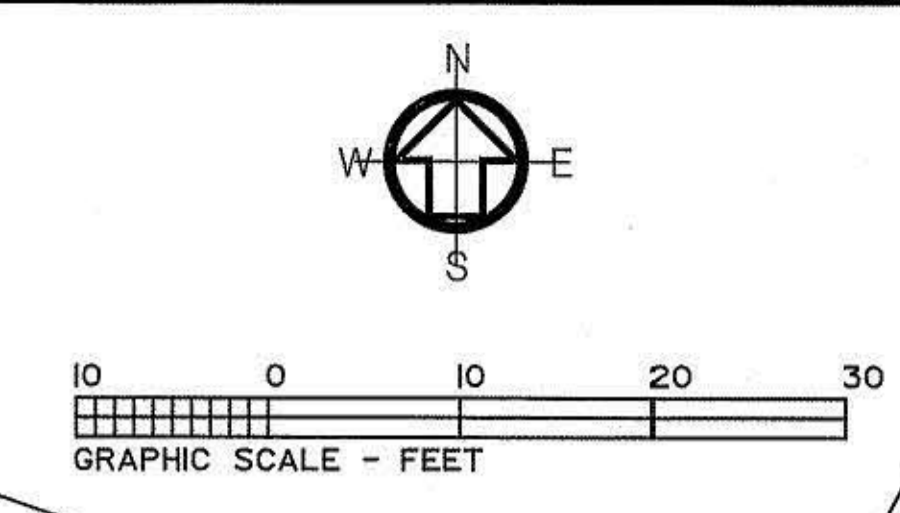
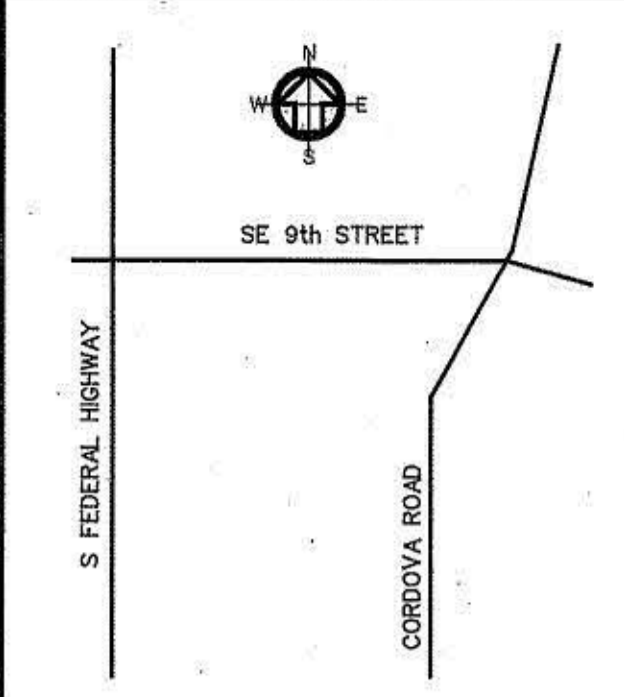
Sales History			
Date	Type	Price	Book/Page or CIN
4/13/2015	WD-Q	\$2,150,000	112954456
1/9/2004	WD*	\$1,250,000	36738 / 57

Land Calculations		
Price	Factor	Type
\$40.00	8,155	SF
Adj. Bldg. S.F. (Card, Sketch)		4970
Units/Beds/Baths		1/5/5.1
Eff./Act. Year Built: 2010/2009		

* Denotes Multi-Parcel Sale (See Deed)

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

EXHIBIT IV ORIGINAL SURVEY



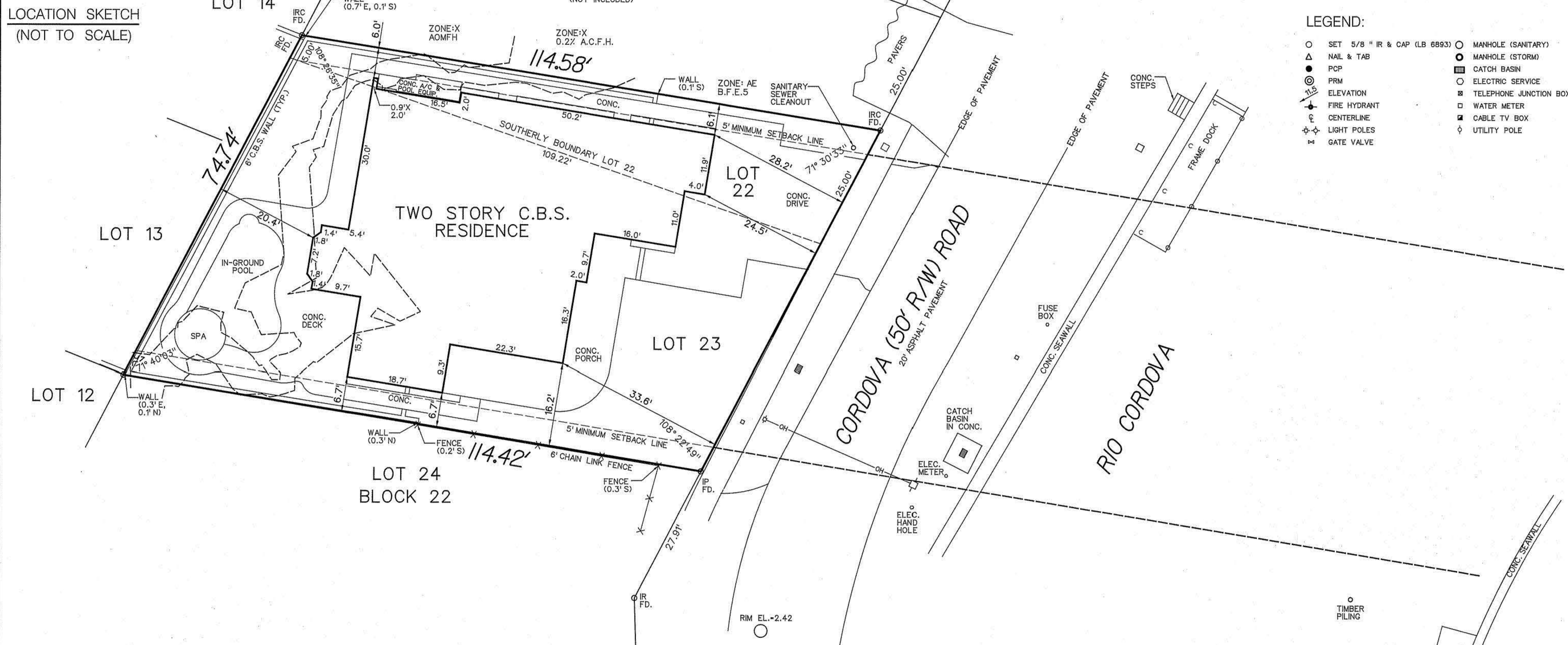
LEGAL DESCRIPTION:

ALL OF LOT 23 AND THE PART OF LOT 22, RESUBDIVISION OF BLOCK 22, RIO VISTA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PART OF LOT 22 DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE NORTH ALONG THE EAST BOUNDARY OF SAID LOT 22, A DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY, DISTANCE OF 114.58 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF LOT 22, SAID POINT BEING 5.00 FEET NORTH OF (AS MEASURED ALONG SAID WEST BOUNDARY) THE SOUTHWEST CORNER OF LOT 22; THENCE SOUTHERLY ALONG SAID WEST BOUNDARY, A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF LOT 22; THENCE NORTHEASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 22, A DISTANCE OF 109.22 FEET TO THE POINT OF BEGINNING.

LOCATION SKETCH (NOT TO SCALE)

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



STANDARD ABBREVIATIONS:

- | | |
|--|---|
| <ul style="list-style-type: none"> A/C - AIR CONDITIONER PAD ACSM - AMERICAN CONGRESS ON SURVEYING AND MAPPING ALTA - AMERICAN LAND TITLE ASSOCIATION ADJ. - ADJACENT ACFH - ANNUAL CHANCE FLOOD HAZARD AOMFH - AREA OF MINIMAL FLOOD HAZARD B.F.E. - BASE FLOOD ELEVATION B.C.R. - BROWARD COUNTY RECORDS B.M. - BENCHMARK B.O.C. - BACK OF CURB (C) - CALCULATED CB - CATCH BASIN CLF - CHAIN LINK FENCE CONC. - CONCRETE C.B.S. - CONCRETE BLOCK STRUCTURE D - DELTA ANGLE D.C.R. - DADE COUNTY RECORDS DDOV - DOUBLE DETECTOR CHECK VALVE D.E. - DRAINAGE EASEMENT E.O.W. - EDGE OF WATER E - EAST EL - ELEVATION FF - FINISHED FLOOR F.P.L. - FLORIDA POWER & LIGHT CO. FD. - FOUND G.F. - GARAGE FLOOR INV. - INVERT IP - IRON PIPE IR - IRON ROD IRC - IRON ROD & CAP IR. - IRON ROD LME - LAKE MAINTENANCE EASEMENT LB - LOT LENGTH LD - LICENSED BUSINESS (M) - MEASURED M.H. - MANHOLE MISC. - MISCELLANEOUS N/D - NAIL AND DISK N/T - NAIL AND TAB | <ul style="list-style-type: none"> NGVD - NATIONAL GEODETIC VERTICAL DATUM NSPS - NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS N/A - NON-APPLICABLE NAV.D. - NORTH AMERICAN VERTICAL DATUM N - NORTH N.T.S. - NOT TO SCALE NO. - NUMBER O/S - OFFSET OH - OVERHEAD WIRES O.R.B. - OFFICIAL RECORD BOOK P.B.C.R. - PALM BEACH COUNTY RECORDS PA - PAVE P.C.P. - PERMANENT CONTROL POINT P.R.M. - PERMANENT REFERENCE MONUMENT PLAT - PLAT P.B. - PLAT BOOK P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.C.C. - POINT OF COMPOUND CURVE P.C. - POINT OF CURVATURE P.R.C. - POINT OF REVERSE CURVE PT - POINT OF TANGENCY P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER PROP. - PROPOSED R - RADIUS R/W - RIGHT OF WAY S - SOUTH SCO - SEWER CLEAN OUT SEC. - SECTION SF - SQUARE FEET (SP) - STATE PLANE SR - STATE ROAD S/W - SIDEWALK T - TOP T.O.B. - TOP OF BANK T.O.P. - TOP OF PIPE TYP. - TYPICAL U.E. - UTILITY EASEMENT U.P. - UTILITY POLE W - WEST |
|--|---|

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. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
7. ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED RESUBDIVISION OF BLOCK 22, RIO VISTA, AS RECORDED IN PLAT BOOK 23, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988.
9. FLOOD ELEVATION INFORMATION:
 COMMUNITY NO. - 125105 PANEL NO. - 1201C0557
 DATE OF FIRM - 8-19-14 SUFFIX - H
 FIRM ZONE - AS SHOWN BASE FLOOD ELEVATION - AS SHOWN
10. PROPERTY ADDRESS: 919 CORDOVA ROAD, FORT LAUDERDALE, FLORIDA
11. CONTAINING 8,132 SQUARE FEET, MORE OR LESS.
12. CERTIFIED TO: CHAPPELL GROUP

BOUNDARY SURVEY
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 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT A. GUZZI, PSM
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER 5108

9-22-22
 DATE OF LAST FIELD WORK

NO.	DATE	BY	CHECKED

VIC-SCOTT LAND SURVEYING & MAPPING
 IT'S GOOD!
 Certificate of Authorization No. L.B. 6883
 6647 Kimberly Boulevard, Suite T
 Fort Lauderdale, FL 33308
 Ph: (954) 722-8500
 vic-scott.com

PROJECT NO.	2873
SHEET NO.	1 OF 1
DESIGNED BY:	DRAWN BY: CAM
SCALE: 1"=40'	CHECKED BY: SAG
DATE: 9-22-22	FIELD BOOK NO. 173
SPRVD BY:	PAGE NO. 28

919 CORDOVA ROAD
 FORT LAUDERDALE, FLORIDA

EXHIBIT V SITE PHOTOGRAPHS



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



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



3. Central portion of the subject site, facing southeast.

EXHIBIT VI PROJECT PLANS

919 CORDOVA ROAD CITY OF FORT LAUDERDALE PLAN SET



LOCATION MAP (N.T.S.)

DRAWING INDEX

SHEET 1: COVER

SHEET 2: EXISTING
CONDITIONS

SHEET 3: PROPOSED
CONDITIONS

SHEET 4: SECTION A

SHEET 5: DETAILS



VICINITY AERIAL (N.T.S.)

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Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

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- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

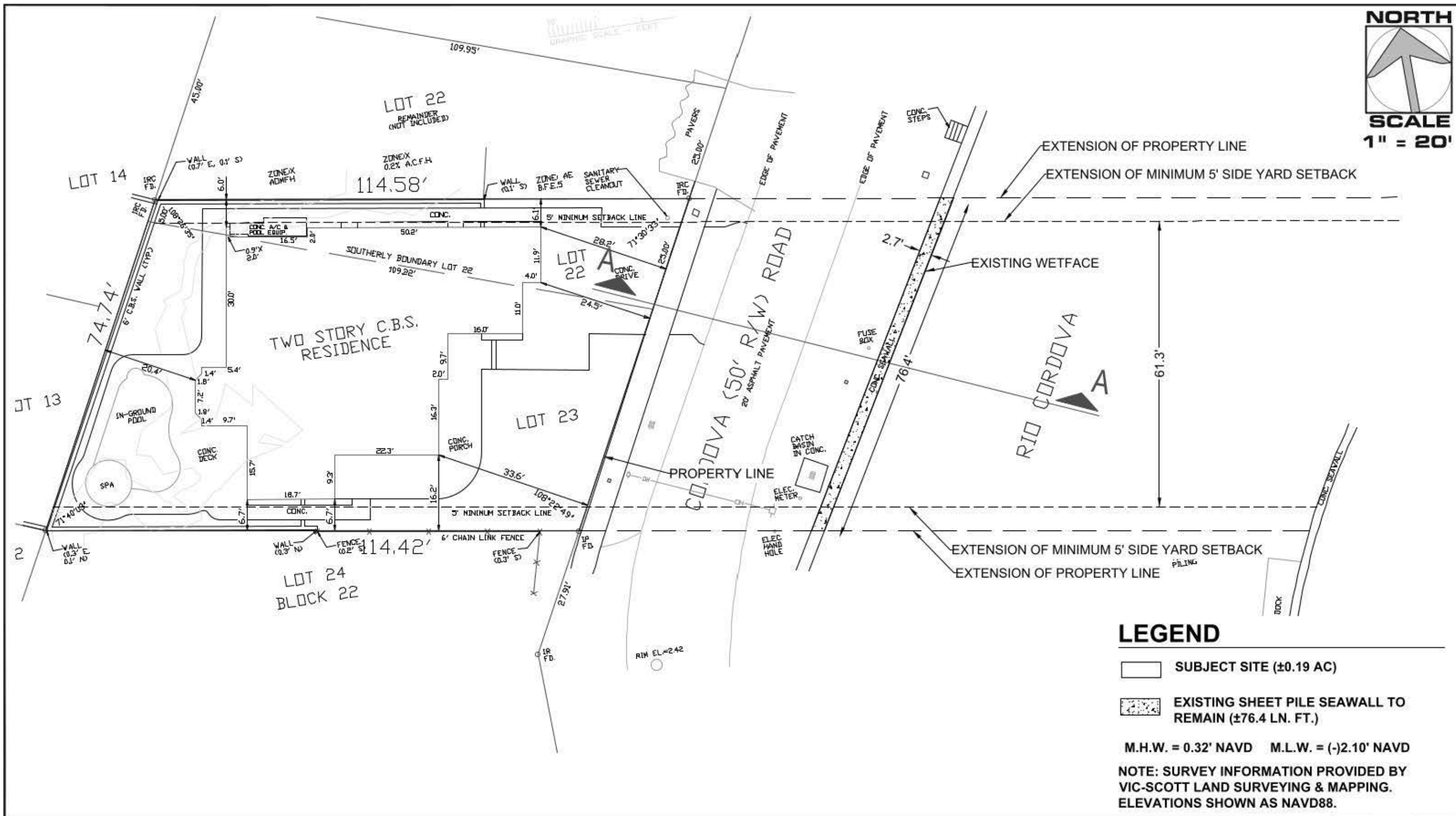
919 CORDOVA RD

PREPARED FOR:

WILLIAM S. TRETHERWEY & LINDA M. TRETHERWEY

COVER

Date: 1/18/2023	Sheet : 1	of : 5
Proj No.: 22-0070		



LEGEND

- SUBJECT SITE (±0.19 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN (±76.4 LN. FT.)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD
 NOTE: SURVEY INFORMATION PROVIDED BY
 VIC-SCOTT LAND SURVEYING & MAPPING.
 ELEVATIONS SHOWN AS NAVD88.

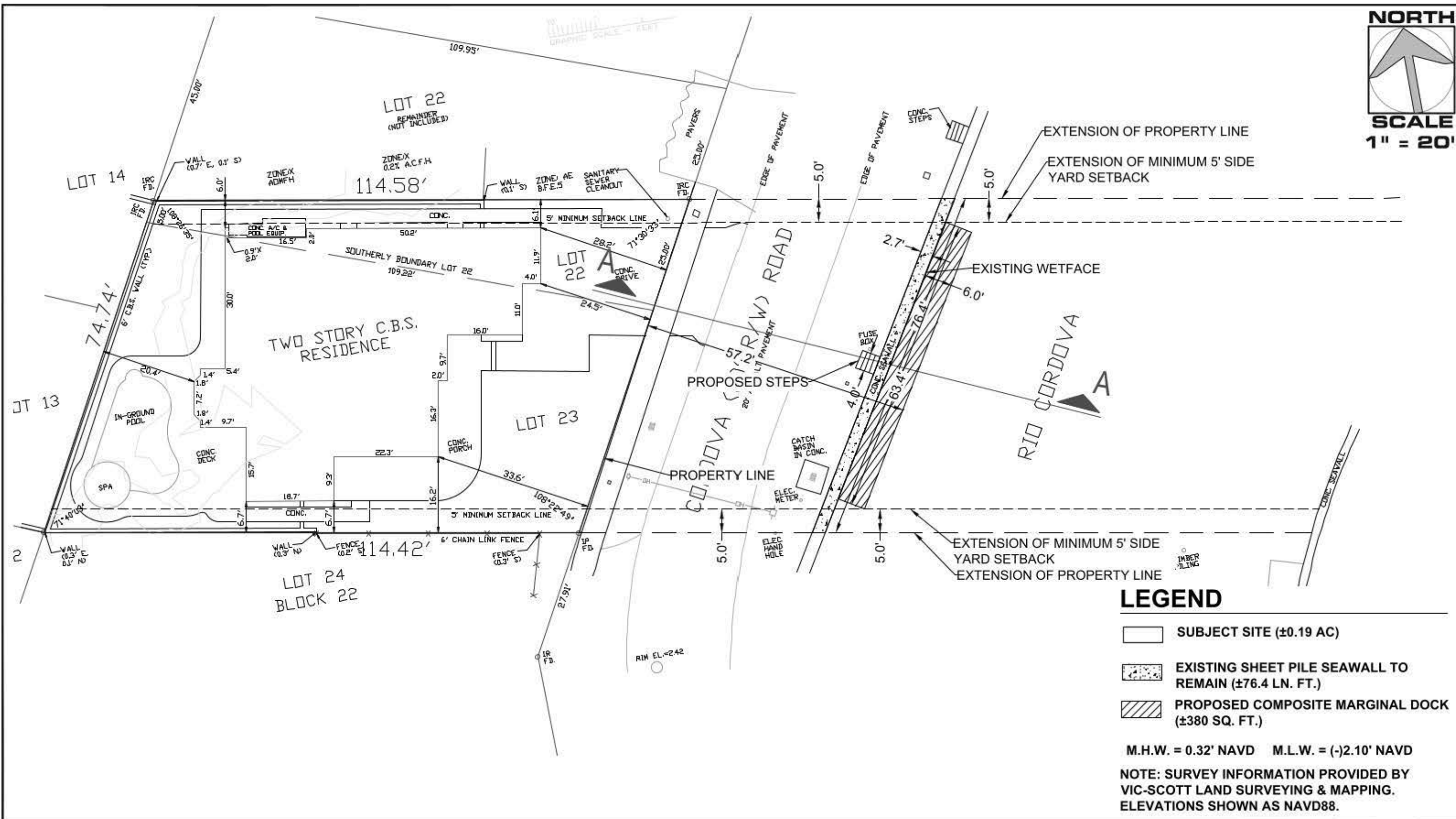
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919 CORDOVA RD
 PREPARED FOR:
WILLIAM S. TRETHERWEY & LINDA M. TRETHERWEY

EXISTING CONDITIONS		
Date: 1/18/2023	Sheet : 2	of : 5
Proj No.: 22-0070		



- LEGEND**
- SUBJECT SITE (±0.19 AC)
 - EXISTING SHEET PILE SEAWALL TO REMAIN (±76.4 LN. FT.)
 - PROPOSED COMPOSITE MARGINAL DOCK (±380 SQ. FT.)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD
 NOTE: SURVEY INFORMATION PROVIDED BY VIC-SCOTT LAND SURVEYING & MAPPING. ELEVATIONS SHOWN AS NAVD88.

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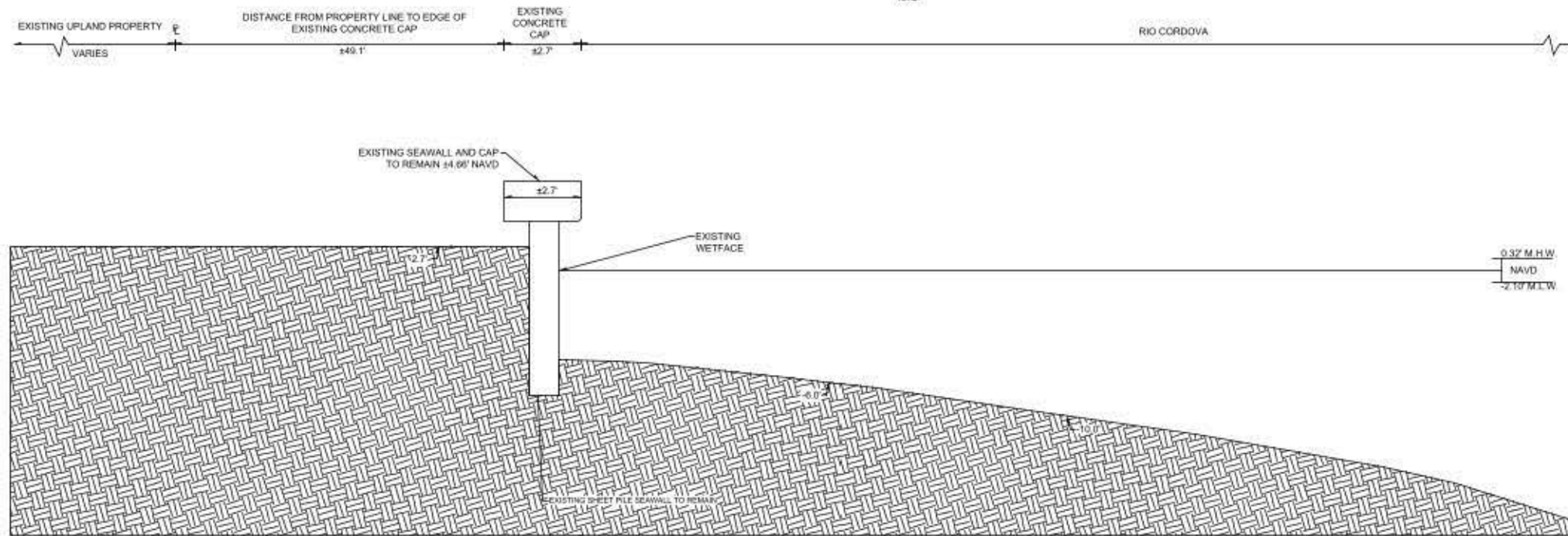
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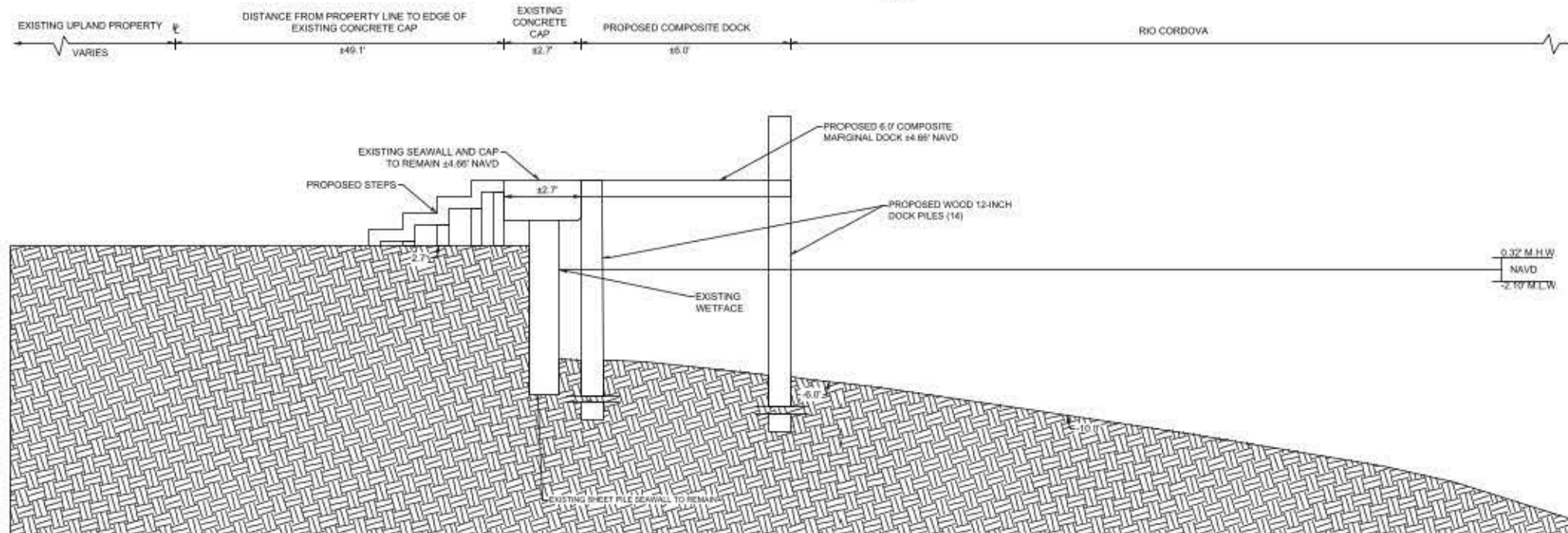
919 CORDOVA RD
 PREPARED FOR:
WILLIAM S. TRETHERWEY & LINDA M. TRETHERWEY

PROPOSED CONDITIONS		
Date: 1/18/2023	Sheet : 3	of : 5
Proj No.: 22-0070		

EXISTING CONDITIONS A-A (TYP.)



PROPOSED CONDITIONS A-A (TYP.)



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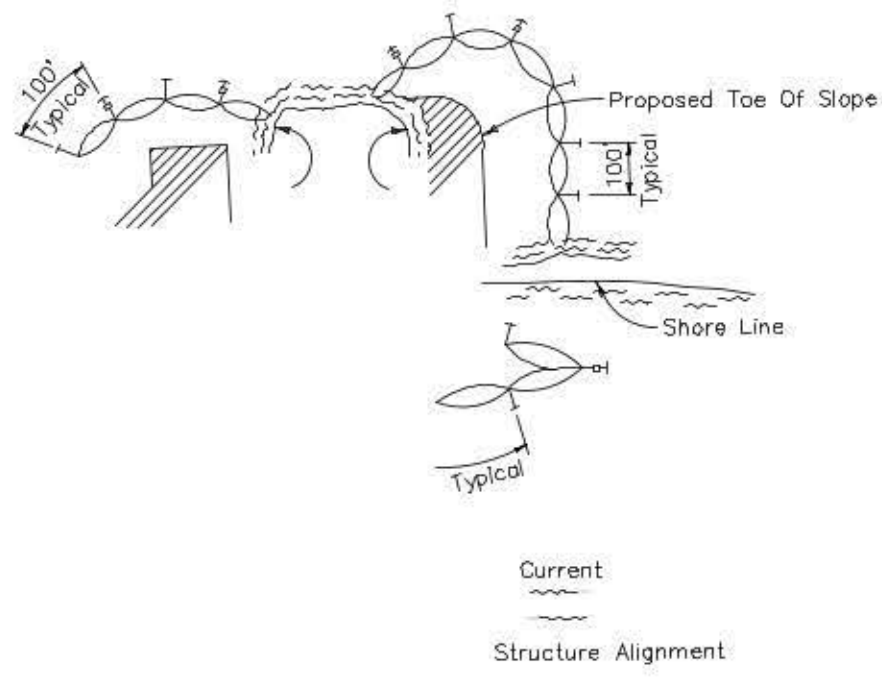
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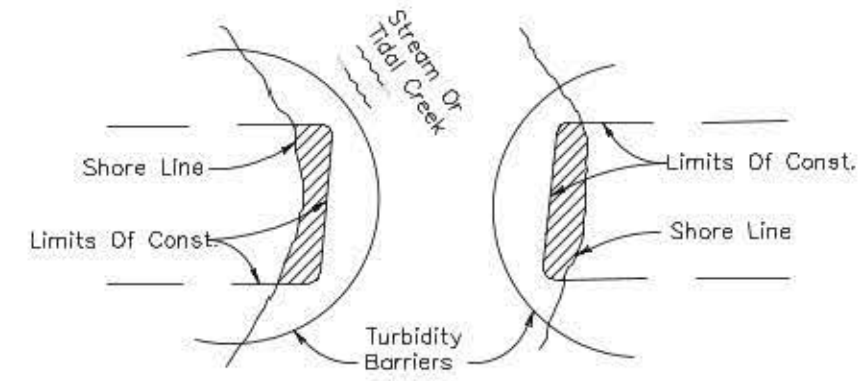
919 CORDOVA RD
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WILLIAM S. TRETHERWEY & LINDA M. TRETHERWEY

SECTION A		
Date: 1/18/2023	Sheet : 4	of : 5
Proj No.: 22-0070		

CONSTRUCTION BARGE (TYP.)



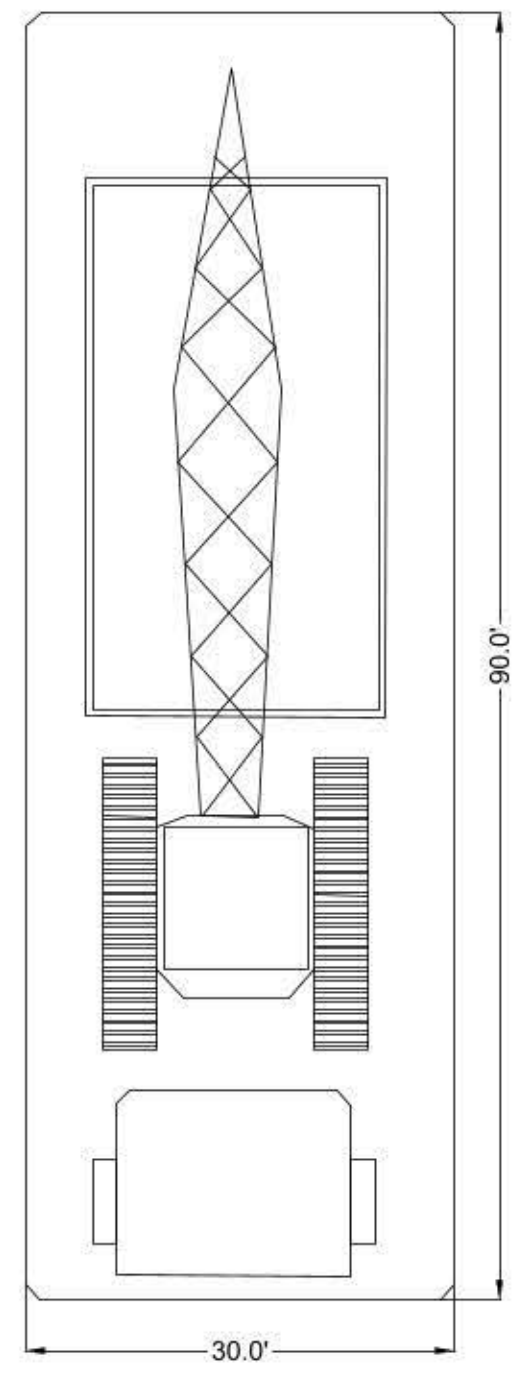
- LEGEND**
- Pile Locations
 - ▨ Dredge Or Fill Area
 - ⊕ Mooring Buoy w/Anchor
 - ⊥ Anchor
 - Barrier Movement Due To Current Action



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

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

TURBIDITY BARRIER APPLICATIONS



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919 CORDOVA RD
PREPARED FOR:
WILLIAM S. TRETHERWEY & LINDA M. TRETHERWEY

DETAILS		
Date: 1/18/2023	Sheet: 5	of: 5
Proj No.: 22-0070		

EXHIBIT VII STANDARD LANDSCAPE PLAN

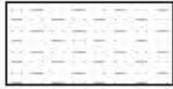
LEGEND



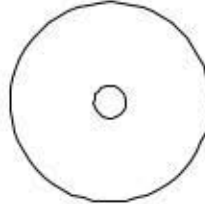
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



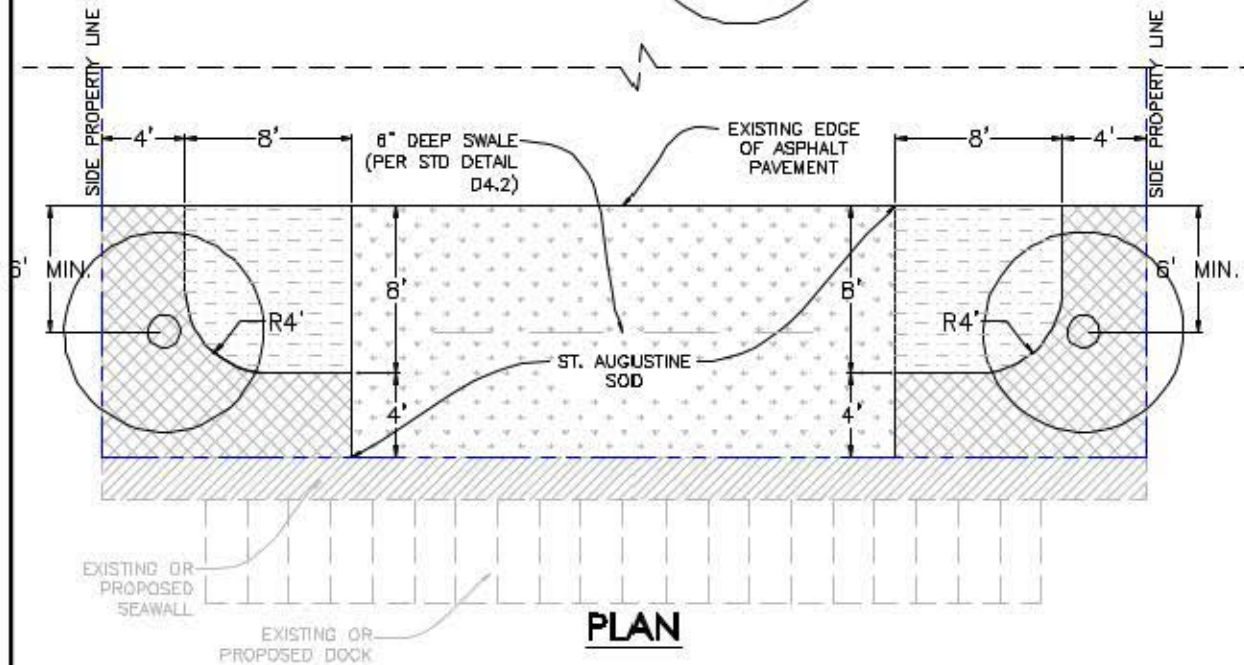
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



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

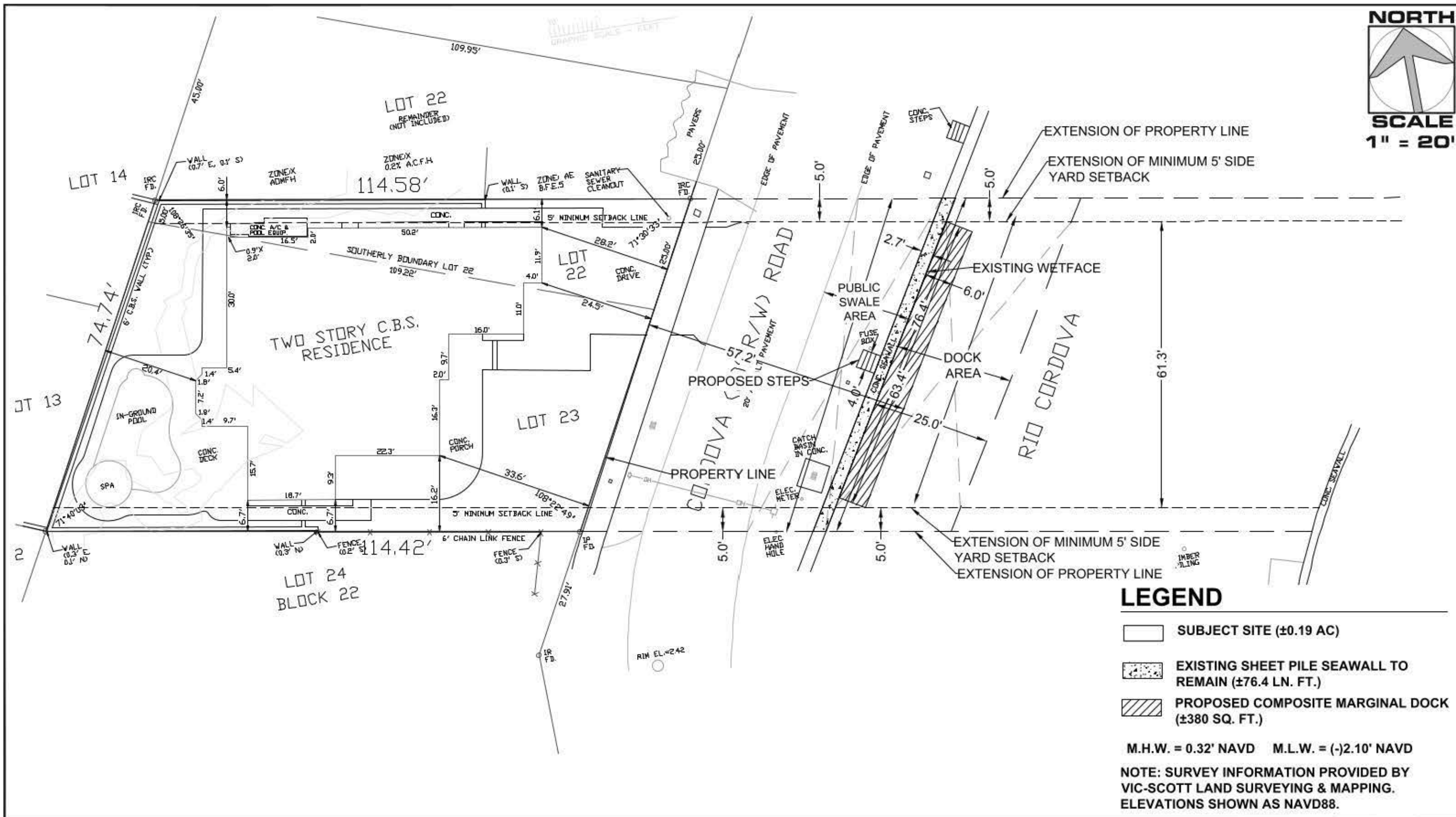
REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

LANDSCAPING PLAN (ROW)

SCALE:
1"=10'

**EXHIBIT VIII
EXHIBIT A**



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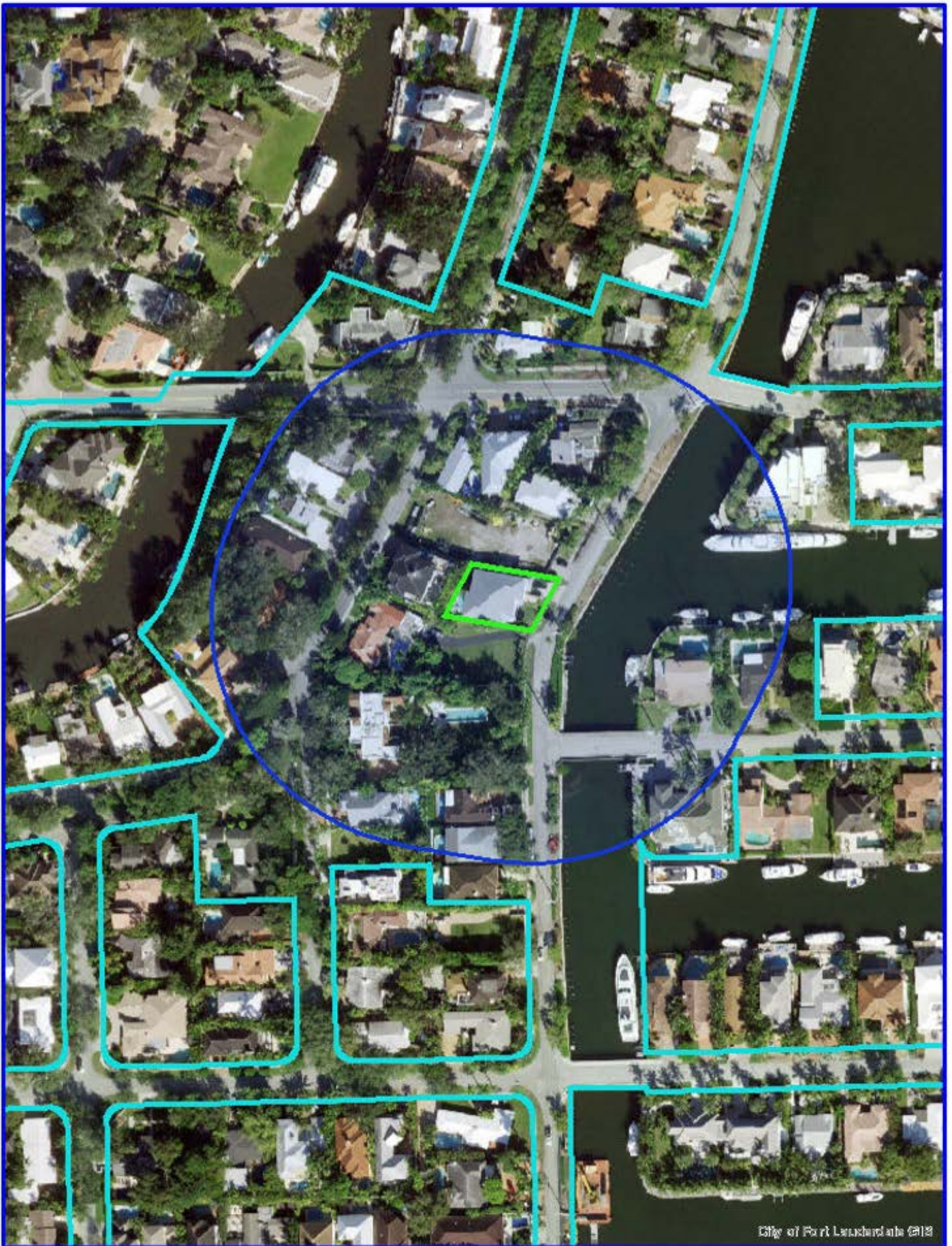
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919 CORDOVA RD
 PREPARED FOR:
 WILLIAM S. TRETHERWEY & LINDA M. TRETHERWEY

EXHIBIT A		
Date: 1/18/2023	Sheet : 1	of : 1
Proj No.: 22-0070		

EXHIBIT IX ZONING AERIAL



City of Fort Lauderdale ©18



CITY OF FORT LAUDERDALE

919 Cordova Rd

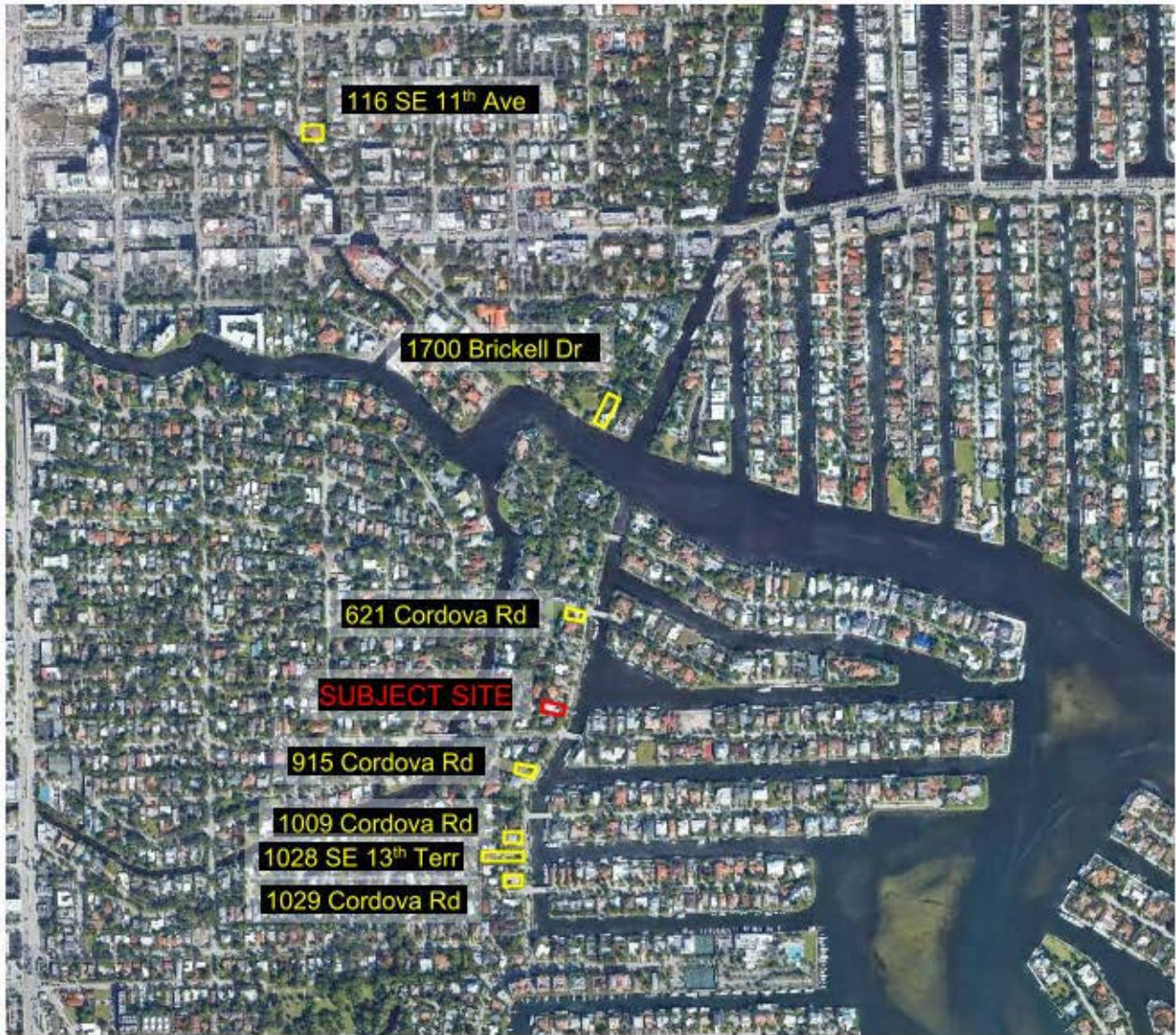


0 90 180 Feet

GIS
Fort Lauderdale

EXHIBIT X EXISTING DOCK PERMITS IN THE VICINTY

EXISTING DOCK PERMITS IN THE VICINITY



ADDRESS	YEAR GRANTED
621 Cordova Road	2011, 2013
915 Cordova Road	2021
1009 Cordova Road	2015, 2021
1029 Cordova Road	2021
1028 SE 13 th Terrace	2021
116 SE 11 th Ave	2019
1700 Brickell Drive	2019
Subject Site	Requested Jan 2023

**EXHIBIT XI
PROPERTIES WITH EXISTING DOCK STRUCTURES PRIOR
TO THE INSTALLATION OF THE CITY OF FORT
LAUDERDALE CORDOVA RD SEAWALL PROJECT**

EXISTING STRUCTURES PRIOR TO THE INSTALLATION OF THE CITY OF FORT LAUDERDALE CORDOVA RD SEAWALL PROJECT



Address	Structures
1516 Ponce De Leon Dr	Yes
621 Cordova Rd	Yes
701 Cordova Rd	Yes
705 Cordova Rd	Yes
711 Cordova Rd	Yes
721 Cordova Rd	Yes
805 Cordova Rd	Yes
811 Cordova Rd	Yes
817 Cordova Rd	Yes
901 Cordova Rd	Yes
909 Cordova Rd	Yes
1342 Ponce De Leon Dr	Yes

Address	Structures
919 Cordova Rd	Yes
1320 Ponce De Leon Dr	Yes
1326 Ponce De Leon Dr	Yes
1009 Cordova Rd	Yes
1013 Cordova Rd	Yes
1028 SE 13 th Terr	Yes
1025 Cordova Rd	Yes
1029 Cordova Rd	Yes
1101 Cordova Rd	Yes
1109 Cordova Rd	Yes
1410 SE 11 th St	Yes
1415 SE 11 th Ct	Yes

EXHIBIT XII LETTERS OF SUPPORT

December 2, 2022


William & Linda Trethewey

RE: 919 Cordova Road
City of Fort Lauderdale Waiver Request

Dear Mr. William Trethewey and Mrs. Linda Trethewey,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 1320 Ponce De Leon Drive, and support the project as proposed.

Sincerely,



William & Anne Scherer
1320 Ponce De Leon Drive
Fort Lauderdale, FL 33316

December 2, 2022



William & Linda Trethewey

RE: 919 Cordova Road
City of Fort Lauderdale Waiver Request

Dear Mr. William Trethewey and Mrs. Linda Trethewey,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 1326 Ponce De Leon Drive, and support the project as proposed.

Sincerely,



William & Anne Scherer
1326 Ponce De Leon Drive
Fort Lauderdale, FL 33316

January 17, 2023

William & Linda Trethewey
919 Cordova Rd
Fort Lauderdale, FL 33316

RE: 919 Cordova Rd
City of Fort Lauderdale Waiver Request

Dear Mr. William Trethewey and Mrs. Linda Trethewey,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 1500 SE 9th Street, Fort Lauderdale, FL 33316, and support the project as proposed.

Sincerely,



Salvatore Naro
1500 SE 9th Street
Fort Lauderdale, FL 33316

Home Owner

ITEM VIII

MEMORANDUM MF NO. 24-01

DATE: February 15, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: March 7, 2024 MAB Meeting – Application for Dock Permit – William & Anne Scherer / 1320 Ponce De Leon Drive

Attached for your review is an application from William & Anne Scherer / 1320 Ponce De Leon Drive.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the construction and usage of a proposed 36.2'+/- long x 6'+/- wide marginal dock and access steps extending a maximum distance of 6'+/- from the outside edge of the seawall cap on public property abutting the waterway adjacent to 1320 Ponce De Leon Drive. 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.

Marine Advisory Board

March 7, 2024

Page 2

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

**WILLIAM SCHERER & ANNE SCHERER
1320 PONCE DE LEON ROAD
APPLICATION FOR PRIVATE USE OF PUBLIC PROPERTY
ABUTTING WATERWAYS**

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

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

**APPLICATION FORM
(Must be in Typewritten Form Only)**

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

NAME: **William Scherer & Anne Scherer**

TELEPHONE NO: 954-467-1377 (home) 954-761-1000 (business) EMAIL: annescherer@smdcrealty.com

2. APPLICANT'S ADDRESS (if different than the site address): **1320 Ponce De Leon Drive Fort Lauderdale, FL 33316**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
The applicant requests a permit for the private use of public property abutting waterways within the City of Fort Lauderdale to install a marginal dock.

4. SITE ADDRESS: **1320 Ponce De Leon Drive Fort Lauderdale FL, 33316** ZONING: **R.S-8**

LEGAL DESCRIPTION AND FOLIO NUMBER:
**RIO VISTA ISLES UNIT 3 7-47 B LOT 8,9,10 S 30,25 S 30,26 & 27 BLK 22
Folio No. 504211181840**

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Warranty Deed, Survey, Zoning Aerial, Photos, Project Plans

Wm. & Anne Scherer
Applicant's Signature

4/10/23
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 _____

Table of Contents

SUMMARY DESCRIPTION	3
WARRANTY DEED & BCPA.....	5
ORIGINAL SURVEY	8
SITE PHOTOGRAPHS	10
STANDARD LANDSCAPE PLAN	19
EXHIBIT A.....	21
ZONING AERIAL	23
EXISTING DOCK PERMITS IN THE VICINTY	25
PROPERTIES WITH EXISTING DOCK STRUCTURES PRIOR TO THE INSTALLATION OF THE CITY OF FORT LAUDERDALE CORDOVA RD SEAWALL PROJECT	27
LETTERS OF SUPPORT	29

EXHIBIT II SUMMARY DESCRIPTION

Summary Description
1320 Ponce De Leon Drive
TCG Project No. 22-0061

The project site is located along the Rio Cordova at 1320 Ponce De Leon Drive, in Section 11, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida.

The property is located along the Rio Cordova, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 2 miles to the south at the Port Everglades Inlet. As the project site is located along the Rio Cordova, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing ± 89.2 ln. ft. sheet pile seawall recently installed by the City of Fort Lauderdale under the Cordova Road Seawall Project. The proposed project includes the installation of a ± 217 sq. ft. concrete dock (36.2'x6.0') with steps located on the uplands. The proposed dock is a maximum of 63.3' from the applicant's property line and a maximum of 6.0' from the seawall cap. The property owners currently do not have a vessel but if one is purchased, information will be provided to the City Marine Facilities. As this property is owned by the city, the proposed composite dock will require approval of private use of public property abutting a waterway.

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

**EXHIBIT III
WARRANTY DEED & BCPA**

Warranty Deed

Parcel ID Number: Portion 110211-18-185 and 184

Grantee #1 TIN: [REDACTED]

Grantee #2 TIN: [REDACTED]

91474867

This Indenture, Made this 29th day of November, 1991 A.D., Between Ray Ferrero, Jr. and Raquel Ferrero, his wife,

of the County of Broward, State of Florida, grantors, and William Scherer and Anne Scherer, his wife,

whose address is: 1320 Ponce De Leon Drive, Fort Lauderdale, Florida 33316

of the County of Broward, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situate, lying and being in the county of Broward, State of Florida to wit:

Lots 8, 9 and the South 30 feet of Lot 10, and the West 3.75 feet of the South 30 feet of Lot 25, Block 22, Rio Vista Isles, Unit III, according to the Plat thereof, recorded in Plat Book 7, Page 47, of the Public Records of Broward County, Florida.

Stamps \$ 4,050.⁰⁰ Tax \$
Documentary Intangible
RECEIVED in Broward County as required by
law.
by Deborah M. Ellis
Deputy Clerk

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written. Signed, sealed and delivered in our presence:

Joseph M. Balocco
Witness

Kimberly J. Simon
Witness

Ray Ferrero, Jr. (Seal)
P.O. Address 333 Sunset Drive #804, Fort Lauderdale, FL 33301

Raquel Ferrero (Seal)
P.O. Address 333 Sunset Drive #804, Fort Lauderdale, FL 33301

(Seal)
RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR (Seal)

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared Ray Ferrero, Jr. and Raquel Ferrero, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of November, 1991.

This Document Prepared By:

Balocco & Zann
Joseph M. Balocco
1323 SE 3 Avenue
Fort Lauderdale, FL 33316

Joseph M. Balocco
NOTARY PUBLIC
My Commission Expires: 12/06/93



JOSEPH M. BALOCCO
MY COMMISSION EXPIRES
November 6, 1993
WITNESSED THRU NOTARY PUBLIC UNDERWRITERS

91 DEC 3 4 9 : 24

8K78960PG0144

R&K

5.00
1.00
1.00



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1320 PONCE DE LEON DRIVE, FORT LAUDERDALE FL 33316-1302	ID #	5042 11 18 1840
Property Owner	SCHERER, WILLIAM & ANNE	Millage	0312
Mailing Address	1320 PONCE DE LEON DR FORT LAUDERDALE FL 33316-1302	Use	01-01
Abbr Legal Description	RIO VISTA ISLES UNIT 3 7-47 B LOT 8,9,10 S 30,25 S 30,26 & 27 BLK 22		

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)**.

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$1,300,000	\$2,008,320	\$3,308,320	\$1,536,890	
2022	\$1,300,000	\$2,008,320	\$3,308,320	\$1,536,890	\$28,277.21
2021	\$1,300,000	\$1,467,980	\$2,767,980	\$1,492,130	\$27,479.16

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,308,320	\$3,308,320	\$3,308,320	\$3,308,320
Portability	0	0	0	0
Assessed/SOH 94	\$1,536,890	\$1,536,890	\$1,536,890	\$1,536,890
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,486,890	\$1,511,890	\$1,486,890	\$1,486,890

Sales History			
Date	Type	Price	Book/Page or CIN
11/1/1991	WD	\$675,000	18960 / 144

Land Calculations		
Price	Factor	Type
\$40.00	32,500	SF
Adj. Bldg. S.F. (Card, Sketch)		6342
Units/Beds/Baths		1/5/4.1
Eff./Act. Year Built: 1978/1959		

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

EXHIBIT IV ORIGINAL SURVEY

LEGAL DESCRIPTION:

LOTS 8, 9, 10, 11, 12, 24, 25, 26, AND 27 BLOCK 22, RIO VISTA ISLES UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

1. REPRESENTATION OF THIS SURVEY ARE NOT VALID UNLESS MADE BY THE SURVEYOR.
2. THE PROPERTY IS SHOWN AS BEING OWNED BY THE SURVEYOR.
3. THE LEGAL AREA HEREIN SHOWN FOR RECORDS OF-MAJ, MARGENTS, OR OTHER AREAS MATTERS OF RECORD.
4. ALL CORNERS FOR RECORDS PLAT BEING CONSIDERED AS SUCH.
5. THE SURVEY IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES THAN THAT FOR WHICH IT WAS MADE.
6. ALL RIGHTS RESERVED TO THE SURVEYOR.
7. THE SURVEY IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES THAN THAT FOR WHICH IT WAS MADE.
8. ALL RIGHTS RESERVED TO THE SURVEYOR.
9. ALL RIGHTS RESERVED TO THE SURVEYOR.

- 10. PROPERTY ADJACENT TO THE SURVEY IS SHOWN FOR REFERENCE ONLY.
- 11. THE SURVEY IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES THAN THAT FOR WHICH IT WAS MADE.
- 12. ALL RIGHTS RESERVED TO THE SURVEYOR.

STANDARD ABBREVIATIONS:

LEGEND

<ul style="list-style-type: none"> ○ SET BACK - 24" CAP OLD BRICK ○ INCL. 1" TYP. ○ POP ○ ELEVATION ○ FIRE HYDRANT ○ CONCRETE ○ LIGHT POLE ○ GTS VALVE 	<ul style="list-style-type: none"> ○ MARIJUANA CONVEYOR ○ GUYEN SIGN ○ ELECTRIC SERVICE ○ TELEPHONE JUNCTION BOX ○ WATER METER ○ PUBLIC TV BOX ○ UTILITY POLE
--	--

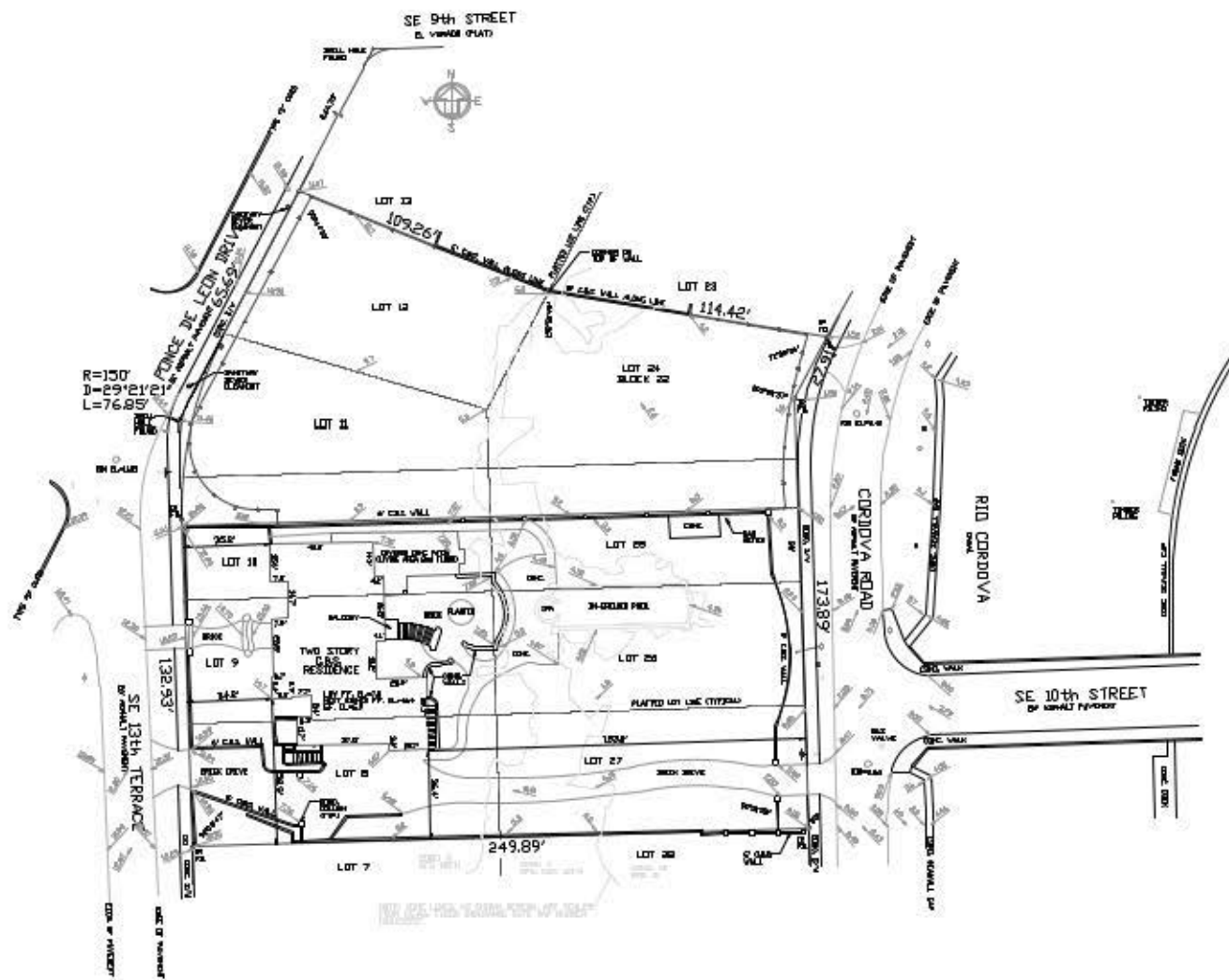
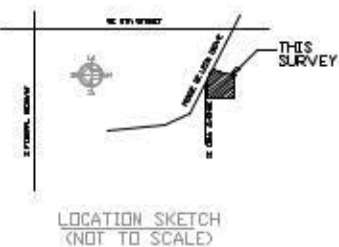


EXHIBIT V SITE PHOTOGRAPHS



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



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



3. Central portion of the subject site, facing northwest.

EXHIBIT VI PROJECT PLANS

1320 PONCE DE LEON DRIVE CITY OF FORT LAUDERDALE PLAN SET



LOCATION MAP (N.T.S.)

DRAWING INDEX

SHEET 1: COVER

SHEET 2: EXISTING
CONDITIONS

SHEET 3: PROPOSED
CONDITIONS

SHEET 4: SECTION A

SHEET 5: DETAILS



VICINITY AERIAL (N.T.S.)

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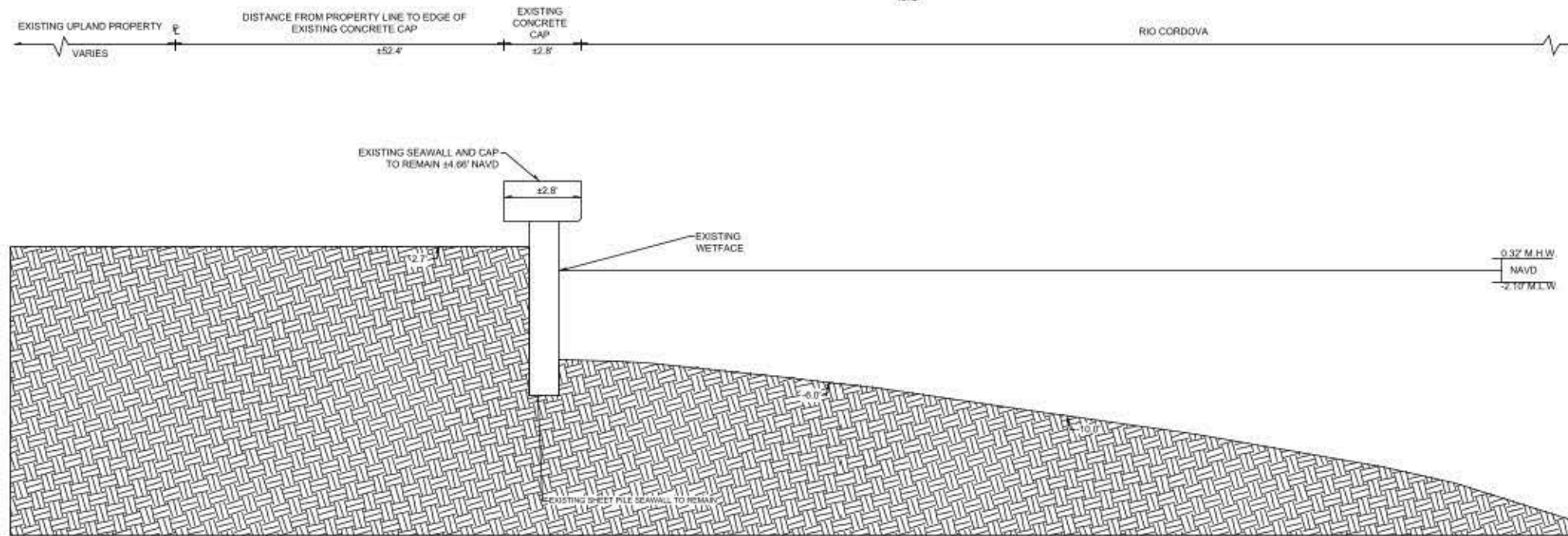
1320 PONCE DE LEON DRIVE

PREPARED FOR:
WILLIAM J. SCHERER & ANNE SCHERER

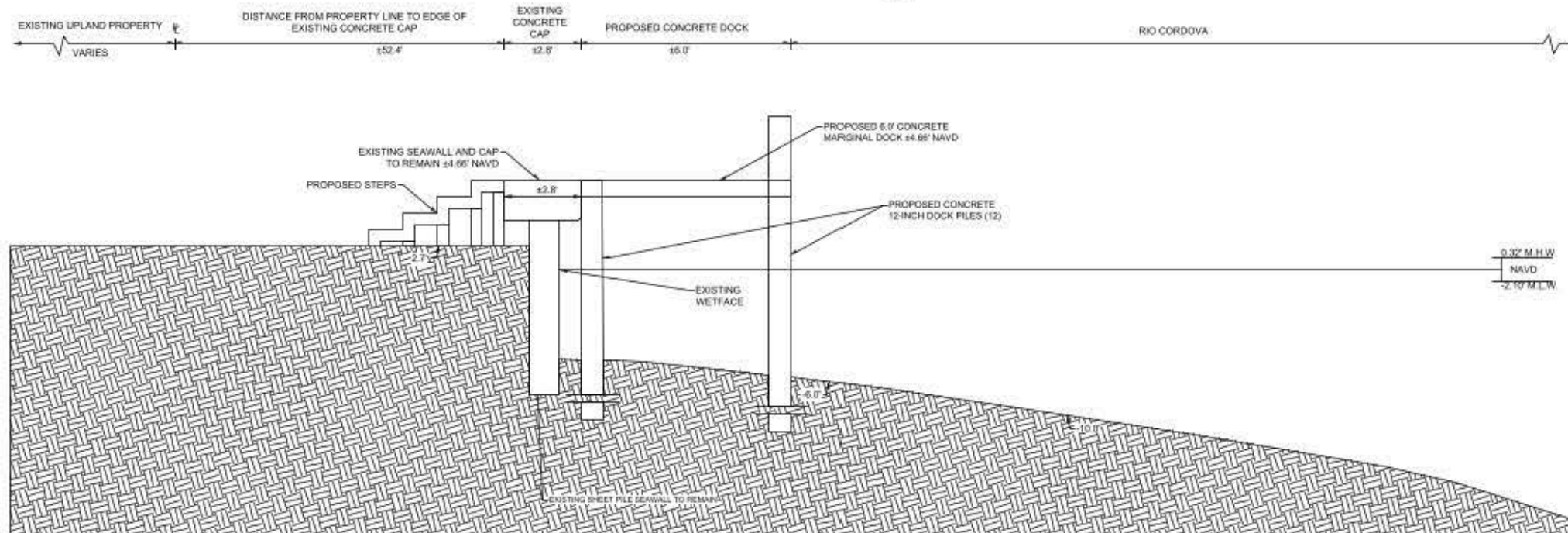
COVER

Date: 2/13/2024	Sheet : 1	of : 5
Proj No.: 22-0061		

EXISTING CONDITIONS A-A (TYP.)



PROPOSED CONDITIONS A-A (TYP.)



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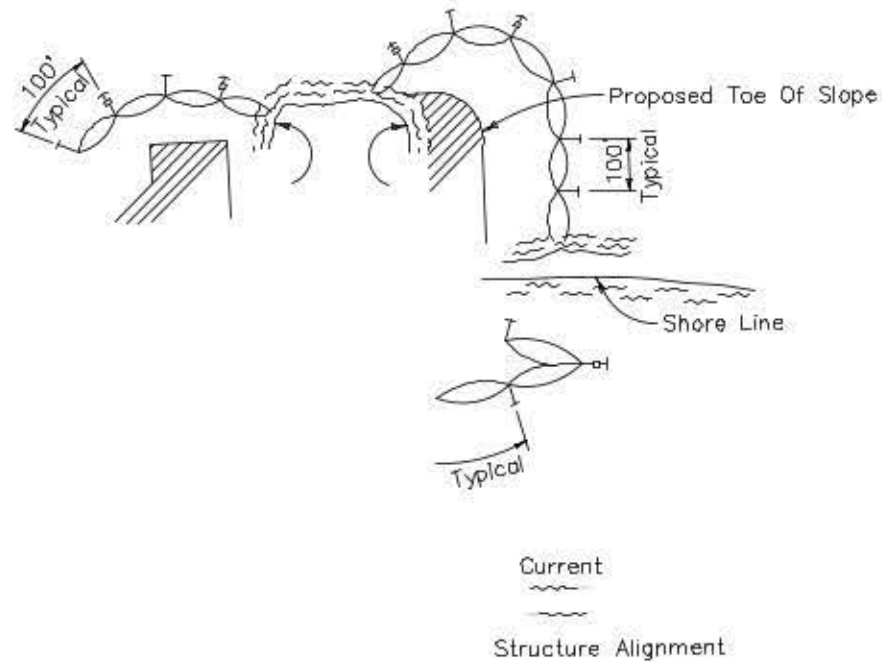
1320 PONCE DE LEON DRIVE

PREPARED FOR:
MRS. ANNE SCHERER

SECTION A

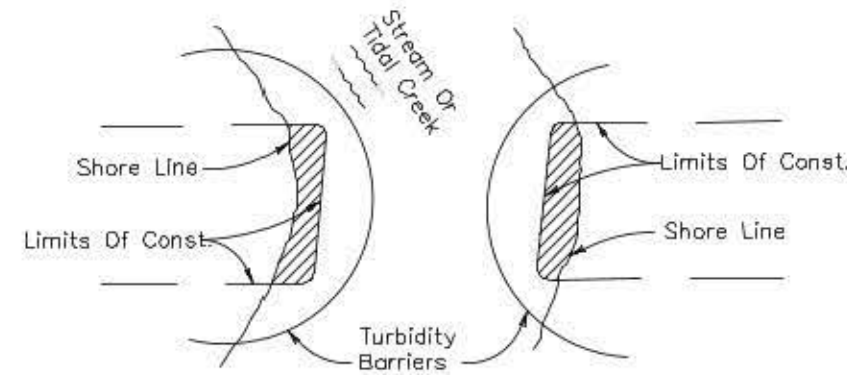
Date: 2/13/2024	Sheet : 4	of : 5
Proj No.: 22-0061		

CONSTRUCTION BARGE (TYP.)



LEGEND

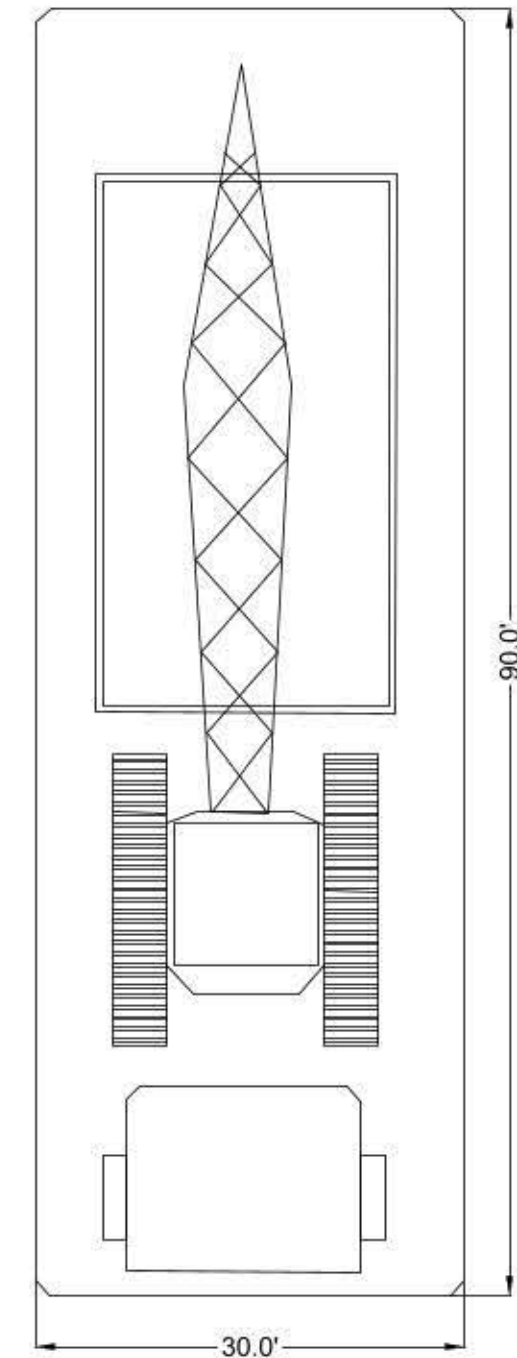
- Pile Locations
- ▨ Dredge Or Fill Area
- ⊕ Mooring Buoy w/Anchor
- ⊥ Anchor
- Barrier Movement Due To Current Action



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

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

TURBIDITY BARRIER APPLICATIONS



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1320 PONCE DE LEON DRIVE

PREPARED FOR:
MRS. ANNE SCHERER

DETAILS

Date: 2/13/2024	Sheet : 5	of : 5	
Proj No.: 22-0061			

EXHIBIT VII STANDARD LANDSCAPE PLAN

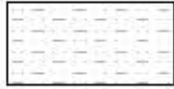
LEGEND



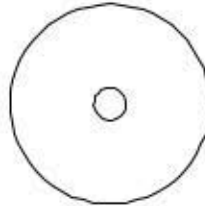
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



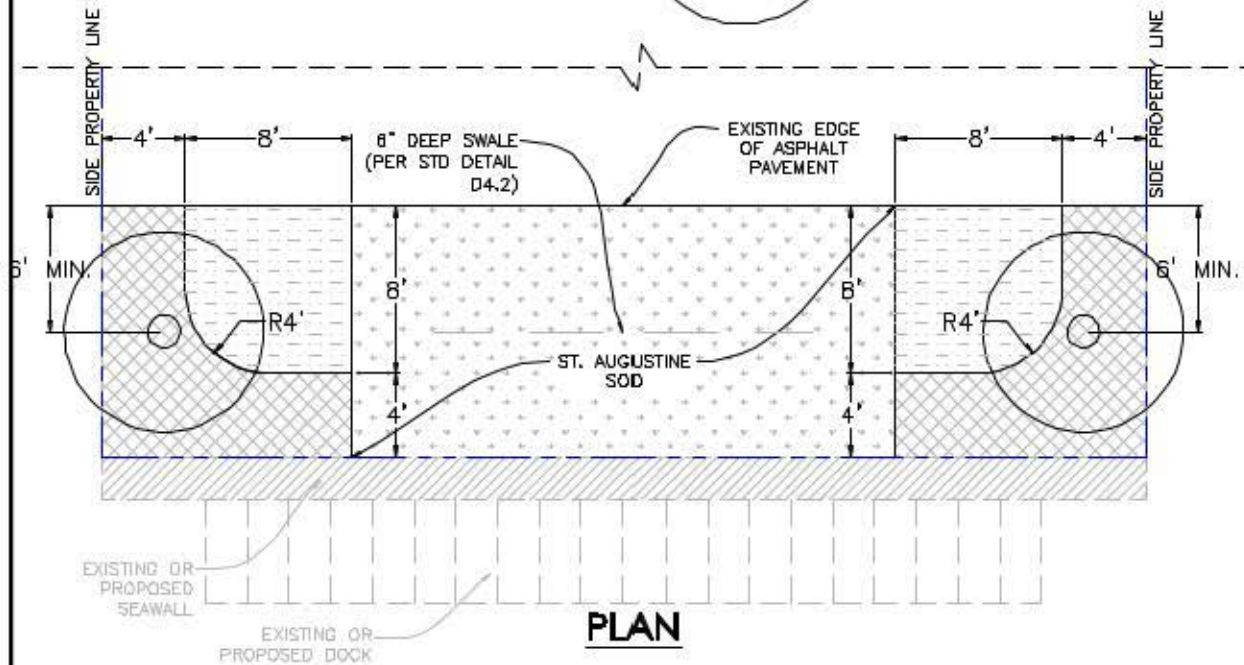
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



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

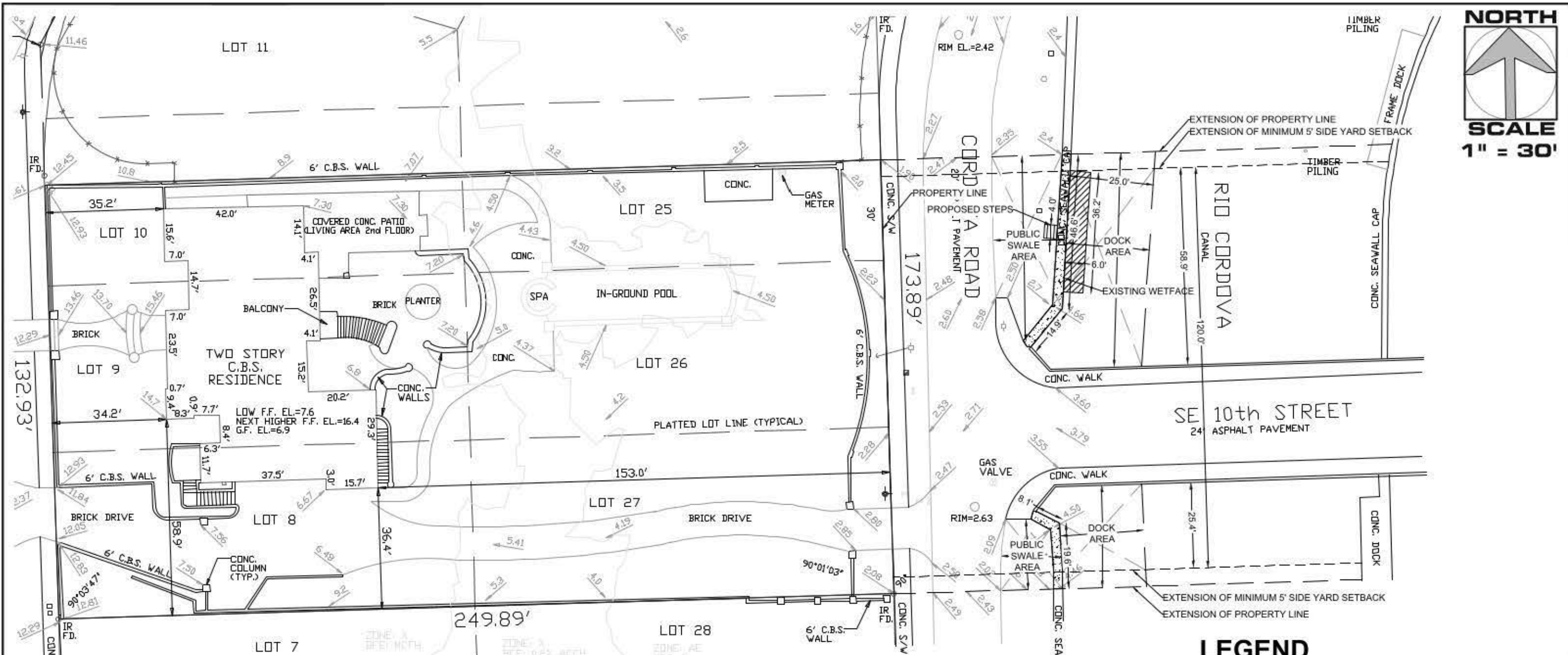
REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

LANDSCAPING PLAN (ROW)

SCALE:
1"=10'

**EXHIBIT VIII
EXHIBIT A**



NOTE: ZONE LINES, AS SHOWN HEREON, ARE STALED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 22010C0577

LEGEND

- SUBJECT SITE (±0.75 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN (±89.2 LN. FT.)
- PROPOSED CONCRETE DOCK (±217 SQ. FT.)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD
 NOTE: SURVEY INFORMATION PROVIDED BY VIC-SCOTT LAND SURVEYING & MAPPING. ELEVATIONS SHOWN AS NAVD88.

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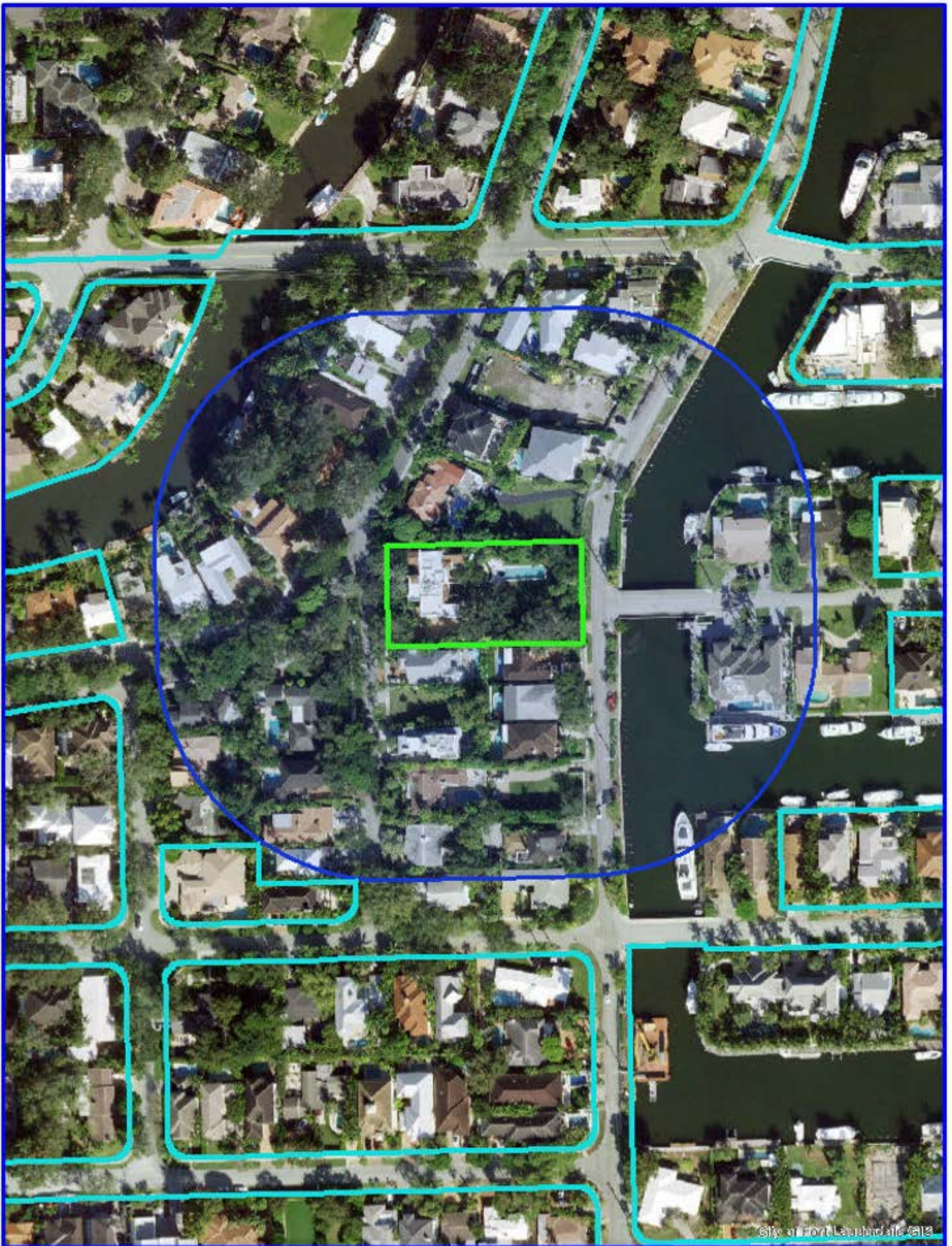
1320 PONCE DE LEON DRIVE

PREPARED FOR:
 WILLIAM J. SCHERER & ANNE SCHERER

EXHIBIT A

Date: 2/13/2024	Sheet : 1	of : 1
Proj No.: 22-0061		

EXHIBIT IX ZONING AERIAL



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

1320 Ponce De Leon Drive



0 90 180 Feet

GIS
Fort Lauderdale

EXHIBIT X EXISTING DOCK PERMITS IN THE VICINTY

EXISTING DOCK PERMITS IN THE VICINITY



ADDRESS	YEAR GRANTED
621 Cordova Road	2011, 2013
915 Cordova Road	2021
1009 Cordova Road	2015, 2021
1029 Cordova Road	2021
1028 SE 13 th Terrace	2021
116 SE 11 th Ave	2019
1700 Brickell Drive	2019
Subject Site	Requested Jan 2023

**EXHIBIT XI
PROPERTIES WITH EXISTING DOCK STRUCTURES PRIOR
TO THE INSTALLATION OF THE CITY OF FORT
LAUDERDALE CORDOVA RD SEAWALL PROJECT**

EXISTING STRUCTURES PRIOR TO THE INSTALLATION OF THE CITY OF FORT LAUDERDALE CORDOVA RD SEAWALL PROJECT



Address	Structures
1516 Ponce De Leon Dr	Yes
621 Cordova Rd	Yes
701 Cordova Rd	Yes
705 Cordova Rd	Yes
711 Cordova Rd	Yes
721 Cordova Rd	Yes
805 Cordova Rd	Yes
811 Cordova Rd	Yes
817 Cordova Rd	Yes
901 Cordova Rd	Yes
909 Cordova Rd	Yes
1342 Ponce De Leon Dr	Yes

Address	Structures
919 Cordova Rd	Yes
1320 Ponce De Leon Dr	Yes
1326 Ponce De Leon Dr	Yes
1009 Cordova Rd	Yes
1013 Cordova Rd	Yes
1028 SE 13th Terr	Yes
1025 Cordova Rd	Yes
1029 Cordova Rd	Yes
1101 Cordova Rd	Yes
1109 Cordova Rd	Yes
1410 SE 11th St	Yes
1415 SE 11th Ct	Yes

EXHIBIT XII LETTERS OF SUPPORT

December 2, 2022

William & Anne Scherer
1320 Ponce De Leon Drive
Fort Lauderdale, FL 33316

RE: 1320 Ponce De Leon Drive
City of Fort Lauderdale Waiver Request

Dear Mr. William Scherer and Mrs. Anne Scherer,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 919 Cordova Rd, and support the project as proposed.

Sincerely,

A handwritten signature in blue ink that reads "William & Linda Trethewey". The signature is written in a cursive, flowing style.

William & Linda Trethewey
919 Cordova Rd
Fort Lauderdale, FL 33316

December 2, 2022

William & Anne Scherer
1320 Ponce De Leon Drive
Fort Lauderdale, FL 33316

RE: 1320 Ponce De Leon Drive
City of Fort Lauderdale Waiver Request

Dear Mr. William Scherer and Mrs. Anne Scherer,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 1326 Ponce De Leon Drive, and support the project as proposed.

Sincerely,



William & Anne Scherer
1326 Ponce De Leon Drive
Fort Lauderdale, FL 33316

ITEM IX

MEMORANDUM MF NO. 24-02

DATE: February 15, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: March 7, 2024 MAB Meeting – Application for Dock Permit – William J. Scherer Jr. & Anne Scherer / 1326 Ponce De Leon Drive

Attached for your review is an application from William J. Scherer Jr. & Anne Scherer / 1326 Ponce De Leon Drive.

APPLICATION AND BACKGROUND INFORMATION

The applicant is seeking approval for the construction and usage of a proposed 35.2'+/- long x 6'+/- wide marginal dock, elevator boat lift, and access steps extending a maximum distance of 20'+/- from the outside edge of the seawall cap into the waterway adjacent to 1326 Ponce De Leon Drive. 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.

Marine Advisory Board

March 7, 2024

Page 2

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

**WILLIAM J SCHERER JR & ANNE SCHERER
1326 PONCE DE LEON DRIVE
APPLICATION FOR PRIVATE USE OF PUBLIC PROPERTY
ABUTTING WATERWAYS**

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

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

**APPLICATION FORM
(Must be in Typewritten Form Only)**

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

NAME: **William J. Scherer Jr. & Anne Scherer**

TELEPHONE NO: 954 467 1377 (home) 954 761 1000 (business) EMAIL: amescherer@smdrealty.com

2. APPLICANT'S ADDRESS (if different than the site address): **1326 Ponce De Leon Drive Fort Lauderdale, FL 33316**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:
The applicant requests a permit for the private use of public property abutting waterways within the City of Fort Lauderdale to install a marginal dock and boat lift.

4. SITE ADDRESS: **1326 Ponce De Leon Drive Fort Lauderdale, FL 33316** ZONING: **R.S-8**

LEGAL DESCRIPTION AND FOLIO NUMBER:
RESUB BLK 22 RIO VISTA ISLES 23-30 B & RIO VISTA ISLES UNIT 3 7-47 B LOT 11,12,24 OF 23-30B & LOT 10 LESS S 30 THEREOF & LOT 25 LESS S 30 THEREOF BLK 22 OF 7-47 B Folio No. 504211190010

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Warranty Deed, Survey, Zoning Aerial, Photos, Project Plans

Am. & Anne Scherer 1/10/23
Applicant's Signature Date

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

City of Fort Lauderdale

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

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____

Table of Contents

SUMMARY DESCRIPTION	3
WARRANTY DEED & BCPA.....	5
ORIGINAL SURVEY	8
SITE PHOTOGRAPHS	10
STANDARD LANDSCAPE PLAN	19
EXHIBIT A.....	21
ZONING AERIAL.....	23
EXISTING DOCK PERMITS IN THE VICINTY	25
PROPERTIES WITH EXISTING DOCK STRUCTURES PRIOR TO THE INSTALLATION OF THE CITY OF FORT LAUDERDALE CORDOVA RD SEAWALL PROJECT	27
LETTERS OF SUPPORT	29

EXHIBIT II SUMMARY DESCRIPTION

Summary Description
1326 Ponce De Leon Drive
TCG Project No. 22-0061

The project site is located along the Rio Cordova at 1326 Ponce De Leon Drive, in Section 11, Township 50, Range 42, in the City of Fort Lauderdale, Broward County, Florida

The property is located along the Rio Cordova, which is a tidal water. The nearest direct connection to the Atlantic Ocean is approximately 2 miles to the south at the Port Everglades Inlet. As the project site is located along the Rio Cordova, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The project site consists of an existing ± 59.9 In. ft. sheet pile seawall recently installed by the City of Fort Lauderdale under the Cordova Road Seawall Project. The proposed project includes the installation of a ± 211 sq. ft. concrete dock (35.2'x6'), an elevator boat lift, and steps located on the uplands. The proposed boat lift is a maximum of 80.0' from the applicant's property line and a maximum of 20.0' from the seawall cap. The property owners currently do not have a vessel but if one is purchased, information will be provided to the City Marine Facilities. As this property is owned by the city, the proposed composite dock will require approval of private use of public property abutting a waterway.

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

**EXHIBIT III
WARRANTY DEED & BCPA**

Prepared by:

Joel R. Lavender Esq.
Joel R. Lavender, P. A.
300 SE 2nd Street, Suite 600
Fort Lauderdale, FL 33301
(954) 522-5101

Return to:

Balocco & Abril, PLLC
4332 East Tradewinds Avenue
Lauderdale By-The-Sea, FL 33308

PARCEL ID. : 504211-19-0010

WARRANTY DEED

THIS INDENTURE, MADE THIS 26 day of APRIL, 2021, by and between SEIN LWIN, a single man, post office is at 2200 South Ocean Lane, Apt. 807, Fort Lauderdale, FL 33316-3861, Grantor, and WILLIAM J. SCHERER JR. and ANNE SCHERER, husband and wife, whose post office address is 1320 Ponce De Leon Drive, Fort Lauderdale, FL 33316, Grantees*.

(*Wherever used herein shall include singular and plural)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to Grantor in hand paid by the Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees, Grantees' heirs and assigns forever, the following described land, situated and being in the County of Broward, State of Florida, to-wit:

Lots 11, 12, and 24, Lot 10, Less the South 30 feet thereof, Lot 25 Less the South 30 feet thereof, all in Block 22, UNIT 3 OF RIO VISTA ISLES, according to the plat thereof recorded in Plat Book 7, Page 47, of the Public Records of Broward County, Florida.

Also known as:

Lot Ten (10) and Twenty-Five (25), LESS the South 30 feet of said Lots in Block Twenty-Two (22) UNIT 3 OF RIO VISTA ISLES, according to the Plat thereof, recorded in Plat Book 7, at Page 47, of the Public Records of Broward County, Florida; AND Lots Eleven (11), Twelve (12) and Twenty-Four (24) of RESUBDIVISION IN BLOCK 22-RIO VISTA ISLES, according to the Plat of said Resubdivision recorded in Plat Book 23, at Page 30, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO taxes for 2021 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 Grantors hereby covenant with the Grantees that the Grantor are lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

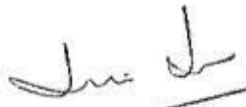
Signed, sealed and delivered in the presence of:

Witness 1




JOHN LAVENDER

Print Name



SEIN LWIN

Witness 2



Benedicto Patruco

Print Name

STATE OF FLORIDA
COUNTY OF BROWARD

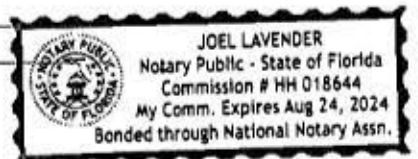
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26 day of APRIL, 2021, by SEIN LWIN, who is personally known or has produced _____ as identification.

Notary Public [Notary Seal]



Printed Name: _____

My Commission Expires: _____





MARTY KIARD
BR **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	1326 PONCE DE LEON DRIVE, FORT LAUDERDALE FL 33316-1302	ID #	5042 11 19 0010
Property Owner	SCHERER, WILLIAM J JR & ANNE	Millage	0312
Mailing Address	1326 PONCE DE LEON DR FORT LAUDERDALE FL 33316-1302	Use	00
Abbr Legal Description	RESUB BLK 22 RIO VISTA ISLES 23-30 B & RIO VISTA ISLES UNIT 3 7-47 B LOT 11,12,24 OF 23-30B & LOT 10 LESS S 30 THEREOF & LOT 25 LESS S 30 THEREOF BLK 22 OF 7-47 B		

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\(8\)](#).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$2,148,660		\$2,148,660	\$2,148,660	
2022	\$2,148,660		\$2,148,660	\$2,148,660	\$40,114.48
2021	\$954,960	\$457,430	\$1,412,390	\$616,610	\$11,240.18

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,148,660	\$2,148,660	\$2,148,660	\$2,148,660
Portability	0	0	0	0
Assessed/SOH	\$2,148,660	\$2,148,660	\$2,148,660	\$2,148,660
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,148,660	\$2,148,660	\$2,148,660	\$2,148,660

Sales History			
Date	Type	Price	Book/Page or CIN
4/26/2021	WD-E	\$2,372,500	117240834
11/20/1978	WD	\$210,000	7893 / 747

Land Calculations		
Price	Factor	Type
\$90.00	23,874	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						23874		

EXHIBIT IV ORIGINAL SURVEY

EXHIBIT V SITE PHOTOGRAPHS



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



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



3. Southern portion of the subject site, facing north.

EXHIBIT VI PROJECT PLANS

1326 PONCE DE LEON DRIVE

CITY OF FORT LAUDERDALE

PLAN SET



LOCATION MAP (N.T.S.)

DRAWING INDEX

SHEET 1: COVER

SHEET 2: EXISTING
CONDITIONS

SHEET 3: PROPOSED
CONDITIONS

SHEET 4: SECTION A

SHEET 5: DETAILS



VICINITY AERIAL (N.T.S.)

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tel. 954.782.1908
fax. 954.782.1108
www.thechappellgroup.com

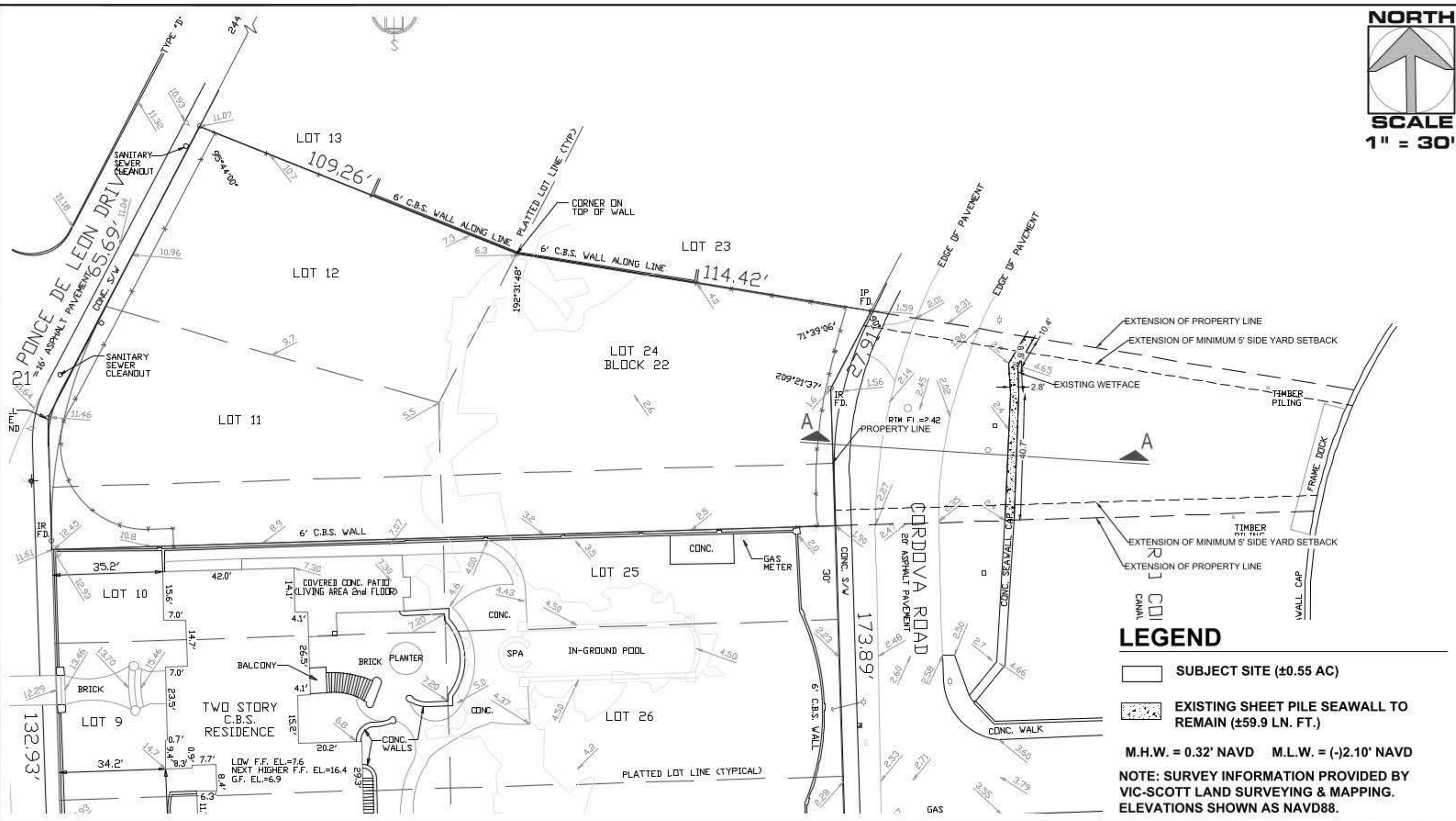
- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

1326 PONCE DE LEON DRIVE

PREPARED FOR:
WILLIAM J. SCHERER & ANNE SCHERER

COVER

Date: 2/13/2024	Sheet : 1	of : 5
Proj No.: 22-0061		



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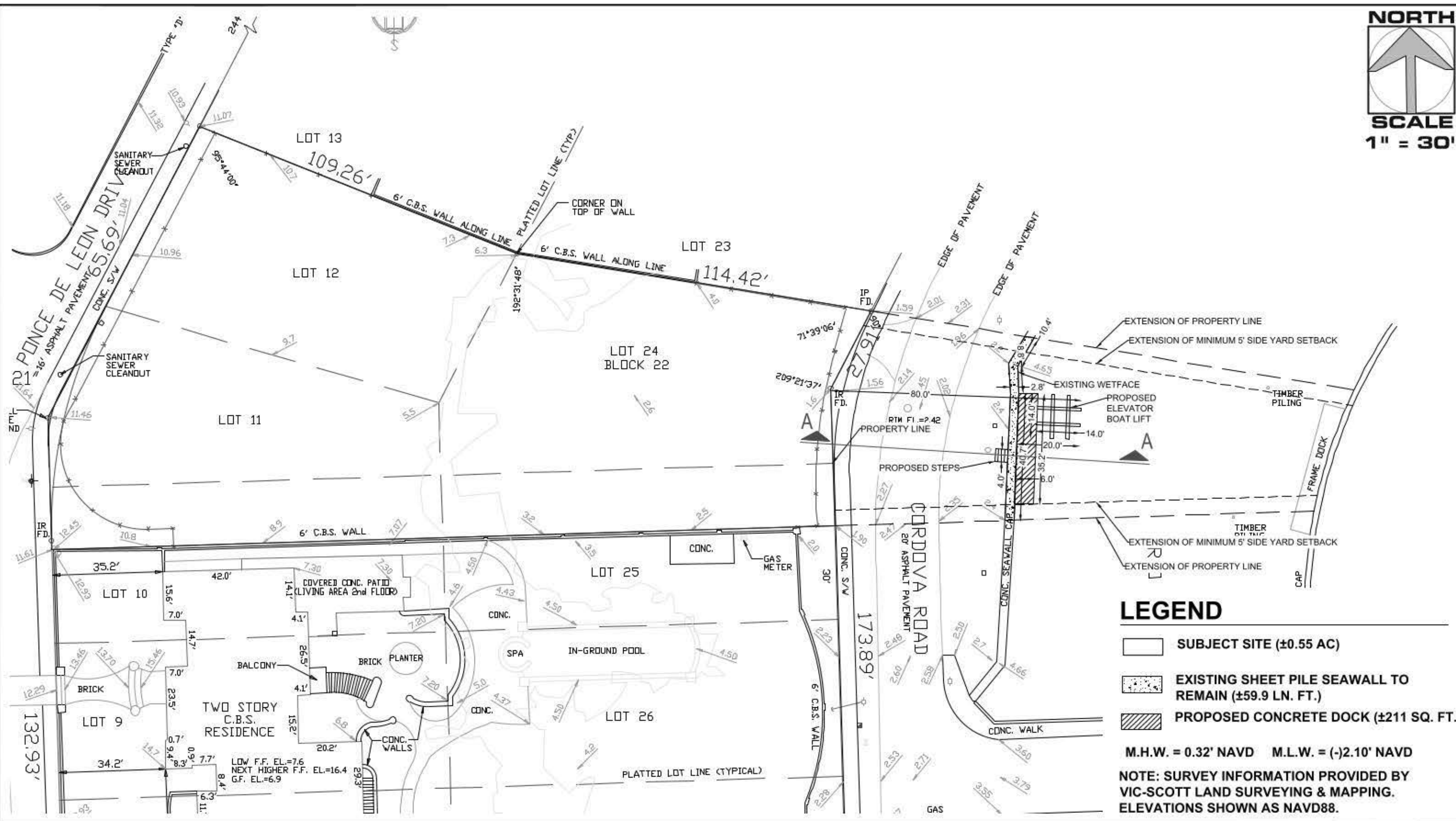
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1326 PONCE DE LEON DRIVE

PREPARED FOR:
WILLIAM J. SCHERER & ANNE SCHERER

EXISTING CONDITIONS

Date: 2/13/2024	Sheet : 2	of : 5
Proj No.: 22-0061		



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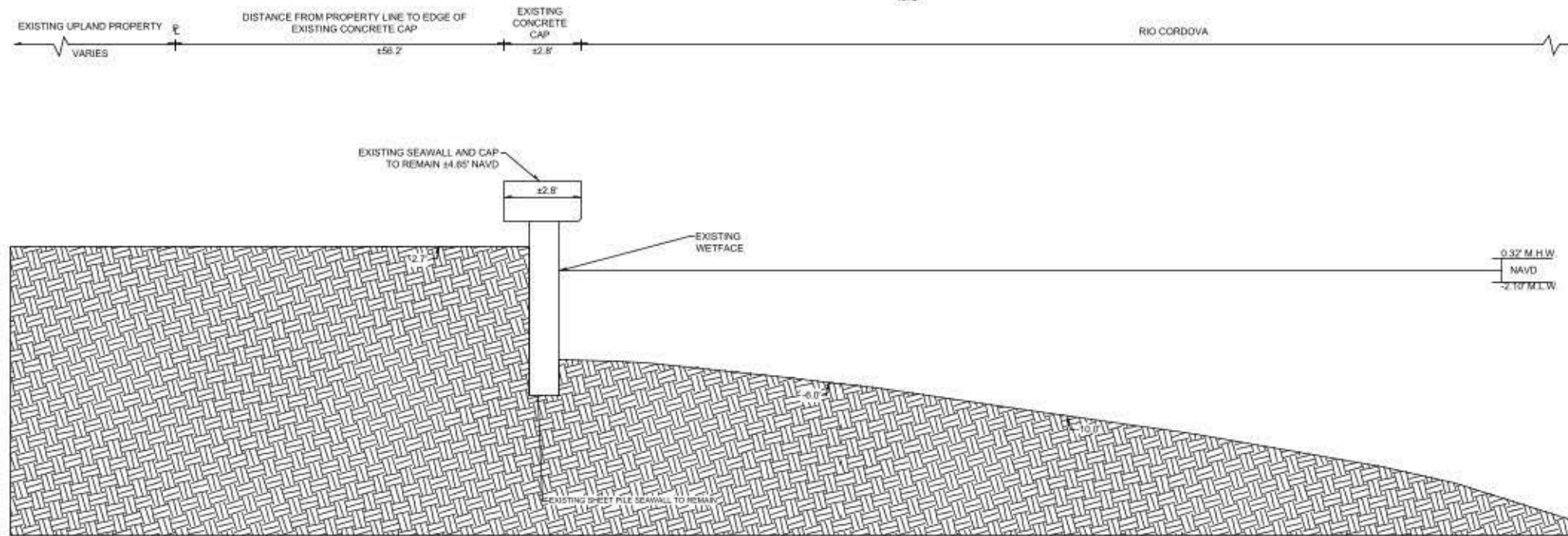
1326 PONCE DE LEON DRIVE

PREPARED FOR:
 WILLIAM J. SCHERER & ANNE SCHERER

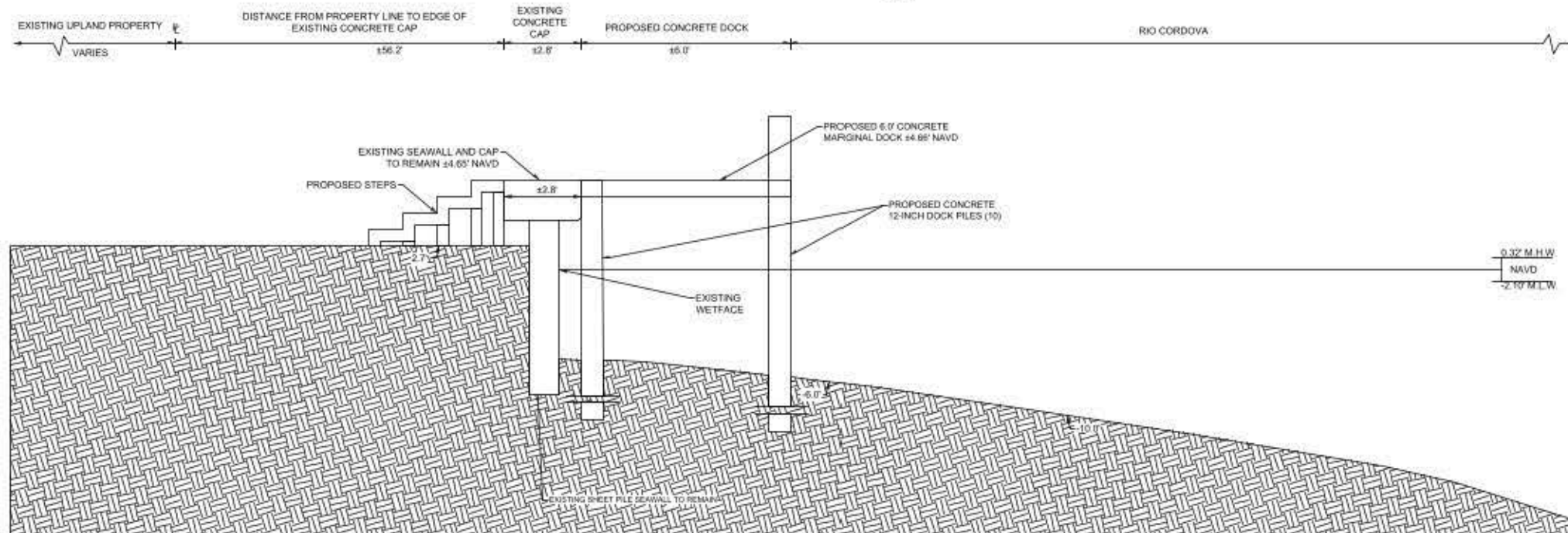
PROPOSED CONDITIONS

Date: 2/13/2024	Sheet : 3	of : 5
Proj No.: 22-0061		

EXISTING CONDITIONS A-A (TYP.)



PROPOSED CONDITIONS A-A (TYP.)



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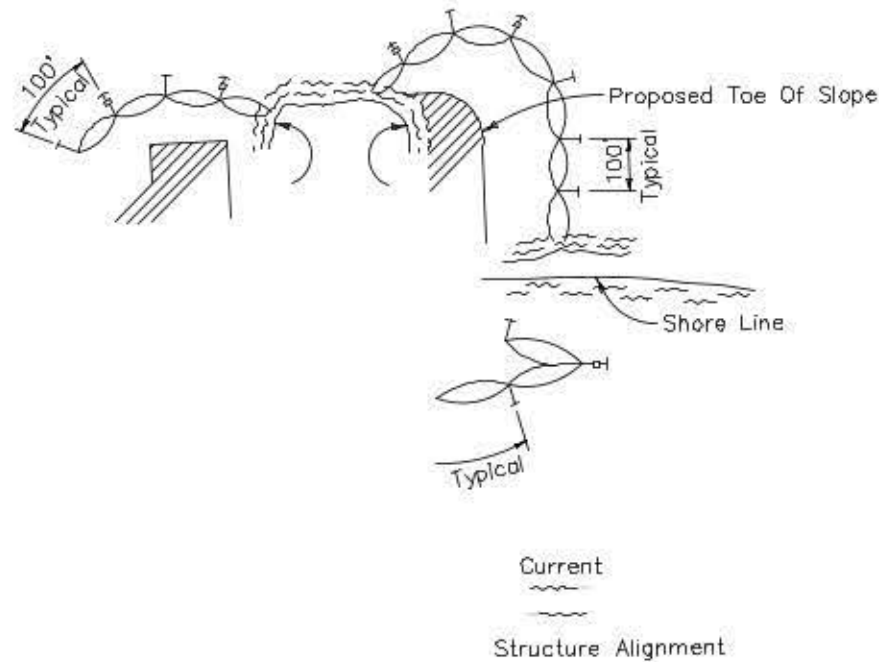
1326 PONCE DE LEON DRIVE

PREPARED FOR:
WILLIAM J. SCHERER & ANNE SCHERER

SECTION A

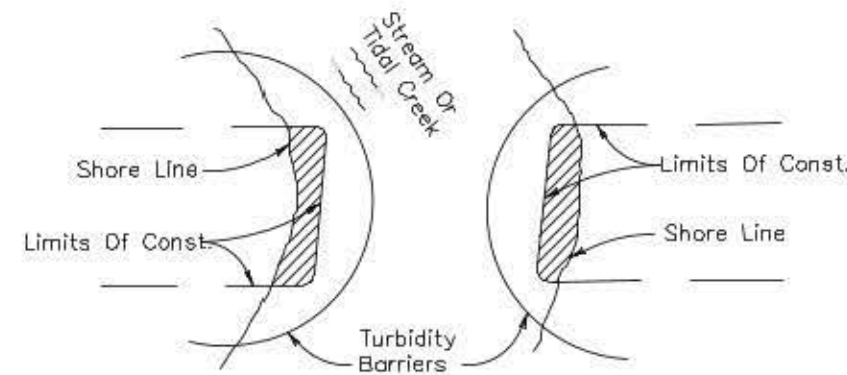
Date: 2/13/2024	Sheet : 4	of : 5
Proj No.: 22-0061		

CONSTRUCTION BARGE (TYP.)



LEGEND

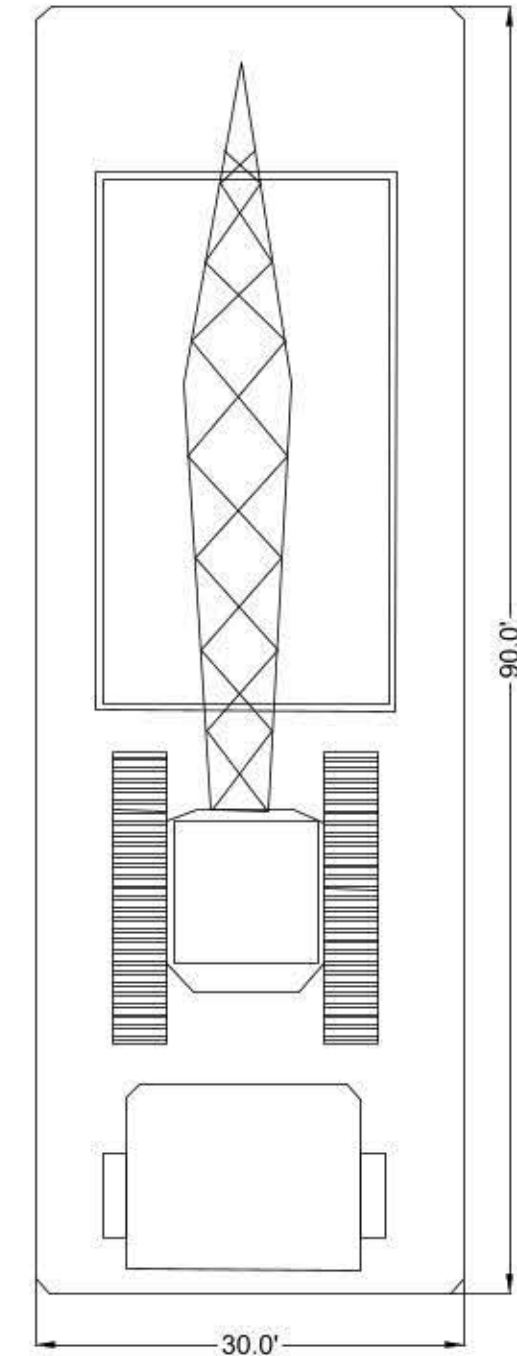
- Pile Locations
- ▨ Dredge Or Fill Area
- ⊕ Mooring Buoy w/Anchor
- ⊥ Anchor
- Barrier Movement Due To Current Action



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

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

TURBIDITY BARRIER APPLICATIONS



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1326 PONCE DE LEON DRIVE

PREPARED FOR:
WILLIAM J. SCHERER & ANNE SCHERER

DETAILS

Date: 2/13/2024	Sheet : 5	of : 5	
Proj No.: 22-0061			

EXHIBIT VII STANDARD LANDSCAPE PLAN

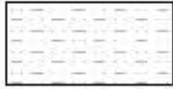
LEGEND



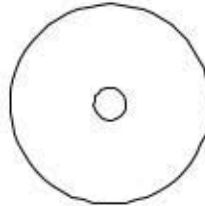
ST. AUGUSTINE SOD,
TIGHT SEAMS, FULL COVERAGE



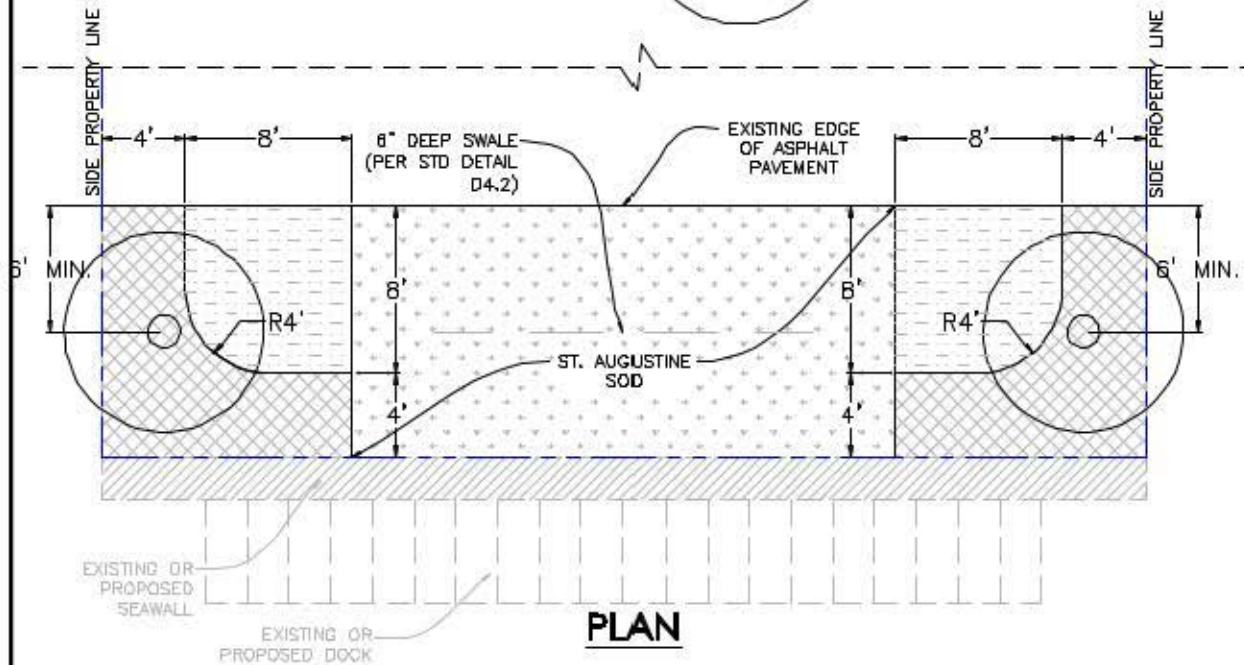
MUHLY GRASS:
18" - 24" TALL
18" - 24" ON CENTER



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

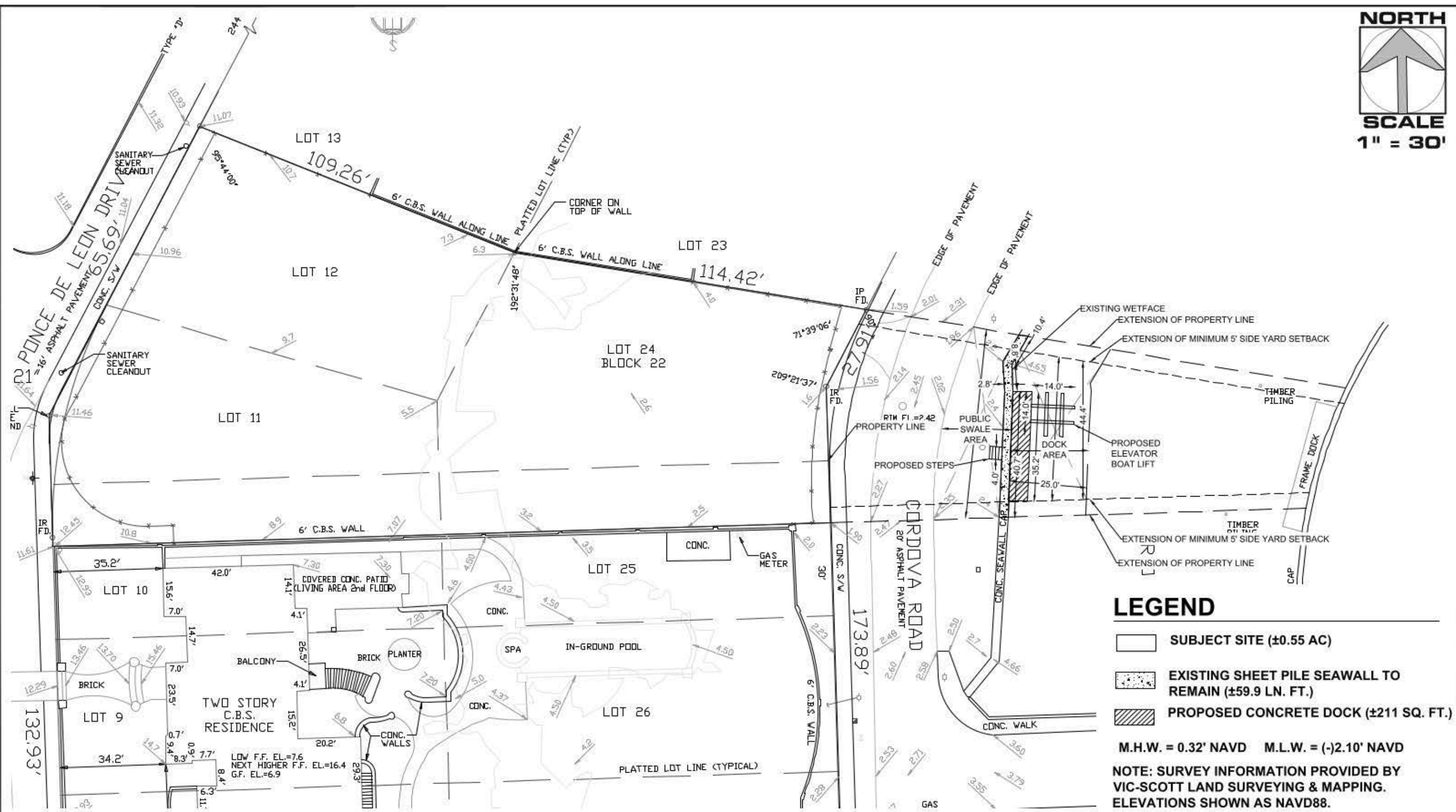
REVISED:

URBAN DESIGN & PLANNING
ENGINEERING DIVISION

LANDSCAPING PLAN (ROW)

SCALE:
1"=10'

**EXHIBIT VIII
EXHIBIT A**



LEGEND

- SUBJECT SITE (±0.55 AC)
- EXISTING SHEET PILE SEAWALL TO REMAIN (±59.9 LN. FT.)
- PROPOSED CONCRETE DOCK (±211 SQ. FT.)

M.H.W. = 0.32' NAVD M.L.W. = (-)2.10' NAVD
 NOTE: SURVEY INFORMATION PROVIDED BY
 VIC-SCOTT LAND SURVEYING & MAPPING.
 ELEVATIONS SHOWN AS NAVD88.

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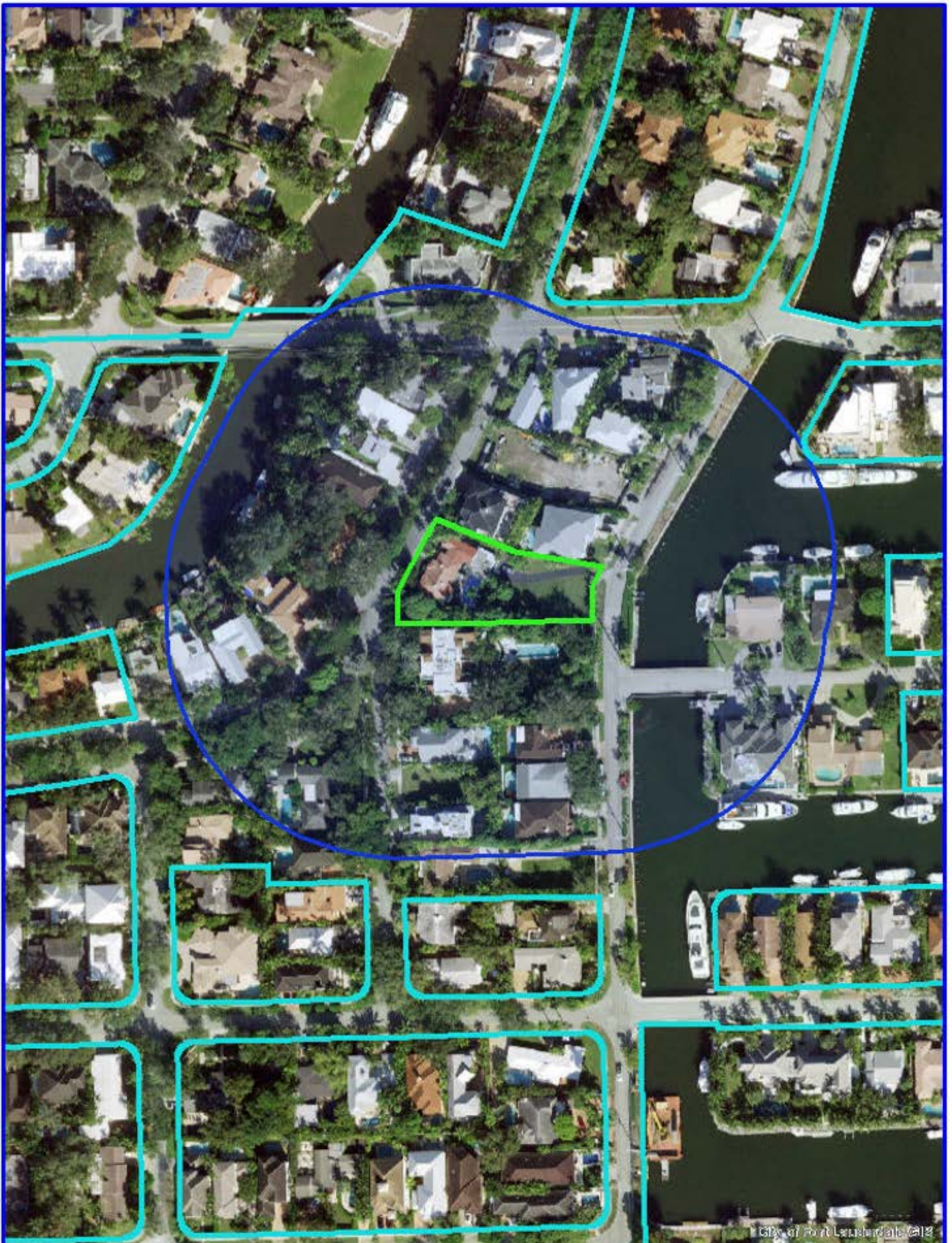
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1326 PONCE DE LEON DRIVE
 PREPARED FOR:
WILLIAM J. SCHERER & ANNE SCHERER

EXHIBIT A		
Date: 2/13/2024	Sheet : 1	of : 1
Proj No.: 22-0061		

EXHIBIT IX ZONING AERIAL



City of Fort Lauderdale ©13



CITY OF FORT LAUDERDALE

1326 Ponce De Leon Drive



0 90 180 Feet

GIS
Fort Lauderdale

EXHIBIT X EXISTING DOCK PERMITS IN THE VICINTY

EXISTING DOCK PERMITS IN THE VICINITY



ADDRESS	YEAR GRANTED
621 Cordova Road	2011, 2013
915 Cordova Road	2021
1009 Cordova Road	2015, 2021
1029 Cordova Road	2021
1028 SE 13 th Terrace	2021
116 SE 11 th Ave	2019
1700 Brickell Drive	2019
Subject Site	Requested Jan 2023

**EXHIBIT XI
PROPERTIES WITH EXISTING DOCK STRUCTURES PRIOR
TO THE INSTALLATION OF THE CITY OF FORT
LAUDERDALE CORDOVA RD SEAWALL PROJECT**

EXISTING STRUCTURES PRIOR TO THE INSTALLATION OF THE CITY OF FORT LAUDERDALE CORDOVA RD SEAWALL PROJECT



Address	Structures
1516 Ponce De Leon Dr	Yes
621 Cordova Rd	Yes
701 Cordova Rd	Yes
705 Cordova Rd	Yes
711 Cordova Rd	Yes
721 Cordova Rd	Yes
805 Cordova Rd	Yes
811 Cordova Rd	Yes
817 Cordova Rd	Yes
901 Cordova Rd	Yes
909 Cordova Rd	Yes
1342 Ponce De Leon Dr	Yes

Address	Structures
919 Cordova Rd	Yes
1320 Ponce De Leon Dr	Yes
1326 Ponce De Leon Dr	Yes
1009 Cordova Rd	Yes
1013 Cordova Rd	Yes
1028 SE 13th Terr	Yes
1025 Cordova Rd	Yes
1029 Cordova Rd	Yes
1101 Cordova Rd	Yes
1109 Cordova Rd	Yes
1410 SE 11th St	Yes
1415 SE 11th Ct	Yes

EXHIBIT XII LETTERS OF SUPPORT

December 2, 2022

William & Anne Scherer
1326 Ponce De Leon Drive
Fort Lauderdale, FL 33316

RE: 1326 Ponce De Leon Drive
City of Fort Lauderdale Waiver Request

Dear Mr. William Scherer and Mrs. Anne Scherer,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock and boat lift. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 919 Cordova Rd, and support the project as proposed.

Sincerely,

A handwritten signature in blue ink that reads "William & Linda Trethewey". The signature is written in a cursive style.

William & Linda Trethewey
919 Cordova Rd
Fort Lauderdale, FL 33316

December 2, 2022

William & Anne Scherer
1326 Ponce De Leon Drive
Fort Lauderdale, FL 33316

RE: 1320 Ponce De Leon Drive
City of Fort Lauderdale Waiver Request

Dear Mr. William Scherer and Mrs. Anne Scherer,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock and boat lift. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 1005 Cordova Road, and support the project as proposed.

Sincerely,



Rudi & Louise Dill
1005 Cordova Road
Fort Lauderdale, FL 33316

December 2, 2022

William & Anne Scherer
1326 Ponce De Leon Drive
Fort Lauderdale, FL 33316

RE: 1326 Ponce De Leon Drive
City of Fort Lauderdale Waiver Request

Dear Mr. William Scherer and Mrs. Anne Scherer,

I have reviewed the attached plans (Attachment A), for the proposed project to install a marginal dock and boat lift. I understand that the proposed project will require a waiver of limitations through the City of Fort Lauderdale for the Private Use of a Public Waterway along with permitting through the regulatory agencies. I reside at 1320 Ponce De Leon Drive, and support the project as proposed.

Sincerely,

Handwritten signatures of William and Anne Scherer in blue ink. The signature of William Scherer is on top, and the signature of Anne Scherer is below it.

William & Anne Scherer
1320 Ponce De Leon Drive
Fort Lauderdale, FL 33316