



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-0928

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: November 4, 2025

TITLE: Public Hearing – Quasi-Judicial Resolution Approving a Waiver of Limitations at 309 Sunset Drive for the Installation of Two (2) Finger Piers Extending a Maximum Distance of 32'3" +/- and Three (3) Mooring Piles Extending a Maximum Distance of 37' +/- Measured from the Property Line into the Adjacent Waters of Sunset Lake - **(Commission District 2)**

Recommendation

Staff recommends the City Commission adopt a resolution granting a waiver of limitations for the installation of two (2) finger piers and three (3) mooring piles at 309 Sunset Drive.

Background

The Unified Land Development Regulations (ULDR) Section 47-19.3 (c) limits the maximum distance of mooring structures to twenty-five percent (25%) of the width of the waterway, or twenty-five (25) feet, whichever is less, as measured from the property line. ULDR Section 47-19.3(c) & (d) limits the maximum distance of finger piers and mooring piles to thirty percent (30%) of the width of the waterway, or twenty-five (25) feet, whichever is less, as measured from the property line. ULDR Section 47-19.3(e) authorizes the City Commission to waive the limitation based upon a finding of extraordinary circumstances.

The applicant is seeking a resolution granting a Waiver of Limitations (a waiver to allow finger piers and mooring piles to extend beyond the maximum distance as defined by City Code) of Section 47-19.3(c) and (d) of the Unified Land Development Regulations (ULDR) for two (2) finger piers extending a maximum distance of 32'3" +/- and three (3) mooring piles extending a maximum of 37' +/- into the adjacent waters of the adjacent Sunset Lake as measured from the property line.

The applicant's Summary (Exhibit 1) specifies that the extra distances for the mooring piles and finger piers are necessary to comply with City Code, as they wish to replace the structures within their existing footprint. In addition, the piers and piles are necessary to safely moor the residents' vessels.

Other than the required \$1,500 application fee, there is no fee associated with obtaining a waiver of limitations.

The Marine Advisory Board (MAB) recommended approval of the application 14-0 at the September 4, 2025, MAB meeting.

Resource Impact

Revenue related to the application fee is included in the FY2026 Operating Budget in the account listed below.

<i>Funds available as of October 1, 2025</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	ACCOUNT/ACTIVITY NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
10-111-6200-000-347-200-PKR189	Marine Facilities Administration	Service Charge – Parks and Recreation / Private Dock Fees	\$15,000	\$0	\$1,500
			TOTAL AMOUNT ►		\$1,500

Strategic Connections

This is a 2026 Commission Priority, advancing Public Spaces and Community initiatives.

This item supports the 2029 Strategic Plan, specifically advancing:

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We are Here.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Place specifically advancing:

- The Public Places Focus Area
- The Parks, Recreation & Open Spaces Area
- Goal 2: Be a community with high quality parks and recreational facilities that highlight the character of our city.

Attachments

Exhibit 1 – Application

Exhibit 2 – Code Sec. 47-19.3

Exhibit 3 – September 4, 2025, Draft Marine Advisory Board Minutes

Exhibit 4 – Approval Resolution

11/04/2025

CAM #25-0928

Exhibit 5 – Denial Resolution

Prepared by: Carolyn Bean, Assistant to the Director, Parks and Recreation

Department Director: Carl Williams, Parks and Recreation