

## ITEM IX

### MEMORANDUM MF NO. 25-16

DATE: September 11, 2025

TO: Marine Advisory Board

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: November 6, 2025 MAB - Dock Waiver of Distance Limitations  
-Daniel Kraninger / 102 Hendricks Isle

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Attached for your review is an application from Daniel Kraninger / 102 Hendricks Isle.

#### APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the after the fact installation of one (1) boat lift. The distance this proposed structure extends from the property line into the Rio Grande Canal is shown in the survey and summarized in **Table 1** below:

**TABLE 1**

<b>PROPOSED STRUCTURES</b>	<b>STRUCTURE DISTANCE FROM PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>DISTANCE REQUIRING A WAIVER</b>
<b>One (1) Boat Lift</b>	<b>31' +/-</b>	<b>25'</b>	<b>6' +/-</b>

ULDR Section 47-19.3 C limits the maximum distance of mooring structures, including boat lifts, to 25' or 25% of the width of the waterway, whichever is less, as measured from the property line. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant has specified that the limited shoreline length of 25' restricts parallel mooring, necessitating perpendicular dockage for safely tying off the 28' vessel..

#### PROPERTY LOCATION AND ZONING

The property is located within the RMM-25 Residential Mid Rise Multifamily / Medium High Density Zoning District. It is situated on the Rio Grande Canal where the right of way width is identified as 170'+/- within the Summary Description.

#### DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been at least ten (10) waivers of distance limitations approved by the City Commission in the immediate area. A comparison of these as shown in **Table 2**:

**TABLE 2**

July 1985	440 Hendricks Isle	Pilings – 39'
June 1989	13 Hendricks Isle	Pilings – 80'
July 2007	101 Hendricks Isle	Pilings – 30'
April 2013	91 Isle of Venice	Pilings – 35'
April 2019	1 Hendricks Isle	Boatlift – 43'
July 2019	95 Hendricks Isle	Pilings/Finger Pier – 35'
July 2021	9 Hendricks Isle	Boatlift – 43.4'
Oct 2022	141 Isle of Venice	Pilings – 35'
Oct 2022	10 Isle of Venice	Pilings – 35'
May 2025	155 Isle of Venice	Boat Lift – 33.5'

**RECOMMENDATIONS**

Should the Marine Advisory Board consider approval of the application, the Resolution under consideration by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.
2. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide City Staff with copies of “As Built” drawings from a certified and licensed contractor.
3. The applicant is required to provide guide poles on any portion of the mooring device that is capable of being submerged in accord with Code Section 8-91(d).

AC  
Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation  
Luis Villanueva, Marine Facilities Supervisor



## **APPLICATION FOR WATERWAY WAIVER OF LIMITATIONS**

**Applicant:**  
**Daniel Kraninger**  
**102 Hendricks Isle**  
**Fort Lauderdale, FL 33301**

**Site Address:**  
**102 Hendricks Isle**  
**Fort Lauderdale, FL 33301**

**Type of Agreement:**  
**Waiver of Limitations**



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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 4 7-19. 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.

CAM #25-1145  
Exhibit 1  
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## Summary Description

The property located at 102 Hendricks Isle consists of an existing 25-linear-foot shoreline with a seawall and a 5-foot-wide wood marginal dock. The property also shares a 5-foot-wide finger pier with the adjacent property at 100 Hendricks Isle, extending approximately 2.5 feet on either side of the shared property line.

A 30,000-pound capacity boatlift supported by four (4) 12-inch wood piles has been installed waterward of the property. The boatlift extends approximately 31 feet from the property line (see Table 1). Pursuant to Section 47-19.3(c), mooring structures, not including mooring or dolphin piles, may extend into the waterway no more than twenty-five (25) percent of the waterway's width or twenty-five (25) feet, whichever is less, as measured from the property line. Because the boatlift extends beyond the 25-foot maximum, this application is being submitted to request a Waiver of Limitations for an additional 6 feet of extension.

Although this application was initially submitted as a proposed installation, the contractor proceeded with construction after obtaining County approval (GL-FTL2408-015) under the understanding that City approval would follow shortly. The City building permit review was delayed due to electrical review comments, and subsequently, it was noted that mooring structures are limited to 25 feet from the property line. The property owners were not aware that City approvals were still pending and are now submitting this request to bring the boatlift into full compliance. We sincerely regret any confusion this may have caused and wish to clarify that there was no intent to misrepresent the status of the work. The applicant is committed to working cooperatively with the City and the Board to ensure the installation meets all applicable requirements. The boatlift was positioned as close to the seawall and property line as feasible while ensuring the vessel's engines would not extend over the marginal dock. This application is being submitted to request a Waiver of Limitations to formally authorize the installed boatlift.

The subject site is located on the Rio Grande Canal, which has a right-of-way width of approximately 170 feet. Due to the wide canal and the common practice of perpendicular vessel mooring along Hendricks Isle and the Isle of Venice, the installed boatlift is compatible with existing waterfront uses. Approval of this waiver will facilitate safe vessel mooring without impacting navigation and is consistent with other waivers approved in the vicinity.

### Extraordinary Circumstances

This property has only 25 feet of shoreline, which restricts a vessel to parallel mooring and would effectively limit use to a 25-foot boat. This arrangement does not allow for safe ingress and egress. Furthermore, the 5-foot-wide marginal dock reduces the usable length of the existing 15.6-foot finger pier to only about 10 feet, which is not sufficient to properly secure a 28-foot vessel. These conditions severely restrict functional use of the property's waterfront. The proposed perpendicular boatlift installation resolves these limitations, providing a safe and practical mooring solution consistent with the wide 170-foot canal and surrounding waterfront uses. These circumstances warrant approval of the requested waiver.



**Table 1.**

<b>Installed Structure</b>	<b>Structure Distance from Property Line</b>	<b>Permitted Distance without Waiver</b>	<b>Amount of Distance Requiring Waiver</b>
Boatlift	31.0'	25'	6'

**Prepared by:**

Donna Gousse, Esq.  
Law Office of Donna Hearne-Gousse, P.A.  
9200 Belvedere Road, Suite 113  
Royal Palm Beach, FL 33411  
File Number: 24-0058

**Return to:**

Brinkley Morgan  
100 SE 3rd Avenue 23rd Floor  
Fort Lauderdale, FL 33394

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of May, 2024 between 100 Lasolas Isles Limited Liability Company, a Delaware limited liability company, as Trustee of the Hendricks Isle FL Land Trust Dated March 26, 2019 who acquired title as 100 Las Olas Isles LLC, a Delaware limited liability as Trustee of the Hendricks Isle FL Land Trust Dated March 26, 2019, whose post office address is 2840 Hammondville Rd, #A, Pompano Beach, FL 33069, grantor, and Daniel Kraninger, a married man whose post office address is 125 Stonehedge Drive North, Greenwich, CT 06831, 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:

**The North one-half of the North 50 feet of Lot 4, Block 4, Victoria Isles, according to the Plat thereof, as recorded in Plat Book 15, Page 67, of the Public Records of Broward County, Florida.**

**Parcel Identification Number: 5042 02 19 0600**

Grantor warrants that at the time of this conveyance, the subject property is not the homestead of any beneficiary of the trust within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **2840 Hammondville Road, #A, Pompano Beach, FL 33069.**

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

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

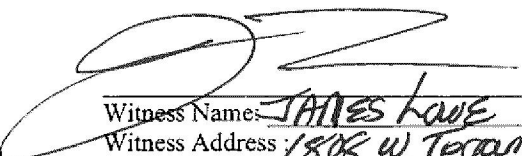
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023.**


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

Signed, sealed and delivered in our presence:

100 Lasolas Isles Limited Liability Company, a Delaware  
limited liability company as Trustee(s) of the Hendricks Isle  
FL Land Trust Dated March 26, 2019

By:   
Philip Gori, Member

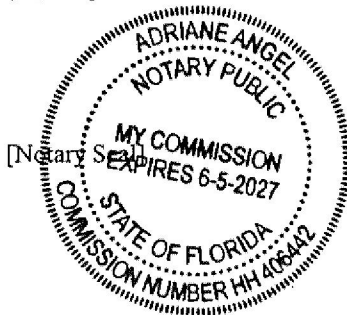
  
Witness Name: JAMES LOWE  
Witness Address: 1806 W TAMAR DR  
LAB FL 33062

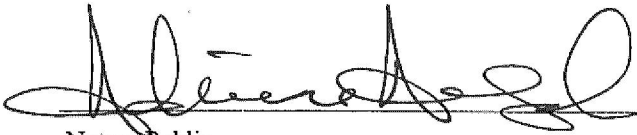
  
Witness Name: PATEVELETT  
Witness Address: 1040 N E 44 ST  
OAP FL 33319

State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of May, 2024 by Philip Gori, Member of 100 Lasolas Isles Limited Liability Company, a Delaware limited liability company as Trustee(s) of the Hendricks Isle FL Land Trust Dated March 26, 2019. He/she ☐ is personally known or ☒ has produced a driver's license as identification.



  
Notary Public

Printed Name:

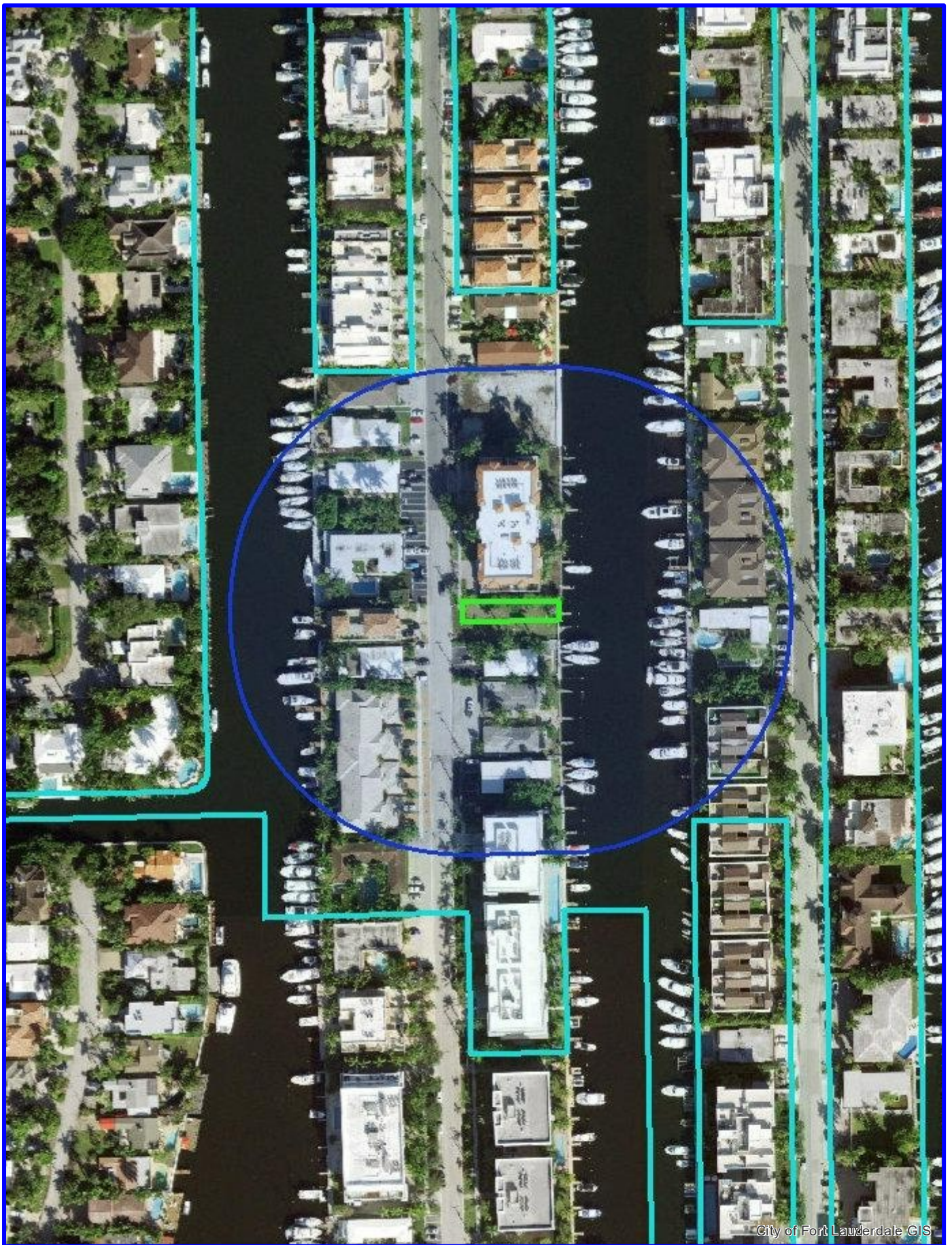
ADRIANE Angel

My Commission Expires:

6-5-27







City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

Map Created by GIS Mailer

102 Hendricks Isle



0 90 180 Feet

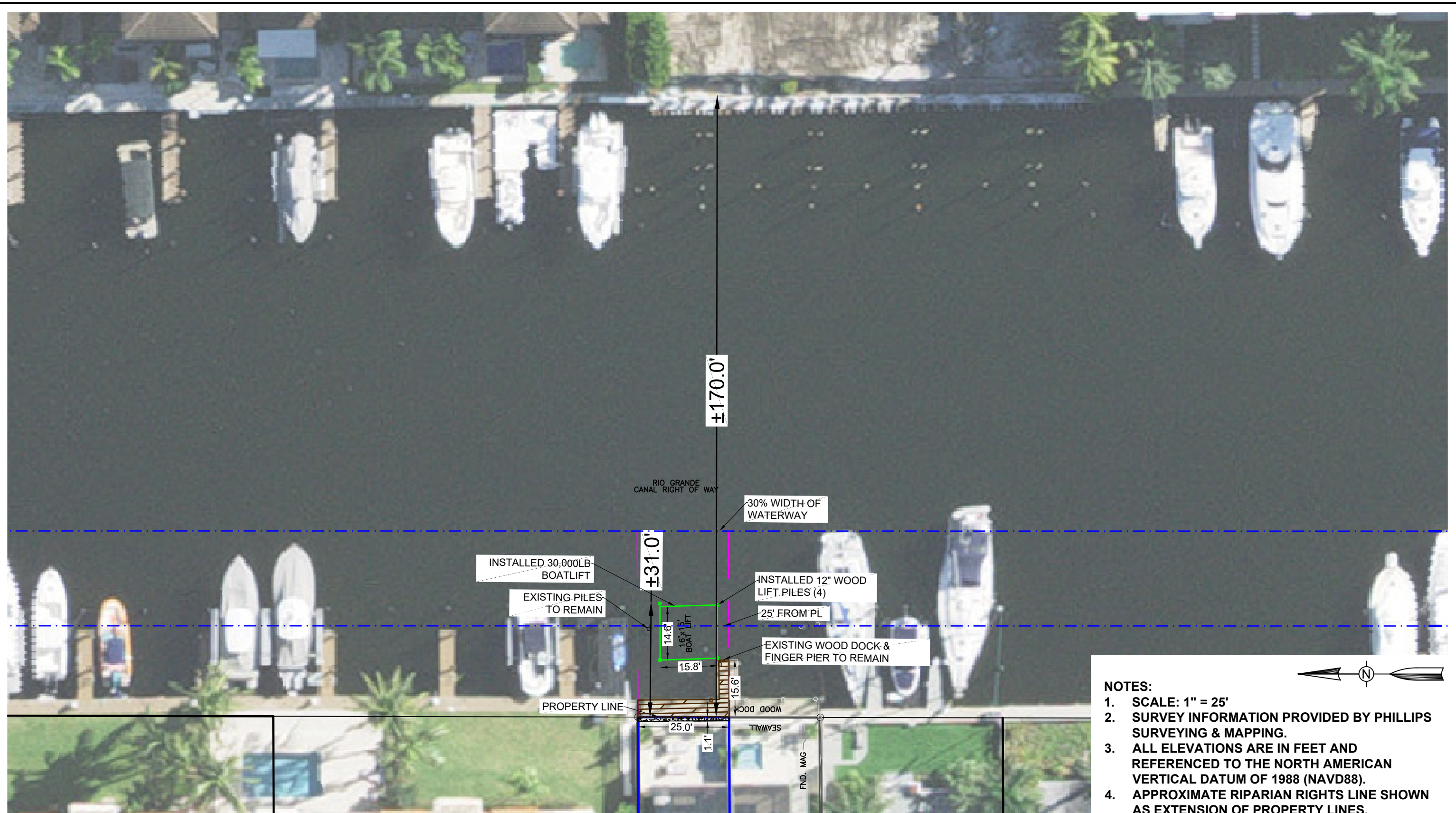
**GIS**  
Fort Lauderdale

CAM #25-1445

Printed on: 8/20/2025

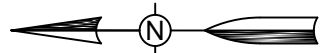
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**NOTES:**

1. **SCALE: 1" = 25'**
2. **SURVEY INFORMATION PROVIDED BY PHILLIPS SURVEYING & MAPPING.**
3. **ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).**
4. **APPROXIMATE RIPARIAN RIGHTS LINE SHOWN AS EXTENSION OF PROPERTY LINES.**



**PROJECT:**

**102 HENDRICKS ISLE**

**CLIENT:**

**MODERN MARINE, LLC.**

**DATE/REVISIONS:**

**DISTANCE EXHIBIT 8/20/2025**

**SHEET TITLE/NUMBER:**

**DISTANCE EXHIBIT**

**SHEET 1 OF 1**



## Photos



1. Eastern portion of property, facing west.



2. Northern portion of property, facing south.

# 102 HENDRICKS ISLE

FORT LAUDERDALE, FL 33301



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1 OF 4	COVER
2 OF 4	AERIAL VIEW
3 OF 4	CROSS SECTION
4 OF 4	DETAILS



PROJECT:

102 HENDRICKS ISLE

CLIENT:

MODERN MARINE, LLC.

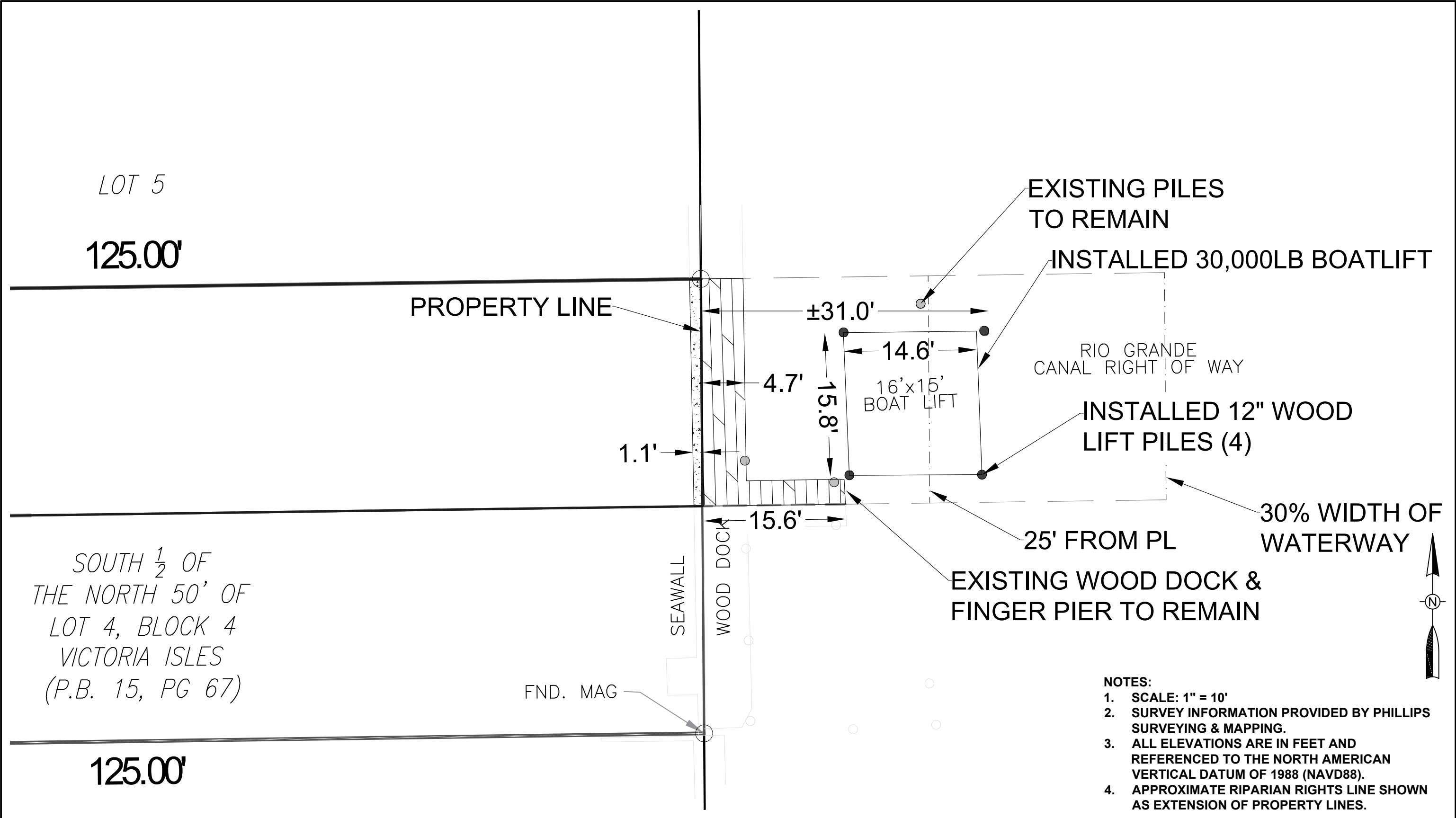
DATE/REVISIONS:  
PLAN SET 8/20/2025

SHEET TITLE/NUMBER:

COVER

SHEET 1 OF 4

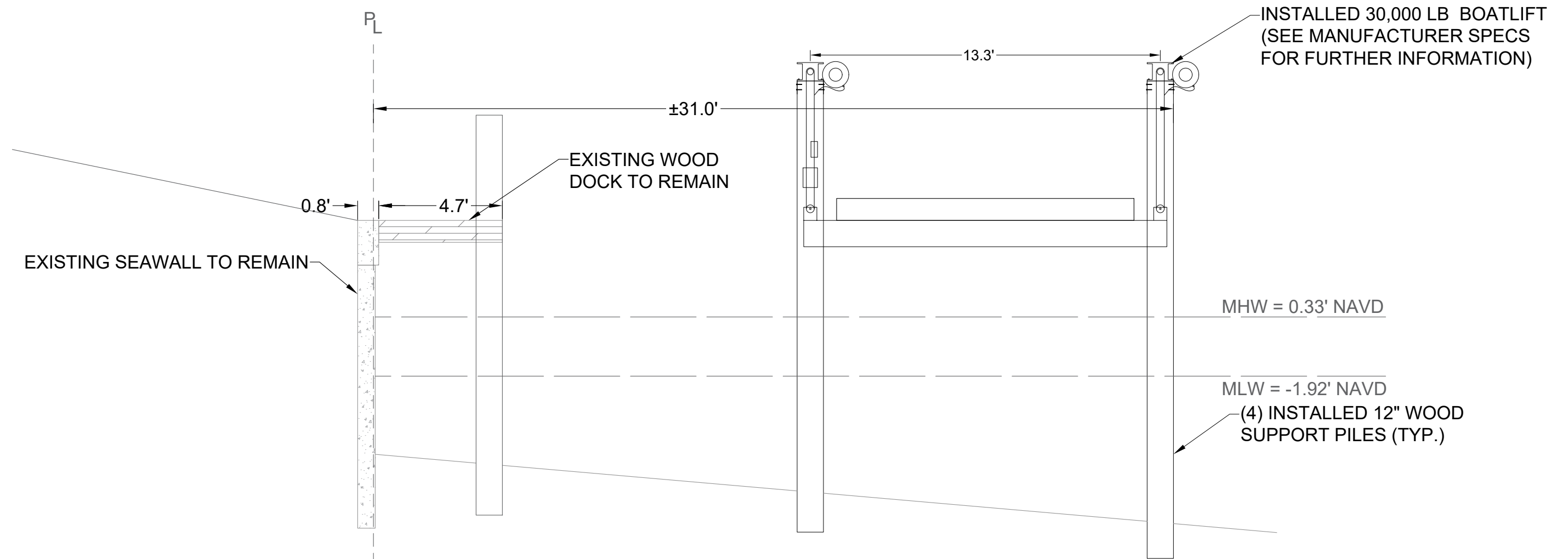




	PROJECT: 102 HENDRICKS ISLE	CLIENT: MODERN MARINE, LLC.	DATE/REVISIONS: PLAN SET 8/20/2025	SHEET TITLE/NUMBER: AERIAL VIEW SHEET 2 OF 4
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# CROSS SECTION A-A

(NOT TO SCALE)



PROJECT:

102 HENDRICKS ISLE

CLIENT:

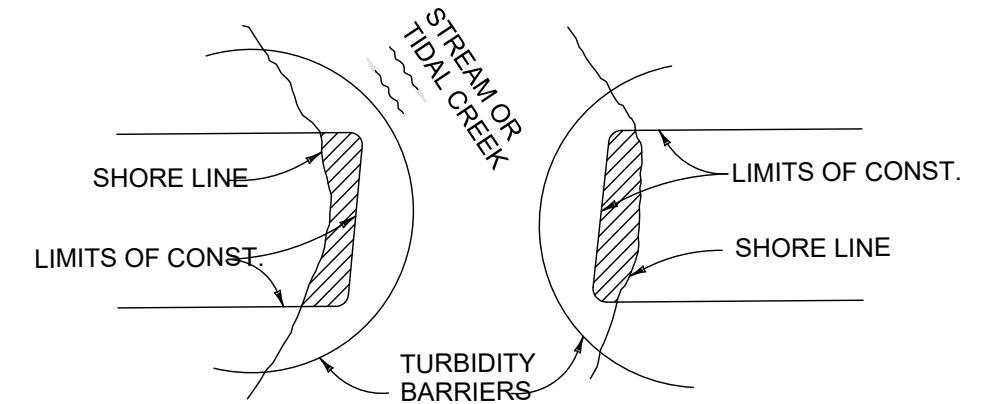
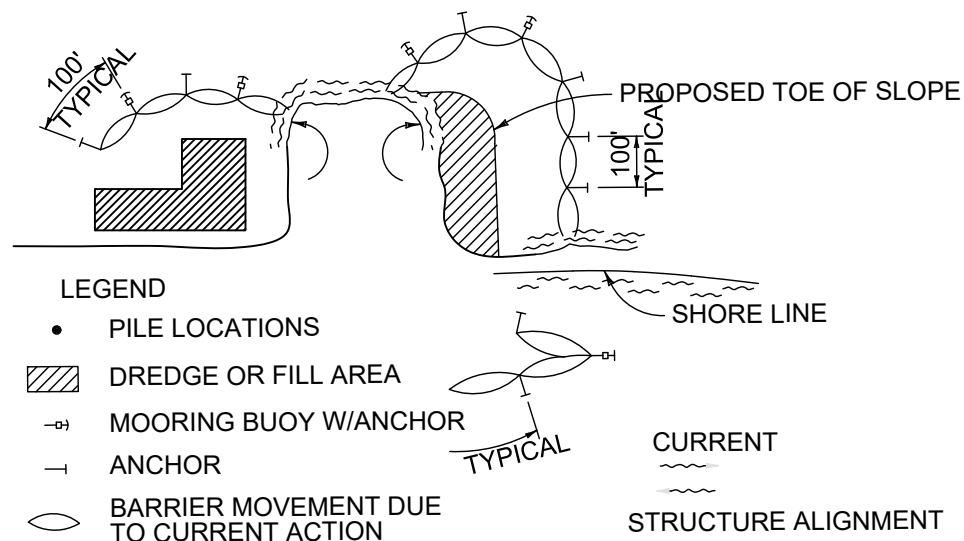
MODERN MARINE, LLC.

DATE/REVISIONS:  
PLAN SET 8/20/2025

SHEET TITLE/NUMBER:

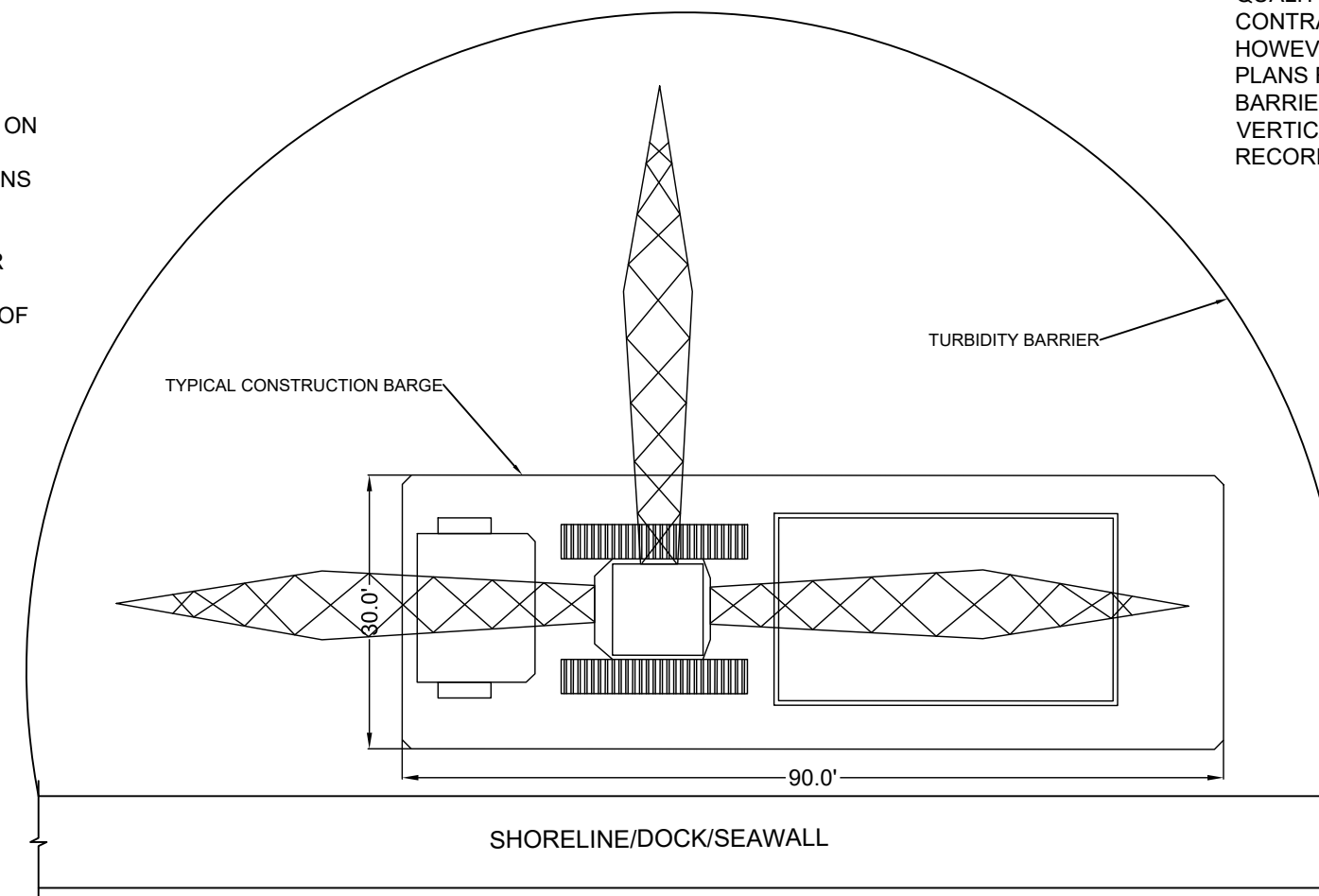
CROSS SECTION

SHEET 3 OF 4



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 OF RECORD.

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



PROJECT:

102 HENDRICKS ISLE

CLIENT:

MODERN MARINE, LLC.

DATE/REVISIONS:  
PLAN SET 8/20/2025

SHEET TITLE/NUMBER:

DETAILS  
SHEET 4 OF 4

Daniel Kraninger  
102 Hendricks Isle  
Fort Lauderdale, FL 33301

RE: Letter of Support  
City of Fort Lauderdale Waiver Request  
102 Hendricks Isle


I have reviewed the attached plans for the proposed project located at 102 Hendricks Isle to install a boat lift extending beyond 25 feet from the property line into the Rio Grande.

I understand that the proposed project will require a Waiver of Limitations through the City of Fort Lauderdale, as well as permitting through applicable regulatory agencies.

I reside at: 100 Hendrick Isle Fort Lauderdale, FL 33301

Based on my review, I support the project as proposed.

Sincerely,

Signature: 

Printed Name: James G Mueller

Date: 08/12/25