



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0638

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

FROM: Christopher Cooper, Acting City Manager

DATE: August 18, 2026

TITLE: Public Hearing – Quasi-Judicial Hearing to Consider a Resolution
Approving a Waiver of Limitations at 301 Hendricks Isle (#4, Dock Slip #4)
for One (1) Boat Lift Extending 27' +/- into the Waters Adjacent to the
Upland Property - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider adopting a resolution approving a waiver of limitations for one (1) boat lift at 301 Hendricks Isle.

Background

The City of Fort Lauderdale's Unified Land Development Regulations (ULDR) Section 47-19.3(c) limits the maximum distance of mooring structures to 25% of the width of the waterway, or 25', 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 Waiver of Limitations to allow mooring structures to extend beyond the maximum distance as defined by Section 47-19.3(c) of the ULDR for one (1) boat lift. The boatlift extends twenty-seven feet (27') +/- as measured from the property line into the waters adjacent to the Upland Property. The waterway width at this location is 153' +/-; the proposed encroachment represents approximately 17% or the width.

The applicant's Summary Description (Exhibit 1) specifies that the boatlift was originally required by the Homeowners Association (HOA) board and conformed with the ULDR prior to the recent installation of a raised seawall cap. In the Marine Advisory Board (MAB) minutes, the Applicant's representative indicated that the boatlift had been in place for ten years and is being moved due to the construction. The extra distance for this mooring structure was identified as necessary to safely store the owner's vessel during storm events and inclement weather, and to allow for the benefits of light penetration for vegetation and surrounding sea life. Benefits to the environment are also identified, as storing the vessel out of the water eliminates bottom paint pollution. Notice was mailed to all property owners within 300', and no objections were received. Since 1985, there have been twelve waivers of docking distance limitations issued within close proximity of the

Applicant's site.

Aside from the required \$1,500 application fee, there is no fee associated with obtaining a Waiver of Limitations.

The MAB recommended approval of the application by a vote of ten to one (10-1) at its June 4, 2026, meeting. There was no explanation given by the dissenting voter.

Resource Impact

Revenue related to the application fee is included in the Fiscal Year (FY) 2026 Operating Budget in the account listed below.

<i>Funds available as of July 23, 2026</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	ACCOUNT/ACTIVITY NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
10-111-6201-575-347- 200-PKR189	Marine Facilities Administration	Service Charge – Parks and Recreation / Private Dock Fees	\$15,000	\$15,000	\$1,500
TOTAL AMOUNT ►					\$1,500

Strategic Connections

This is a 2026 Commission Priority, advancing Public Spaces and Cultural 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 – ULDR Sec. 47-19.3

Exhibit 3 – June 4, 2026, Marine Advisory Board Minutes

Exhibit 4 – Approval Resolution

Exhibit 5 – Denial Resolution

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

Department Director: Carl Williams, Parks and Recreation