



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0929

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 3013-3019 Harbor Drive for the Installation of Three (3) Finger Piers Extending a Maximum Distance of 28.0' +/- and Fourteen (14) Mooring Piles Extending a Maximum Distance of 54.5' +/- Measured from the Property Line into the Adjacent Waterway - **(Commission District 4)**

Recommendation

Staff recommends the City Commission adopt a resolution granting a waiver of limitations for the installation of three (3) finger piers and fourteen (14) mooring piles at 3013-3019 Harbor 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 mooring piles to thirty percent (30%) of the waterway, or twenty-five (25) feet, whichever is less. 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) & (d) of the Unified Land Development Regulations (ULDR) for three (3) finger piers extending a maximum distance of 28.0' +/- and fourteen (14) mooring piles extending a maximum distance of 54.5'+/- measured from the property line into the adjacent waterway.

The applicant's Summary Description (Exhibit 1) specifies that the extra distance for the finger piers and mooring piles allows for vessels to be positioned perpendicularly to the property, allowing for the vessel's bows to be oriented towards consistent boat wakes and waves in the basin. In addition, the waterway width of 1,000'+/- does not impede navigation between the marine facilities to the South and the docks for Bahia Mar to the North.

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 10-4 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

Exhibit 5 – Denial Resolution

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

Department Director: Carl Williams, Parks and Recreation