



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

#25-1145

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

FROM: Rickelle Williams, City Manager

DATE: December 16, 2025

TITLE: Public Hearing – Quasi-Judicial Resolution Approving an After the Fact Waiver of Limitations at 102 Hendricks Isle for One (1) Boat Lift Extending a Maximum Distance of 31'+/- as Measured from the Property Line into the Adjacent Waterway of the Rio Grande Canal - **(Commission District 2)**

Recommendation

Staff recommends the City Commission adopt a Resolution granting an after the fact Waiver of Limitations for one (1) boat lift at 102 Hendricks Isle.

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 feet (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 resolution granting an after the fact 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) of Unified Land Development Regulations (ULDR) for one (1) boat lift extending a maximum distance of 31'+/- into the waters of the adjacent Rio Grande Canal as measured from the property line.

The applicant's Summary Description (Exhibit 1) specifies that the extra distance for the boat lift is necessary to facilitate perpendicular dockage and allow safe ingress and egress.

The Marine Advisory Board (MAB) recommended approval (12 – 3) of the application at the November 6, 2025 MAB meeting. Concerns were expressed by several MAB members that this was an After the Fact (ATF) application, as the lifts were installed prior to MAB review.

Per the Code of Ordinances of the City of Fort Lauderdale section 9-47(a)(1), a double permitting fee penalty is imposed for ATF submissions based on 1.75% of job cost. Once

the ATF permits are submitted, the penalty fee will be assessed in addition to the \$1,500 application fee.

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 November 7, 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 – Code Sec. 9-47

Exhibit 4 – November 6, 2025, Marine Advisory Board Draft Minutes

Exhibit 5 – Approval Resolution

Exhibit 6 – Denial Resolution

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

Department Director: Carl Williams, Parks and Recreation