



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

**#25-0455**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** April 15, 2025

**TITLE:** Public Hearing – Quasi-Judicial Resolution Approving a Waiver of  
Limitations at 501 Hendricks Isle (“Hendricks West”) for installation and Use  
of a 100’ +/- long x 5’ +/- Wide Wood Marginal Dock where Hendricks West  
lacks a Principal Building - **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission adopt a Resolution granting a Waiver of Limitations for installation of a 100’ +/- long x 5’ +/- wide wood Marginal Dock at 501 Hendricks Isle (“Hendricks West”) where there is no principal building.

**Background**

Section 47-19.3 (c) provides that no boat slips, docks or mooring structures may be constructed on a lot unless a principal building exists on such lot. 501 Hendricks Isle (“Hendricks West”) is located on the West side of Hendricks Isle and lacks a principal building. However, there is a principal building (seven-unit condominium) under construction on the East side of the street at 500 Hendricks Isle (“Hendricks East”). Exhibit 6 is a survey showing both Hendricks East and Hendricks West.

The Applicant is seeking a resolution granting a Waiver of Limitations (a waiver to allow a mooring structure at a location without a principal building at Hendricks West) of Section 47-19.3 (c.) of the Unified Land Development Regulations (ULDR) for a proposed 100’ +/- long by 5’ +/- wide marginal dock extending into the adjacent Karen Canal.

The application narrative specifies that the proposed dock on Hendricks West is an otherwise undevelopable tract of land. If granted, the waiver of limitations would permit the installation and use of a mooring structure in reliance upon the principal building on Hendricks East.

Section 47-19.1.C provides that no accessory use or structure shall be permitted to be used if the principal building is no longer in use. Section 47-19.1.A provides that the marginal dock may not be constructed prior to the start of construction of the principal building. Since the principal building on Hendricks East is currently under construction, construction of the marginal dock may commence upon the adoption of the resolution

granting the wavier of limitations. However, the resolution provides that use of the marginal dock is prohibited until a Certificate of Occupancy for the principal building on Hendricks East is issued.

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 10-0 at the March 6, 2025, MAB meeting.

**Resource Impact**

Revenue related to the application fee is included in the FY2025 Operating Budget in the account listed below.

<i>Funds available as of March 17, 2025</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	ACCOUNT/ACTIVITY NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
10-001-6060-000-347-200-PKR189	Marine Facilities Administration	Service Charge – Parks and Recreation / Private Dock Fees	\$15,000	\$0	\$1,500
<b>TOTAL AMOUNT ►</b>					<b>\$1,500</b>

**Strategic Connections**

This is a 2025 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 – March 6, 2025, Draft Marine Advisory Board Minutes

Exhibit 4 – Approval Resolution

Exhibit 5 – Denial Resolution

Exhibit 6 – ALTA Survey of Hendricks East and Hendricks West

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

Department Director: Carl Williams, Parks and Recreation