

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO SECTION 47-19.3(e) OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS ("ULDR") UPON AN APPLICATION FOR A WAIVER OF THE LIMITATIONS OF ULDR SECTION 47-19.3(c) TO PERMIT RHIANNON HOLCOMBE, A SINGLE WOMAN AND VINCENT CONGINE, A SINGLE MAN INSTALLATION OF TWO (2) FINGER PIERS, THE EASTERNMOST FINGER PIER EXTENDING 36.5'+/- INTO THE WATERWAY AND THE WESTERNMOST FINGER PIER EXTENDING 56.5'+/- INTO THE WATERWAY FROM THE PROPERTY LOCATED AT 1409 SW 17TH STREET, FORT LAUDERDALE, FLORIDA 33315, AND MORE PARTICULARLY DESCRIBED BELOW; GRANTING THE WAIVER OF LIMITATIONS AS TO THE EASTERNMOST FINGER PIER EXTENDING 36.5' INTO THE WATERWAY AND GRANTING THE WAIVER OF LIMITATIONS AS TO THE WESTERNMOST FINGER PIER LIMITING IT TO 36.5' EXTENDING INTO THE WATERWAY; SUBJECT TO CERTAIN TERMS AND CONDITIONS; REPEALING ANY AND ALL PARTS OF RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rhiannon M. Holcombe, a single woman and Vincent J. Congine, a single man (hereinafter "Applicant") owns the following described Property located in the City of Fort Lauderdale, Broward County, Florida:

The West 40 feet of Lot 3, and the East 20 feet of Lot 4, Block 5, REVISED PLAT OF YELLOWSTONE PARK, recorded in Plat Book 23, Page 33, Public Records of Broward County, Florida; together with that strip of land North of the West 40 feet of Lot 3 and North of the East 20 feet of Lot 4, Block 5, REVISED PLAT OF YELLOWSTONE PARK, recorded in Plat Book 23, Page 33, Public Records of Broward County, Florida, bounded as follows:

On the South and the North lines of said Lots 3 and 4, on the East by a line 40 feet East of and parallel to the West line of Lot 3 extended North, on the West by a line 20 feet West of and

parallel to the East line of Lot 4 extended North, on the North by the East and West Quarter Section line of Section 16, including all submerged lands within said boundaries.

Street Address: 1409 SW 17th Street, Fort Lauderdale, FL 33315
Property ID# 5042 16 14 0140
(hereinafter "Property" or "Upland Property")

WHEREAS, Applicant has filed an Application for a Waiver of Limitations under ULDR Sec. 47-19.3 (e), seeking a waiver as to two finger piers, the Easternmost finger pier extending into the adjacent waterway a distance of 36.5'+/- feet, the Westernmost finger pier extending into the adjacent waterway a distance of 56.5'+/- from the Applicant's platted upland property line; and

WHEREAS, the City's Marine Advisory Board ("MAB") on November 6, 2025, reviewed the application for dock waiver filed by the Applicant and voted to recommend denial of the Application passed unanimously in a roll call vote at the November 6, 2025, MAB meeting; and

WHEREAS, a Motion to Reconsider was adopted by the MAB at their January 7, 2026, meeting; and

WHEREAS, on Motions before the MAB on February 5, 2026, the MAB recommended approval of the Application for Waiver as to both the Easternmost and Westernmost finger piers limiting the lengths thereof to 36.5' +/-.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That pursuant to the provisions of Section 47-19.3(e) of the City of Fort Lauderdale, Florida Unified Land Development Regulations (ULDR), the City Commission hereby grants the Application for Waiver as to both the Easternmost and Westernmost finger piers limiting their extension into the adjacent waterway to 36.5 +/- from Applicant's upland platted property line, such distances being more specifically set forth in the Table of Distances set forth below:

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
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	UPLAND PLATTED PROPERTY LINE		
West Finger Pier	36.5' +/-	25'	11.5' +/-
East Finger Pier	36.5' +/-	25'	11.5' +/-

SECTION 2. That the above waivers are subject to the following additional conditions to be performed by the Applicant:

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 the City’s Supervisor of Marine Facilities with copies of “As Built” drawings from a certified and licensed contractor and verification of all applicable Federal and State permits.
3. Use of the upland single-family residence and occupation thereof shall be in conformity with the City’s ULDR and other applicable municipal, county, state and federal laws, rules, regulations and ordinances, including, but not limited to City Codes, Unified Land Development Regulations and City’s Minimum Housing Code, as same may be amended from time to time.
4. Maintenance and repair of the vessel moored at this location shall be permitted only in according with City Code § 8-149 and in compliance with City Code of Ordinances, Chapter 17, Noise Control.
5. Use of the proposed mooring piles and finger piers shall be limited to the owner(s) or tenant(s) in possession of the Upland Property.
6. By acceptance of the benefits of these dock waivers of limitation , Applicant agrees that the Upland Property shall not be leased out as a vacation or short-term rental, where a vacation rental or short-term rental is defined as the leasing out of the upland property with more frequency than twice every three months or the

occupation of the upland Property by subtenants that change more frequently than twice every three months.

7. Within ninety (90) days of the effective date of this Resolution, Applicant shall file applications for permits for all other governmental or regulatory approvals required to implement the dock waiver herein and provide proof thereof to the Supervisor of Marine Facilities. In the event the Applicant fails to timely file applications for permits as referenced above, the granting of this waiver shall expire, without prejudice to the Applicant re-filing a subsequent application for dock waivers.
8. The Applicant shall complete construction of the improvements as reflected in the application for the waiver of limitations through to a final certificate of completion no later than 180 days after issuance of all necessary permits. In the event the Applicant fails to timely complete construction of the improvements as referenced above, the granting of this waiver will expire, unless the date for completion of construction is extended by the City Manager upon good cause shown.
9. In the event ownership of the Upland Property is transferred to a third party prior to issuance of a building permit to construct the improvements authorized under this dock waiver Resolution, then this Resolution shall become null and void.
10. Violation of any of the foregoing conditions is unlawful and constitutes a violation of the City's ULDR and may result in revocation of this Resolution by the City Commission.
11. A copy of this Resolution shall be attached to each and every Lease Agreement for the leasing of the Upland Property described herein.
12. No improvements may be constructed or installed pursuant to this Resolution until after the effective date hereof.

SECTION 3. That all Resolutions or parts of Resolutions in conflict with this Resolution are hereby repealed.

SECTION 4. That this Resolution shall be effective upon (i) Applicant, at Applicant's expense, recording a certified copy of this Resolution and (ii) filing a copy of the recorded Resolution with the Supervisor of Marine Facilities and City Clerk within ninety (90) days of the adoption of this Resolution. Failure to timely meet the conditions of (i) and (ii) shall cause this Resolution to be of no further force and effect.

ADOPTED this _____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM AND
CORRECTNESS:

City Attorney
SHARI L. McCARTNEY

Dean J. Trantalis _____

John C. Herbst _____

Steven Glassman _____

Pamela Beasley-Pittman _____

Ben Sorensen _____