

MEMORANDUM MF NO. 26-04

DATE: April 13, 2026

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities & Parks Manager

RE: June 4, 2026 MAB –Application - Dock Waiver of Distance Limitations – Stanley M. Stein aka Stanley Michael Stein as Trustee of the Stanley Michael Stein Trust No. 1, 301 Hendricks Isle

Attached for your review is a revised application from Stanley Michael Stein, 301 Hendricks Isle (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for installation of one (1) boat lift, requiring a Dock Waiver of Distance Limitations. The proposed dock lift extends a maximum distance of 27' +/- from the property line as shown in the survey in **Exhibit 1** and summarized in Table below:

TABLE

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Boat Lift	27' +/-	25'	2' +/-

The City's Unified Land and Development Regulations (UDLR), Section 47-19.3(c.) limits the maximum distance of mooring structures to 25' or 25% of the width of the waterway, whichever is less, as measured from the property line. Section 47.19.3.(e.) authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances.

The applicant's Summary Description indicates that the boat lift dock is requested to safely store the owner's vessel during storm events and inclement weather. This boat lift would also be better for the environment, allowing for the benefits of light penetration to vegetation and sea life.

PROPERTY LOCATION AND ZONING

The property is located within the RMM-25 Residential Multi Family Mid Rise / Medium High Density Zoning District. It is situated on the eastern shore of the Karen Canal where the canal width is identified at 153' +/-.

DOCK PLAN AND BOATING SAFETY

Marine Facilities' records reflect that there have been twelve (12) waivers of docking distance limitations, within close proximity, approved by the City Commission since 1985. A comparison of these follows:

DATE	ADDRESS	MAXIMUM DISTANCE
July 1985	440 Hendricks Isle	Pilings – 39'
June 1989	13 Hendricks Isle	Pilings – 80'
July 2007	101 Hendricks Isle	Pilings – 30'
April 2013	91 Isle of Venice	Pilings – 35'
April 2019	1 Hendricks Isle	Boatlift – 43'
July 2019	95 Hendricks Isle	Pilings/Finger Pier – 35'
July 2021	9 Hendricks Isle	Boatlift – 43.4'
Oct 2022	141 Isle of Venice	Pilings – 35'
Oct 2022	10 Isle of Venice	Pilings – 35'
May 2025	155 Isle of Venice	Boatlift – 33.5'
Dec 2025	100 Hendricks Isle	Boatlift – 31'
Dec 2025	102 Hendrick Isle	Boatlift – 31'

RECOMMENDATION

Should the Marine Advisory Board consider approval of the application, the resolution under consideration for approval by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

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 and the U.S. Army Corps of Engineers.

AC

Attachment

cc: Enrique Sanchez, Deputy Director of Parks and Recreation
Luis Villanueva, Marine Facilities Supervisor



301 Hendricks Isle Fort Lauderdale Application for Dock Waiver



Table of Contents

<u>Document</u>	<u>Page</u>
Application for Waiver	3
Summary	4-5
Property Ownership Related Documents	6-10
Property Survey	11-12
Aerial View of Parcel and Adjacent Canal	13-14
Project Construction Plans	15-20
Environmental Agency Approval	21-32



**CITY OF FORT LAUDERDALE
MARINE FACILITIES
APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES**

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

**APPLICATION FORM
(Must be in Typewritten Form Only)**

1. LEGAL NAME OF APPLICANT - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):

NAME: Stanley M. Stein a/k/a Stanley Michael Stein, as Trustee of the Stanley Michael Stein Trust No. 1 Dated October 9, 1997, as Amended

TELEPHONE NO: 954-210-4392 EMAIL: permits@aphmarineconstruction.com
(home/cellular)

2. APPLICANT'S ADDRESS (if different than the site address):

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: Dock Waiver

4. SITE ADDRESS: 301 Hendricks Isle #4, Dock Slip #4, Fort Lauderdale, FL 33301
ZONING: RMM25

LEGAL DESCRIPTION AND FOLIO NUMBER: PLACE DES ARTS CONDO PER CDO BK:PG: 41044/1316 AND 5042 02 AS 0040

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).

[Signature]
Applicant's Signature

2/26/26

Date

The sum of \$ 0.00 was paid by the above-named applicant on the 26 of February,
2026 Received by: APH Marine Construction

City of Fort Lauderdale

-----For Official City Use Only-----

Marine Advisory Board Action
Formal Action taken on _____

Commission Action
Formal Action taken on _____

Recommendation _____
Action _____



EXHIBIT II

SUMMARY DESCRIPTION



Summary Description
301 Hendricks Isle

The project site is located at 301 Hendricks Isle in the City of Fort Lauderdale., Broward County, Florida. Water location is the Karen Canal (153.18' wide at project location)

The project site consists of an existing marginal dock and finger piers. The proposed project consists of the installation of a boat lift - Neptune 20,000Lb. Lift - that extends 2' past the 25' max into the canal. A technical review has been completed - the following provide justification for the waiver request due to extraordinary circumstances.

Lift was originally required by the HOA board and was conforming prior to the recent cap raise. The board feels it is necessary to work with the resident to permit their boatlift as it was initially their requirement.

The lift complies with 47-19.3(D) request is being made because it does not conform with 47-19.3(C). If approved, section 47-19.3(E) will apply and be conforming with the waiver.

It is slip 4 from S-N.

If this waiver is approved, the applicant will comply with all necessary construction requirements stated in Section 47-19.3 (C)(D)(E).

Proposed Structure	Structure Distance from the Property Line	Permitted Distance Without Waiver	Distance Requiring a Waiver
Boat Lift	27' +/-	25'	2'

The waiver is being requested due to the following extraordinary circumstances:

1. To safely store the owners vessel during storm events and inclement weather
2. It is better for the environment to store the vessel out of the water due to the bottom paint polluting the water
3. Storing the vessel above water allows for light to reach the bottom helping the vegetation and surrounding sealife



EXHIBIT III

PROOF OF OWNERSHIP



Instr# 114400233, Page 1 of 2, Recorded 05/23/2017 at 10:33 AM
Broward County Commission
Deed Doc Stamps: \$0.00

Return to: (enclose self-addressed stamped envelope) Name: Stuart Goldstein Address: 800 W. Long Lake Rd., #160 Bloomfield Hills, MI 48302 This instrument Prepared by: Stanley M. Stein Address: 411 South Old Woodward Apt. 900 Birmingham, MI 48009 Property Appraisers Parcel Identification (Folio) Number(s): 5042 02 AS 0040	Space Above This Line for Processing Data Space Above This Line for Recording
--	--

THIS QUIT-CLAIM DEED, Executed this 17th day of May, 2017, by STANLEY M. STEIN a/k/a STANLEY MICHAEL STEIN first party, to:

STANLEY M. STEIN a/k/a STANLEY MICHAEL STEIN, as Trustee of the STANLEY MICHAEL STEIN TRUST NO. 1 DATED OCTOBER 9, 1997, AS AMENDED whose post office address is 411 South Old Woodward Avenue, Apt. 900, Birmingham, Michigan 48009, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of One Dollars (\$1.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the City of Ft. Lauderdale, County of Broward, State of Florida, to-wit:

Unit No. 4 of Place Des Arts, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 41044, Page(s) 1316 of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements, together with all appurtenances thereto, including an undivided interest in the common elements of said condominium as set forth in the declaration and any and all amendments thereto

Subject to: 1. Taxes and assessments for the year 1991 and subsequent years.



Instr# 114400233, Page 2 of 2, End of Document

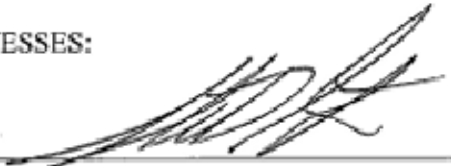
2. Easements, restrictions, limitations of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:


STUART GOLDSTEIN


STANLEY M. STEIN a/k/a/ STANLEY
MICHAEL STEIN


BEVERLY BALISH

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that he acknowledged before me that he executed the same of his own will and deed. I relied upon the following form(s) of identification of the above named person(s). An oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this
17th day of May, A.D.


Notary Signature

Printed Notary Signature BEVERLY BALISH
Comm. /Expiration Date NOTARY PUBLIC, STATE OF MI
 COUNTY OF WAYNE
 MY COMMISSION EXPIRES Jan. 17, 2020
 ACTING IN COUNTY OF OAKLAND



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Property Address	301 HENDRICKS ISLE #4, FORT LAUDERDALE FL 33301	ID #	5042 02 AS 0040
Property Owner	STEIN, STANLEY M STANLEY MICHAEL STEIN TR NO 1	Millage	0312
Mailing Address	301 HENDRICKS ISLE #4 FORT LAUDERDALE FL 33301	Use	04
Abbr Legal Description	PLACE DES ARTS CONDO UNIT 4 PER CDO IBK/PG: 41044/1316		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$189,950	\$1,709,540	\$1,899,490	\$1,086,860	
2025	\$189,950	\$1,709,540	\$1,899,490	\$1,058,290	\$19,333.27
2024	\$133,200	\$1,198,780	\$1,331,980	\$1,028,470	\$18,787.99
2026* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$1,899,490	\$1,899,490	\$1,899,490	\$1,899,490	
Portability	0	0	0	0	
Assessed/SOH 16	\$1,086,860	\$1,086,860	\$1,086,860	\$1,086,860	
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000	
Add. Homestead	\$26,411	0	\$26,411	\$26,411	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$1,035,449	\$1,061,860	\$1,035,449	\$1,035,449	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
5/17/2017	QCD-T		114400233		
11/24/2015	WD-Q	\$1,175,000	113377809		
3/9/2012	WD-Q	\$900,000	48587 / 1085		
8/17/2009	WD-Q	\$650,000	46515 / 251		
12/30/2005	SWD	\$1,008,000	41597 / 1182		
				Adj. Bldg. S.F.	3912
				Units/Beds/Baths	1/3/5
				Eff./Act. Year Built: 2006/2005	

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
1						1980		



Place des Arts Condominium Association INC

c/o KB2 Management LLC
PO Box 869; Loxahatchee, FL 33470
954-673-7001; Kb2mgmt@yahoo.com

City of Fort Lauderdale

100 N. Andrews Avenue
Fort Lauderdale, FL 33301

Re: Boat Lift Project – 301 Hendricks Isle

To Whom it may concern

Stanley Stein has been assigned use of dock slip #4 at Place des Arts Condominium located at 301 Hendricks Isle; Ft Lauderdale, FL 33301. The board has approved the installation and use of a boat lift within the confines of his slip.

Additionally, the board consents to Stanley Stein submitting the Dock Waiver application to allow the proposed boat lift to extend more than 25' into the waterway

If you have any questions, I can be reached at 248-613-8444.

Thank you for your time and consideration.

Sincerely,

Michael Leibowitz 04/24/2026

Mike Leibowitz

President

Place de Arts Homeowners Association



EXHIBIT IV PORPERTY SURVEY



984 SW 13th Ct Pompano Beach FL 33069

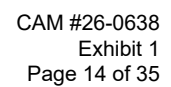




EXHIBIT V

ZONING AERIAL



CITY OF FORT LAUDERDALE
Map Created by GIS Maller

301 Hendricks

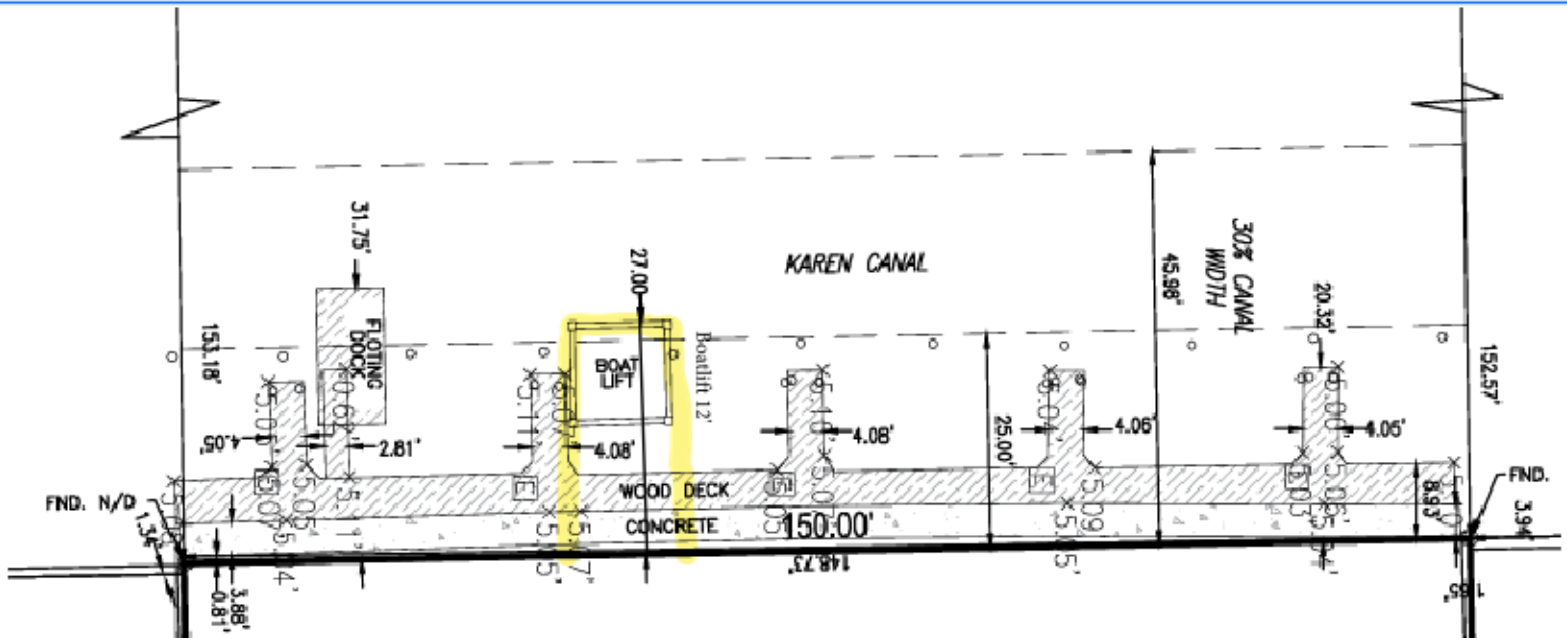


GIS
Fort Lauderdale

Printed on: 1/25/2015
CAM #26-0638
Exhibit 1
Page 16 of 35



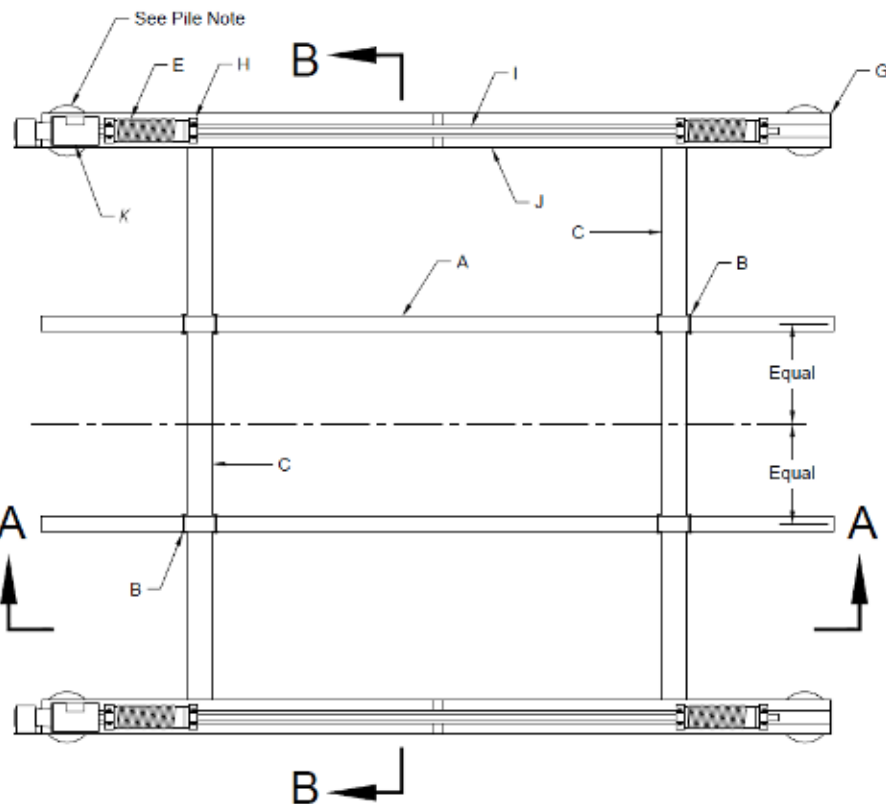
EXHIBIT VII PROJECT PLANS



12' lift

27' boat to go on the lift





Plan View

Scale: 3/8" = 1'-0"

ENGINEER NOTE:

SIGNATURE MUST BE VALIDATED ON ELECTRONIC COPIES.
This document has been electronically signed and sealed by Mark E. Weber, P.E., in accordance with FAC-61G15-23.004. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.
DRAWINGS ONLY VALID IN THE STATE OF FLORIDA.

DATE	Project Engineer	Neptune Boat Lift Inc	Project Information
3-24-26	MW ENGINEERING, INC	228 SW 21 Terrace	Proposed 20,000 lb. Boat Lift
	902 NE 1 Street Suite #2	Fort Lauderdale, Florida 33312	Stanley Stein
	Pompano Beach, FL 33060	Phone: 954-524-3618	301 Hendricks Isle #4
	Ofc: 954-532-0129	Fax: 954-524-3604	Ft. Lauderdale, FL 33301

BUNK NOTE:
Or Aluminum Equivalent with Protective Cap

Components

	Lift Capacity (In Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
A	Bunk (See Note)	3"x8" Pressure Treated Southern Yellow Pine #1 - See Bunk Note			3"x10" Pressure Treated Southern Yellow Pine #1 - See Bunk Note		3"x12" PT SYP #1	
B	Bunk Bracket Support	1/4"x2"x2"						
C	Lifter Beam	AA 16"x4.7		AA 18"x6.3	AA 18"x7.0	AA 110"x10.3		AA 112"x11.9
D	Sheave Pulley Plate	1/2"x4"x5" Angle						
E	Cable Size (Stainless Steel)	5/16" Diameter 7x19 SS 304 (1 Part)		5/8" Diameter 7x19 SS 304 (2 Part)			5/16" Diameter 7x19 SS 304 (3 Part)	
F	Piling Mounting Bracket	1/2"x3"x12" Flat Bar						
G	Carrier Beam End Plate	1/2"x5" Flat Bar		1/2"x6" Flat Bar	1/2"x7" Flat Bar		1/2"x5" Flat Bar	
H	Drive Shaft Bearing Block	2"x3" Flat Bar						
I	Drive Shaft	1-1/2" Nominal Diameter Schedule 80 Galvanized Pipe						
J	Top Carrier Assembly 2 C-Channels Per Assembly	AA CS 5"x2.2		AA CS 6"x2.8	AA CS 7"x3.2		AA CS 8"x4.3	AA CS 8"x5.7
K	Motor Size (Horse Power/Voltage)							
L	Top Carrier Connector	1/2"x3"x12" Flat Bar						
M	Guide Post Socket	2" Nominal Diameter Schedule 80 Aluminum Pipe						

Pile Note

Lift Capacity (In Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
Recommended Pile Diameter	(4) 8"	(4) 8"	(4) 8"	(4) 8"	(4) 10"	(4) 10"	(4) 12"

PILE NOTE:

8" minimum piles up to 13,000 lb.
10" minimum piles 16,000 lb. to 20,000 lb.
12" minimum piles for 24,000 lb.

ELECTRONIC SIGNATURE
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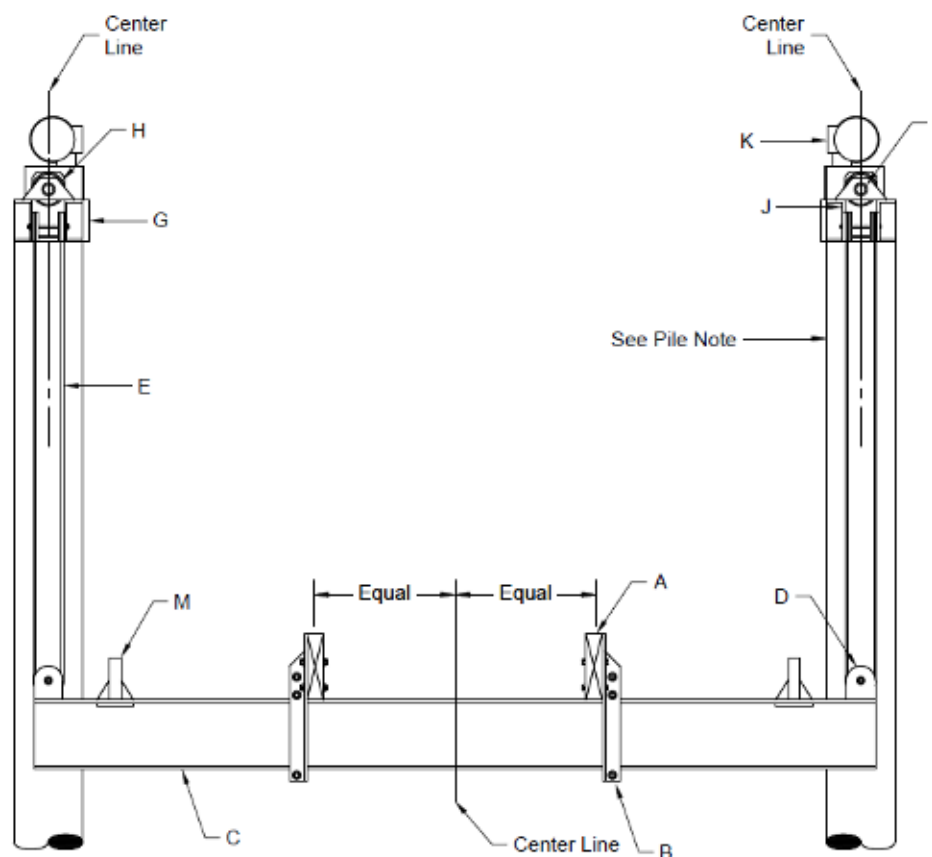


Digitally signed
by Mark E. Weber
Date: 2023.03.24
15:25:28 -0400

MARK E. WEBER, P.E.
LICENSE #93646 | CA 33702

MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060

Sheet 1 of 4



Typical Cross Section B-B

Scale: 3/8" = 1'-0"

SIGNATURE MUST BE VALIDATED ON ELECTRONIC COPIES.

This document has been electronically signed and sealed by Mark

E. Weber, P.E., in accordance with FAC-61615-23.004. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

DRAWINGS ONLY VALID IN THE STATE OF FLORIDA.

DATE	Project Engineer
3-24-26	MW ENGINEERING, INC
	902 NE 1 Street Suite #2
	Pompano Beach, FL 33060
	Ofc: 954-532-0129

Neptune Boat Lift Inc
228 SW 21 Terrace
Fort Lauderdale, Florida 33312
Phone: 954-524-3616
Fax: 954-524-3604

Project Information
Proposed 20,000 lb. Boat Lift
Stanley Stein
301 Hendricks Isle #4
Ft. Lauderdale, FL 33301

BUNK NOTE:
Or Aluminum Equivalent with
Protective Cap

Components

	Lift Capacity (In Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
A	Bunk (See Note)	3"x8" Pressure Treated Southern Yellow Pine #1 - See Bunk Note			3"x10" Pressure Treated Southern Yellow Pine #1 - See Bunk Note		3"x12" PT SYP #1	
B	Bunk Bracket Support	1/2"x2"x2"						
C	Lifter Beam	AA 1 6"x4.7		AA 1 8"x6.3	AA 1 8"x7.0	AA 1 10"x10.3		AA 1 12"x11.91
D	Sheave Pulley Plate	1/2"x4"x5" Angle						
E	Cable Size (Stainless Steel)	5/16" Diameter 7x19 SS 304 (1 Part)		5/16" Diameter 7x19 SS 304 (2 Part)			5/16" Diameter 7x19 SS 304 (3 Part)	
F	Piling Mounting Bracket	3/8"x3"x12" Flat Bar						
G	Carrier Beam End Plate	1/2"x5" Flat Bar		1/2"x6" Flat Bar	1/2"x7" Flat Bar		1/2"x5" Flat Bar	
H	Drive Shaft Bearing Block	2"x3" Flat Bar						
I	Drive Shaft	1-1/2" Nominal Diameter Schedule 80 Galvanized Pipe						
J	Top Carrier Assembly 2 C-Channels Per Assembly	AA CS 5"x2.2		AA CS 6"x2.8	AA CS 7"x3.2		AA CS 8"x4.3	AA CS 8"x5.79
K	Motor Size (Horse Power/Voltage)							
L	Top Carrier Connector	3/8"x3"x12" Flat Bar						
M	Guide Post Socket	2" Nominal Diameter Schedule 80 Aluminum Pipe						

Pile Note

Lift Capacity (In Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
Recommended Pile Diameter	(4) 8"	(4) 8"	(4) 8"	(4) 8"	(4) 10"	(4) 10"	(4) 12"

PILE NOTE:

8" minimum piles up to 13,000 lb.

10" minimum piles 16,000 lb. to 20,000 lb.

12" minimum piles for 24,000 lb.

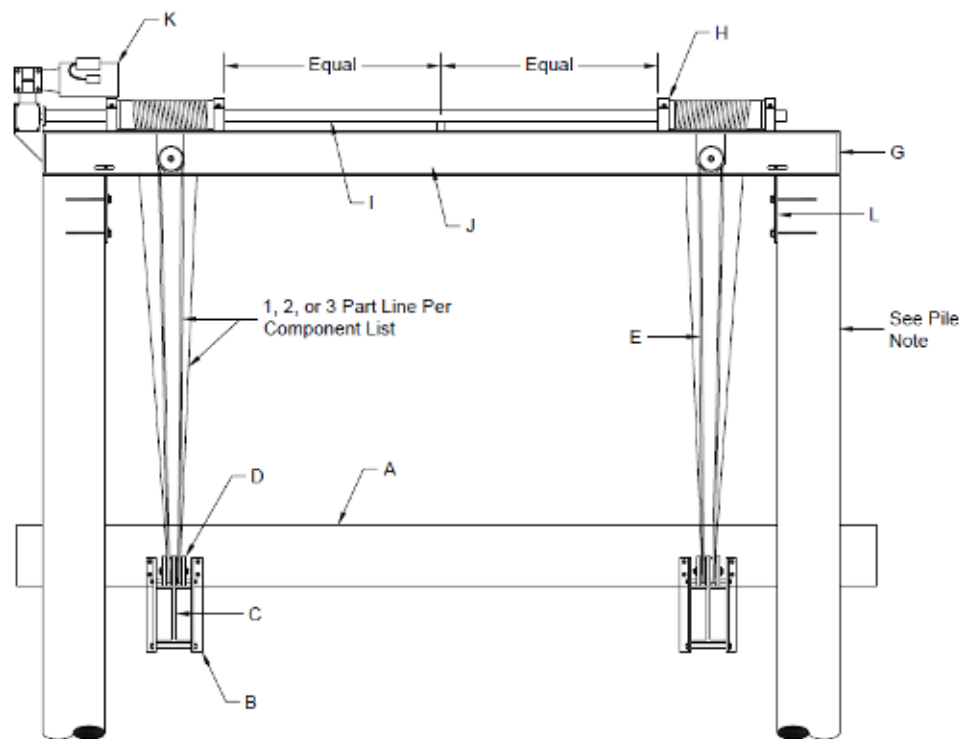
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LISTED IN TITLE BLOCK

Digitally signed
by Mark E. Weber
Date: 2026.03.24
15:27:26 -04'00'

MARK E. WEBER, P.E.
LICENSE #50466 | CA 35703

MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060

Sheet 2 of 4



Typical Cross Section A-A

Scale: 3/8" = 1'-0"

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DRAWINGS ONLY VALID IN THE STATE OF FLORIDA.

BUNK NOTE:
Or Aluminum Equivalent with Protective Cap

Components

	Lift Capacity (In Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
A	Bunk (See Note)	3"x8" Pressure Treated Southern Yellow Pine #1 - See Bunk Note			3"x10" Pressure Treated Southern Yellow Pine #1 - See Bunk Note			3"x12" PT SYP #1
B	Bunk Bracket Support	2"x2"x2"						
C	Lifter Beam	AA 1 6"x4.7		AA 1 8"x6.3	AA 1 8"x7.0	AA 1 10"x10.3		AA 1 12"x11.91
D	Sheave Pulley Plate	2"x4"x5" Angle						
E	Cable Size (Stainless Steel)	5/8" Diameter 7x19 SS 304 (1 Part)		5/8" Diameter 7x19 SS 304 (2 Part)			5/8" Diameter 7x19 SS 304 (3 Part)	
F	Piling Mounting Bracket	2"x3"x12" Flat Bar						
G	Carrier Beam End Plate	2"x5" Flat Bar		2"x6" Flat Bar	2"x7" Flat Bar		2"x5" Flat Bar	
H	Drive Shaft Bearing Block	2"x3" Flat Bar						
I	Drive Shaft	1-1/2" Nominal Diameter Schedule 80 Galvanized Pipe						
J	Top Carrier Assembly 2 C-Channels Per Assembly	AA CS 5"x2.2		AA CS 6"x2.8	AA CS 7"x3.2		AA CS 8"x4.3	AA CS 8"x5.79
K	Motor Size (Horse Power/Voltage)							
L	Top Carrier Connector	2"x3"x12" Flat Bar						
M	Guide Post Socket	2" Nominal Diameter Schedule 80 Aluminum Pipe						

Pile Note

Lift Capacity (In Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
Recommended Pile Diameter	(4) 8"	(4) 8"	(4) 8"	(4) 8"	(4) 10"	(4) 10"	(4) 12"

PILE NOTE:

8" minimum piles up to 13,000 lb.
10" minimum piles 16,000 lb. to 20,000 lb.
12" minimum piles for 24,000 lb.

ELECTRONIC SIGNATURE
VALID FOR JOB ADDRESS
LISTED IN TITLE BLOCK



MARK E. WEBER, P.E.
LICENSE #50365 | CA 32702

MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060

Sheet 3 of 4

DATE
3-24-26

Project Engineer
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, FL 33060
Ofc: 954-532-0129

Neptune Boat Lift Inc
228 SW 21 Terrace
Fort Lauderdale, Florida 33312
Phone: 954-524-3818
Fax: 954-524-3804

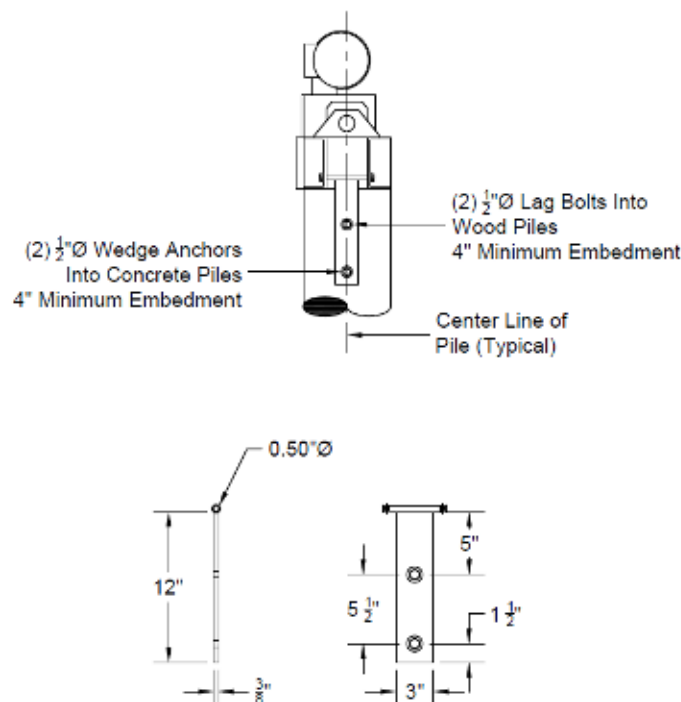
Project Information
Proposed 20,000 lb. Boat Lift
Stanley Stein
301 Hendricks Isle #4
Fl. Lauderdale, FL 33301

General Notes:

- Design in accordance with Florida Building Code, 8th Edition (2023).
- This lifting structure has been designed to withstand wind loads associated with speeds of V (ult) = 180 MPH, (3 Second Gust) Exposure 'D' without a boat on the lift per ASCE 7-22 using above ground sign/wall method. The lifting structure including boat has been designed to withstand wind speeds of V (sustained) = 73 MPH, remove boat when winds approach this speed or for any named storm event. Boat shall not be stored on lift during high wind events.
- Do not scale drawings for dimensions. Licensed Contractor to verify location of existing utilities prior to commencing work. The Licensed contractor shall install and remove all shoring and bracing as required for the proper installation of the work. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
- Aluminum: Material 6061 T6 Aluminum, all welds are minimum full fillet weld using 5556 filler 14 full fillet weld using 5556 filler alloy, all welding must conform to AISC steel construction manual currently adopted edition as inspected and verified by others. The contractor is responsible for insulating aluminum members from dissimilar metals to prevent electrolysis. Aluminum members in contact with concrete and wood shall be protected by "Koppers Bituminous Paint" or Polyethylene Tape UHMW (ultra-high molecular weight). 11.7 mils (0.30 mm) min. total thickness in accordance with current Florida Building Code.
- All anchors to be Hilti Brand or Approved Equal. All bolts shall be hot dipped galvanized or stainless steel & meet the requirements of ASTM A304 with hardened washers and hex nuts. Washers shall be used between wood & bolt head & between wood & nut. Where generic fasteners are labeled, capacities shall be equal to or greater than Hilti Kwik Bolt II or Red Head thru bolts SAE Grade 5 or better. Embedment depths specified herein are depths into solid substrate and do not include thickness of other finishes.
- MW Engineering Inc. has no control of the manufacturing, performance, or installation of this product. These generic plans were engineered in accordance with accepted engineering practices and data provided by the manufacturer. Use of this specification by contractor and permit holder Et al. indemnifies and saves harmless the engineer for all costs and damages from material fabrication, system erection, and construction practices beyond that which is called for by codes and from deviations from this design. Intellectual property of MW Engineering, Inc. All rights reserved. No part of this publication may be reproduced without prior written authorization.
- Piles shall be driven to minimum allowable bearing capacity of 10 tons minimum 8-foot or refusal and sufficiently penetrated sand or rock strata in pre-drilled or punched holes to support lift capacity, weight and loads. Each pile to carry commensurate load (Factor of Safety of 2). Sub-surface conditions can vary greatly.
- The contractor of record shall verify pile type, installation, and driving in compliance with FBC 8th ED (2023). Wood piles shall be a minimum diameter of 8", Miami Dade County requires minimum diameter of 12", 2.5 lb. ACQ treated in accordance with Florida Building Code. Concrete piles shall be 12" x 12" square, attain 6000 psi compressive strength in 28 days and shall be reinforced with four - 7/16" diameter lo-lax strands, 270 kips, and 5 ga. spiral ties.
- Pilings described herein are considered to be part of the host structure and are not part of this certification. The pilings and existing host structure, if any, must be capable of supporting the loaded system as verified by the permit holder and contractor of record. No warranty, either express or implied is contained herein.

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Mounting Bracket Detail

DATE	Project Engineer	Neptune Boat Lift Inc	Project Information	ELECTRONIC SIGNATURE VALID FOR JOB ADDRESS LISTED IN TITLE BLOCK  MARK E. WEBER, P.E. LICENSE #03696 CA 32702 MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060
3-24-26	MW ENGINEERING, INC	228 SW 21 Terrace	Proposed 20,000 lb. Boat Lift	
	902 NE 1 Street Suite #2	Fort Lauderdale, Florida 33312	Stanley Stein	
	Pompano Beach, FL 33060	Phone: 954-524-3816	301 Hendricks Isle #4	
	Ofc: 954-532-0129	Fax: 954-524-3604	Ft. Lauderdale, FL 33301	Sheet 4 of 4



EXHIBIT VIII

ENVIRONMENTAL GENERAL RESOURCE LICENSE



BROWARD COUNTY
ENVIRONMENTAL PERMITTING DIVISION
ENVIRONMENTAL RESOURCE GENERAL LICENSE

GL-FTL2604-014

Broward County Code of Ordinance(s): 27-336(a)(1)f.

Applicant: Stanley Stein

301 HENDRICKS ISLE, #4, Fort Lauderdale

**Description: Install Neptune 20,000lb boat lift at slip
#4**

Issue Date: 04/10/2026

Expiration Date: 04/09/2028

The above project has been reviewed and was verified to meet the criteria outlined in Chapter 27-336 (a) of the Broward County Natural Resource Protection Code (Code) for the issuance of this Environmental Resource General License (GL). This approval is specific for the plans and description described on this verification.

Construction shall be in accordance with the submitted Application, the approved plans and the General Conditions required for all licenses pursuant to Section 27-58(b) of the Code. This approval does not authorize impacts to natural resources (mangroves, sea grasses, etc). Failure to comply with the license conditions may result in suspension or revocation of the license and/or enforcement actions.

Issuance of this license does not relieve the licensee from obtaining any other required federal, state or local permits or authorizations required for this project prior to commencement.

Per Section 27-58(b)(9) of the Code, "The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity, or facility at times to the COUNTY personnel for the purposes of inspection and testing to determine compliance with this license and this chapter."

Aquatic and Wetland Resources Reviewer: Dontesha Blake

Telephone: 954-519-1228

email: doblake@broward.org

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by the Public Works and Environmental Services Department (PWESD) pursuant to Chapter 27 of the Broward County Code of Ordinances. PWESD will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by PWESD.
3. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, as amended.
4. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of PWESD, and any forbearance on behalf of PWESD to exercise its rights hereunder in the event of any breach by the licensee shall not be deemed or construed to be a waiver of PWESD's rights hereunder.
5. In addition to the general conditions set forth above, each license issued by PWESD shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of PWESD. The licensee agrees that specific conditions are enforceable by PWESD for any violation thereof.
6. If the licensee wishes to renew a license or extend its term, the licensee shall make application sixty (60) days prior to its expiration. Expired licenses are not renewable.
7. This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.
8. The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by PWESD personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 of the Broward County Code of Ordinances.
9. This license must be available for inspection on the licensee's premises during the entire life of the license.
10. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
11. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify PWESD within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to PWESD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
12. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
13. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source, that are submitted to PWESD, may be used by PWESD as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by Section 403.111, F.S.

Standard Specific Conditions
(Required for all licenses)

GL-FTL2604-014

1. Notify the Department in writing a minimum of forty-eight (48) hours prior to project commencement and a maximum of forty-eight (48) hours after project completion.
2. Any project caused environmental problem(s) shall be reported immediately to the Department's Environmental Response Line at 954-519-1499.
3. All project generated solid waste and/or spoil material must be disposed of in a suitable approved manner in accordance with current regulations at an upland location (not including surface waters and wetlands).
4. This license does not eliminate the necessity to obtain any required federal, state, local or special district permit/license/approval prior to the start of any activity authorized by this license.

Project Specific Conditions

GL-FTL2604-014

1. Construction shall be in accordance with the attached plans and drawings. Any deviation may require a new license and may cause enforcement actions to be initiated.

Sec. 27-14. Administrative review of PWESD determinations.

- (a) A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination made pursuant to this chapter concerning:
- (1) The requirement that a facility or activity obtain a license or environmental review approval.
 - (2) Interpretations of license or environmental review approval conditions.
 - (3) Interpretations of variance conditions.
 - (4) The decision to suspend or revoke a license or environmental review approval.
 - (5) The requirement of certain license conditions.
 - (6) The issuance of a license or environmental review approval.
 - (7) The denial of a license or environmental review approval.
 - (8) The scope of a license or environmental review approval, geographic or otherwise.
 - (9) The scope of a variance, geographic or otherwise.
 - (10) The issuance of a stop work order.
 - (11) Similar final administrative determinations.

This administrative review procedure shall be the only means of review available for the above final administrative determinations by either the petitioner or the intervenor (the parties).

- (b) person may not obtain review by this procedure of:
- (1) The issuance or adjudication of or other matters involving a notice of violation or a citation.
 - (2) Internal policy decisions
- (c) A person desiring a review of a staff determination made pursuant to this Chapter shall first bring the determination to the attention of the appropriate section supervisor to attempt to resolve the matter. If a resolution cannot be reached, then the decision shall be reviewed by successive supervisory levels until the issue is resolved or reaches the level of the director or his or her designee for the final determination.
- (d) A person desiring administrative review of a final determination made by the director or the designee shall file a petition with the director for review by the hearing examiner. The petition shall be filed within ten (10) days from the rendition of the action taken or of the decision made by the director. An entity whose license or approval is being challenged shall be a party to the action.
- (e) The review shall not be heard until the provisions of subsection (f) are met. Upon motion to the hearing examiner, an insufficient petition shall be dismissed with or without leave to refile. If a petition is determined to be insufficient by the hearing examiner and the petitioner has been given leave to refile by the hearing examiner, unless otherwise ordered by the hearing examiner, the petitioner must refile within ten (10) days of the rendition of the order of dismissal or the petition will be dismissed with prejudice.

- (f) A sufficient petition for review or petition for intervention in the review shall, at a minimum, contain the following information:
- (1) The nature of the determination sought to be reviewed.
 - (2) A short, plain statement of the facts which form the subject matter upon which the determination was made as asserted by all parties of record at the time that the petition is filed; a statement of the material facts in dispute, if any. If any party is unable to state the matters in sufficient detail at the time initial petition is filed, the petition may be limited to a statement of the issues involved; and thereafter, upon timely written motion, a more definite and detailed statement shall be furnished not less than seven (7) days prior to the date set for the hearing.
 - (3) The specific determination for which the review is sought.
 - (4) The specific legal grounds upon which the parties seek review of the determination.
 - (5) A short statement of the petitioner's or the intervenor's substantial interest in the matter to be reviewed.
 - (6) The specific section of this chapter on which the decision is based, if known, and the specific section that the parties allege should control the decision, if known.
 - (7) A copy of the director's or the designee's written final determination.
 - (8) A statement of the relief requested stating precisely the action that the petitioner wants PWESD to take with respect to the final determination.
- (g) All pleadings or other documents filed in the proceeding must be signed by a party, the party's attorney, or the party's qualified representative. The signature of a party, the party's attorney or a party's qualified representative constitutes a certificate that he or she has read the pleading or other document and that to the best of his or her knowledge, information, and belief formed after reasonable inquiry, it is not brought for any improper purposes, such as to harass or to cause unnecessary delay or for frivolous purpose or needless increase in the cost of litigation. If a pleading or other document is signed in violation of these requirements, the hearing examiner, upon motion or his or her own initiative, shall dismiss the matter.
- (h) A petitioner or intervenor may request an emergency hearing to stay all activities or work conducted pursuant to the challenged license or approval. Such petitioner or intervenor has the burden of proof to show by a preponderance of the evidence that the continued activities would cause substantial pollution or degradation to the environment. An emergency hearing shall be scheduled by PWESD and be held within five (5) days of said request or as soon thereafter as possible subject to the availability of the hearing examiner. The petitioner or intervenor shall comply with the notice provisions of section 27-14(j)(2)a. and c. and section 27-14(j)(3) and (4) of this chapter.
- (i) The petition for review will not stay environmental protection activities required for the remediation or mitigation of a site or facility, the protection of the environment or the health, safety and welfare of the citizens of Broward County, or the prevention of further environmental degradation. The person responsible for these activities must take all necessary steps to prevent environmental degradation and must conduct the remediation or mitigation activities required by this chapter. The director may allow these activities to be delayed until after the hearing examiner's decision by certifying to

the hearing examiner that, by reason of facts stated in the certificate, a delay in the initiation or completion of these activities would not cause substantial environmental degradation or peril to life or property. The delay for conducting these activities may be subject to appropriate terms to ensure protection of the environment. The person responsible for these activities shall be responsible for any environmental damage or any violation of this chapter caused by the delay.

(j) Notice and Scheduling Requirements:

- (1) The hearing on the review shall be scheduled within a reasonable time. It shall be the responsibility of the petitioner to request through PWESD that the hearing date be scheduled. It shall also be the responsibility of the petitioner to give notice in accordance with this section at least ten (10) days prior to the hearing.
 - (2) The petitioner shall give notice of the hearing by:
 - a. Giving personal notice to all proper parties; and
 - b. Publishing notice on two (2) days in a newspaper of general circulation in the county; and
 - c. Posting notice at a location determined by the Broward County Administrator's Office.
 - (3) The petitioner shall bear the cost of giving notice.
 - (4) The notice shall contain, at a minimum:
 - a. A description and location of the facility or the activity to be conducted by the petitioner; and
 - b. The time and place of the hearing.
- (k) The petitioner shall bear the cost of accurately and completely preserving all testimony and providing full or partial transcripts to all parties.
- (l) The hearing shall be a quasi-judicial hearing.
- (1) The applicant/petitioner requesting the administrative review, any intervenor/petitioner and PWESD shall have an opportunity to respond to and to present witnesses, other evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, to submit proposed findings of facts and orders, and to be represented by counsel. Members of the general public who are not intervenors as set forth in Section 27-14 of this chapter are not parties to the proceeding.
 - (2) When appropriate, the general public may be given an opportunity to present oral or written communications. If the hearing examiner proposes to consider such material, then all parties shall be given an opportunity to cross-examine, challenge or rebut it.
- (m) Denial, protest of, revocation, or suspension of a license, environmental review approval, or any other approval:
- (1) In regard to denial or protest of approval of a license and any other review of an administrative decision, notwithstanding (2) below, the petitioner shall have the burden of showing, by a preponderance of the evidence, that the determination of the director was an arbitrary and/or capricious abuse of discretion, not supported by competent, substantial evidence or not in conformance with the

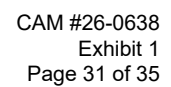
essential requirements of this chapter. The hearing examiner shall not substitute his or her judgment for that of PWESD on an issue of discretion even though the hearing examiner may have reached a different conclusion based on the same facts.

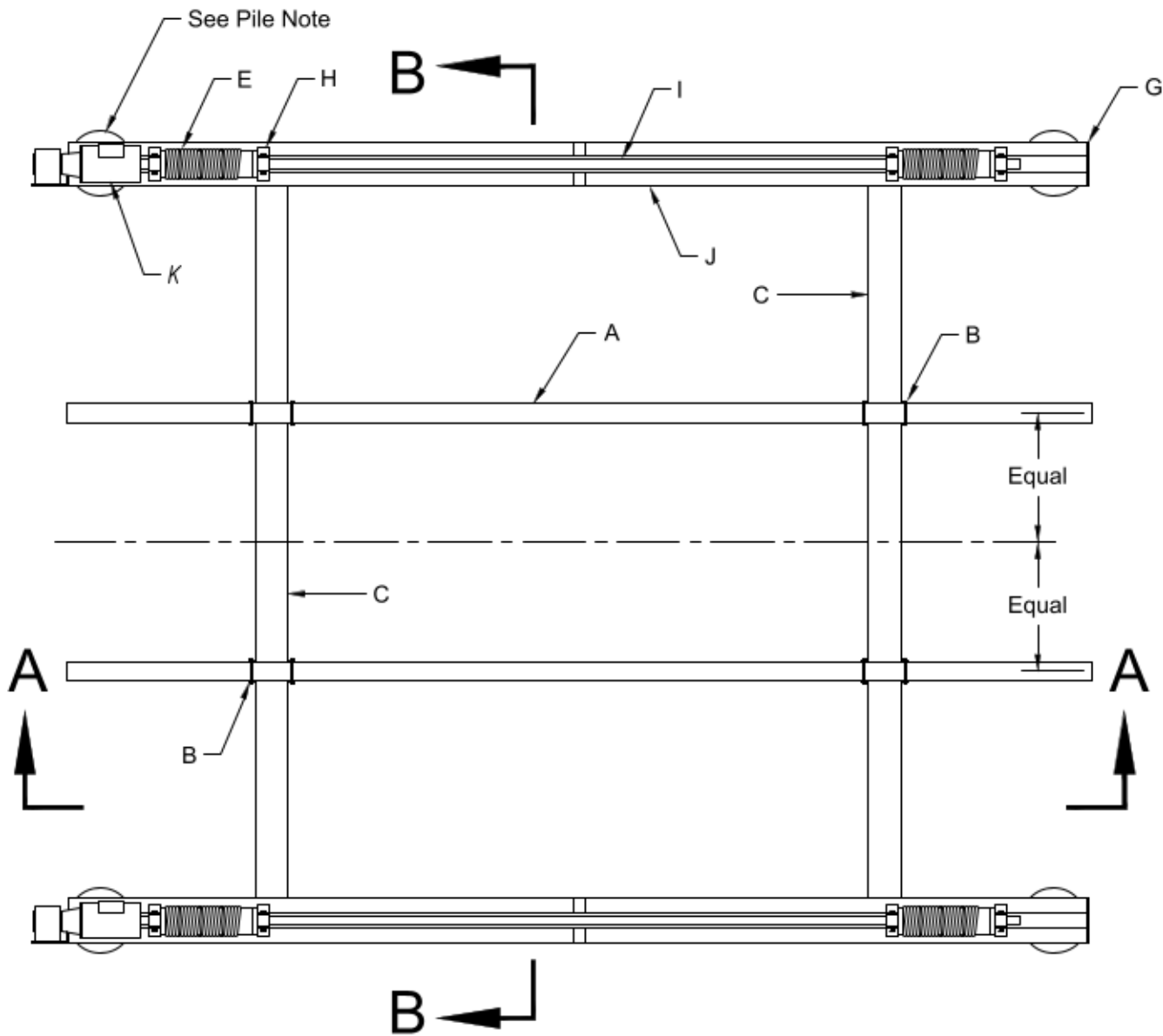
- (2) In an action to revoke or suspend a valid license or approval, the burden shall be upon PWESD to prove, by a preponderance of the evidence in an administrative hearing, the grounds for revocation or suspension. The license holder or approval recipient shall be provided notice of the hearing and a copy of the petition stating the grounds for revocation or suspension as provided in section 27-63 of this chapter. The petition shall state with specificity the acts complained of in order to allow the license holder or approval recipient an opportunity to prepare a defense. The hearing shall be conducted in accordance with the provisions of Section 27-37 of this chapter.
- (n) Findings of fact shall be based exclusively on the evidence of record and on matters officially recognized.
- (o) If the hearing examiner finds that the director or his or her designee has erroneously interpreted a provision and that a correct interpretation compels a particular action, he or she shall remand the case to the director or his or her designee for further action under a correct interpretation of the provision.
- (p) The hearing examiner shall complete and submit to the director and all parties a final order consisting of his or her findings of fact and conclusions of law.
- (q) A party to the hearing may obtain appellate review of the final order as provided by section 27-42 of this chapter.
- (r) A petitioner or intervenor shall pay a filing fee at the time the application for review is filed. The amount of the filing fee shall be set by resolution of the Board.

(Ord. No. 2003-34, § 1, 9-23-03; Ord. No. 2005-08, § 2.03, 4-26-05)
Secs. 27-15--27-19. Reserved.



984 SW 13th Ct Pompano Beach FL 33069





Plan View

Scale: 3/8" = 1'-0"

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BUNK NOTE: Or Aluminum Equivalent with Protective Cap							
Lift Capacity (In Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
Bunk (See Note)	3"x8" Pressure Treated Southern Yellow Pine #1 - See Bunk Note			3"x10" Pressure Treated Southern Yellow Pine #1 - See Bunk Note		3"x12" PT SYP #1	
Bunk Bracket Support	$\frac{1}{4}$ "x2"x2"						
Lifter Beam	AA I 6"x4.7		AA I 8"x6.3	AA I 8"x7.0	AA I 10"x10.3		AA I 12"x11.91
Sheave Pulley Plate	$\frac{1}{4}$ "x4"x5" Angle						
Cable Size (Stainless Steel)	$\frac{5}{16}$ " Diameter 7x19 SS 304 (1 Part)		$\frac{5}{16}$ " Diameter 7x19 SS 304 (2 Part)			$\frac{5}{16}$ " Diameter 7x19 SS 304 (3 Part)	
Piling Mounting Bracket	$\frac{3}{8}$ "x3"x12" Flat Bar						
Carrier Beam End Plate	$\frac{1}{4}$ "x5" Flat Bar		$\frac{1}{4}$ "x6" Flat Bar	$\frac{1}{4}$ "x7" Flat Bar		$\frac{1}{4}$ "x5" Flat Bar	
Drive Shaft Bearing Block	2"x3" Flat Bar						
Drive Shaft	1-1/2" Nominal Diameter Schedule 80 Galvanized Pipe						
Top Carrier Assembly 2 C-Channels Per Assembly	AA CS 5"x2.2		AA CS 6"x2.8	AA CS 7"x3.2		AA CS 8"x4.3	AA CS 8"x5.79
Motor Size (Horse Power/Voltage)							
Top Carrier Connector	$\frac{3}{8}$ "x3"x12" Flat Bar						
Guide Post Socket	2" Nominal Diameter Schedule 80 Aluminum Pipe						

Pile Note

Lift Capacity (In Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
Recommended Pile Diameter	(4) 8"	(4) 8"	(4) 8"	(4) 8"	(4) 10"	(4) 10"	(4) 12"

PILE NOTE:

8"φ minimum piles up to 13,000 lb.
10"φ minimum piles 16,000 lb. to 20,000 lb.
12"φ minimum piles for 24,000 lb.

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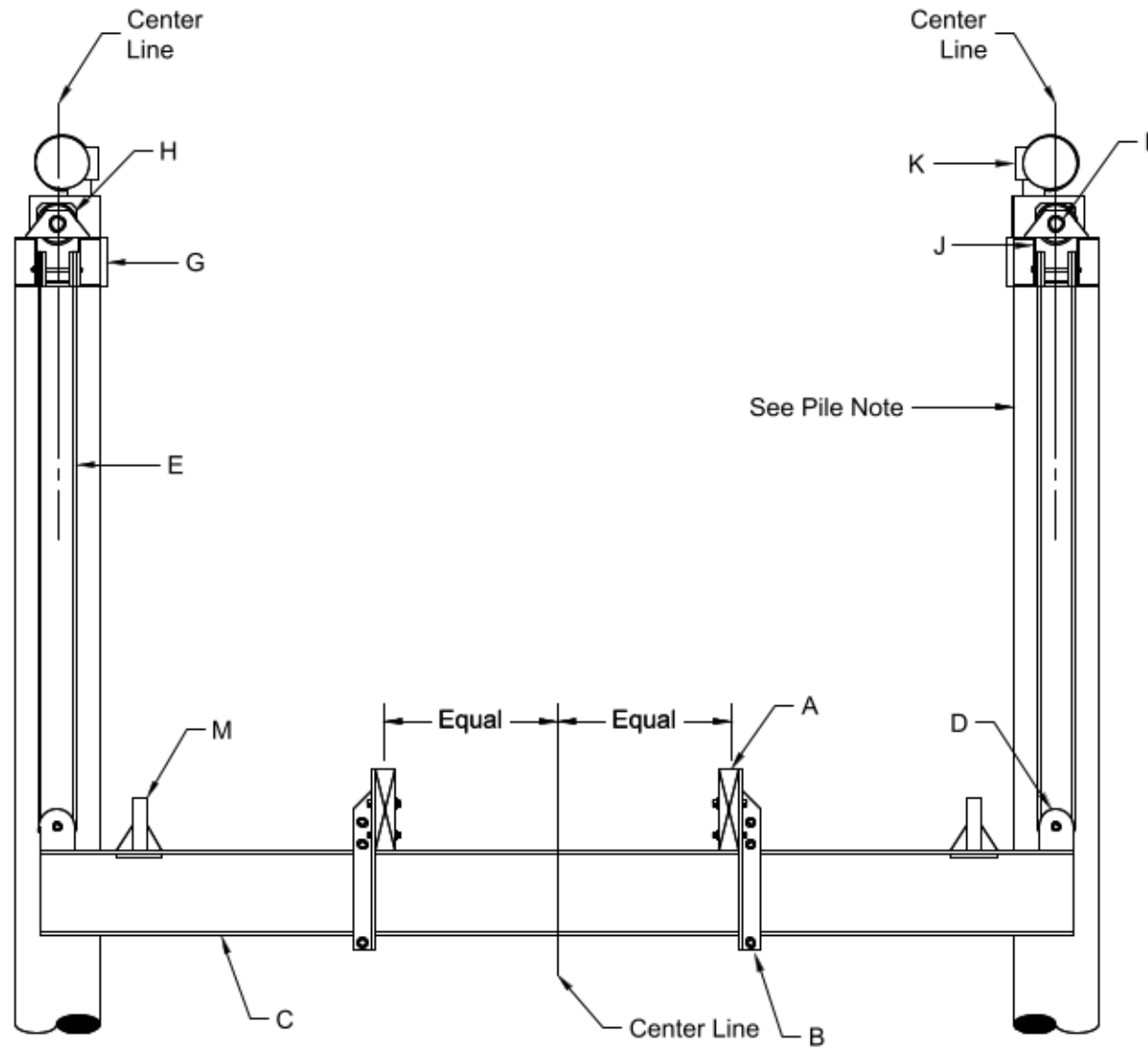
MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702

MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060

Sheet 1 of 4

CAM #26-0638

Exhibit 1
Page 32 of 35



Typical Cross Section B-B

Scale: 3/8" = 1'-0"

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DATE	
3-24-26	

Project Engineer
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, FL 33060
Ofc: 954-532-0129

Neptune Boat Lift Inc
228 SW 21 Terrace
Fort Lauderdale, Florida 33312
Phone: 954-524-3616
Fax: 954-524-3604

Project Information
Proposed 20,000 lb. Boat Lift
Stanley Stein
301 Hendricks Isle #4
Ft. Lauderdale, FL 33301

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Sheet 2 of 4

CAM #26-0638

Exhibit 1
Page 33 of 35

BUNK NOTE:
Or Aluminum Equivalent with
Protective Cap

Components

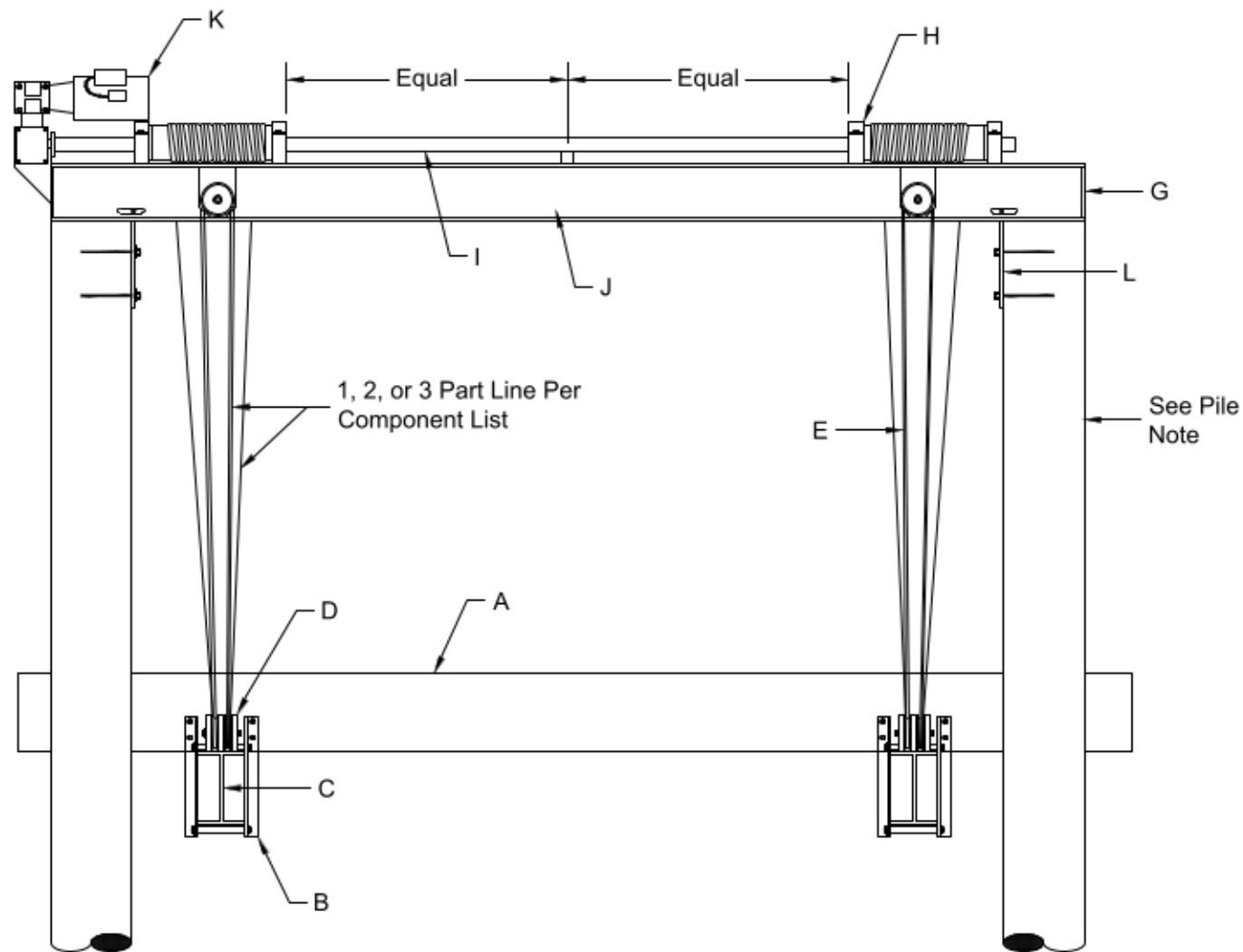
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A	Bunk (See Note)	3"x8" Pressure Treated Southern Yellow Pine #1 - See Bunk Note			3"x10" Pressure Treated Southern Yellow Pine #1 - See Bunk Note		3"x12" PT SYP #1	
B	Bunk Bracket Support	1/4"x2"x2"						
C	Lifter Beam	AA I 6"x4.7		AA I 8"x6.3	AA I 8"x7.0	AA I 10"x10.3		AA I 12"x11.91
D	Sheave Pulley Plate	1/4"x4"x5" Angle						
E	Cable Size (Stainless Steel)	5/16" Diameter 7x19 SS 304 (1 Part)		5/16" Diameter 7x19 SS 304 (2 Part)			5/16" Diameter 7x19 SS 304 (3 Part)	
F	Piling Mounting Bracket	3/8"x3"x12" Flat Bar						
G	Carrier Beam End Plate	1/4"x5" Flat Bar		1/4"x6" Flat Bar	1/4"x7" Flat Bar		1/4"x5" Flat Bar	
H	Drive Shaft Bearing Block	2"x3" Flat Bar						
I	Drive Shaft	1-1/2" Nominal Diameter Schedule 80 Galvanized Pipe						
J	Top Carrier Assembly 2 C-Channels Per Assembly	AA CS 5"x2.2		AA CS 6"x2.8	AA CS 7"x3.2		AA CS 8"x4.3	AA CS 8"x5.79
K	Motor Size (Horse Power/Voltage)							
L	Top Carrier Connector	3/8"x3"x12" Flat Bar						
M	Guide Post Socket	2" Nominal Diameter Schedule 80 Aluminum Pipe						

Pile Note

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Sheet 3 of 4

CAM #26-0638

Exhibit 1
Page 34 of 35

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Motor Size (Horse Power/Voltage)									
Top Carrier Connector	$\frac{3}{8}$ "x3"x12" Flat Bar								
Guide Post Socket	2" Nominal Diameter Schedule 80 Aluminum Pipe								

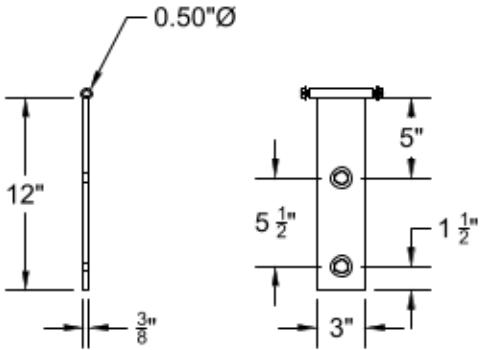
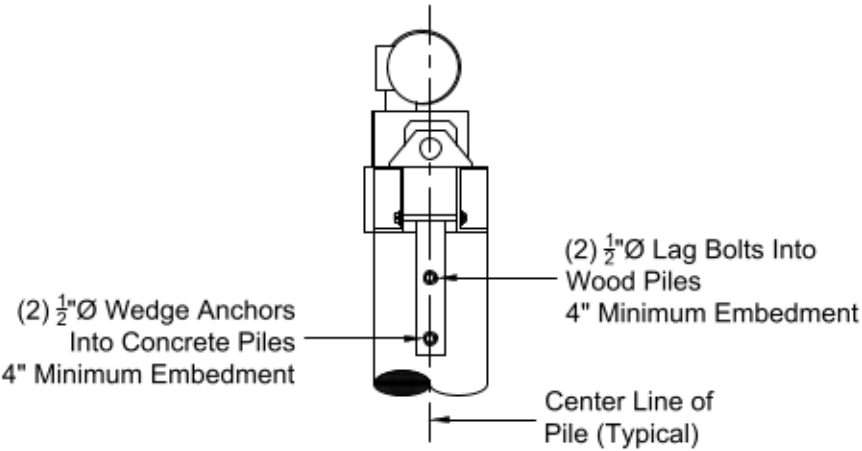
Pile Note							
Lift Capacity (In Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
Recommended Pile Diameter	(4) 8"	(4) 8"	(4) 8"	(4) 8"	(4) 10"	(4) 10"	(4) 12"

PILE NOTE:

8"Ø minimum piles up to 13,000 lb.
10"Ø minimum piles 16,000 lb. to 20,000 lb.
12"Ø minimum piles for 24,000 lb.

General Notes:

- Design in accordance with Florida Building Code, 8th Edition (2023).
- This lifting structure has been designed to withstand wind loads associated with speeds of $V_{ult} = 180$ MPH, (3 Second Gust) Exposure 'D' without a boat on the lift per ASCE 7-22 using above ground sign/wall method. The lifting structure including boat has been designed to withstand wind speeds of $V_{sustained} = 73$ MPH, remove boat when winds approach this speed or for any named storm event. Boat shall not be stored on lift during high wind events.
- Do not scale drawings for dimensions. Licensed Contractor to verify location of existing utilities prior to commencing work. The Licensed contractor shall install and remove all shoring and bracing as required for the proper installation of the work. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
- Aluminum: Material 6061 T6 Aluminum, all welds are minimum full fillet weld using 5556 filler 14 full fillet weld using 5556 filler alloy, all welding must conform to AISC steel construction manual currently adopted edition as inspected and verified by others. The contractor is responsible for insulating aluminum members from dissimilar metals to prevent electrolysis. Aluminum members in contact with concrete and wood shall be protected by "Koppers Bituminous Paint" or Polyethylene Tape UHMW (ultra-high molecular weight). 11.7 mils (0.30 mm) min. total thickness in accordance with current Florida Building Code.
- All anchors to be Hilti Brand or Approved Equal. All bolts shall be hot dipped galvanized or stainless steel & meet the requirements of ASTM A304 with hardened washers and hex nuts. Washers shall be used between wood & bolt head & between wood & nut. Where generic fasteners are labeled, capacities shall be equal to or greater than Hilti Kwik Bolt II or Red Head thru bolts SAE Grade 5 or better. Embedment depths specified herein are depths into solid substrate and do not included thickness of other finishes.
- MW Engineering Inc. has no control of the manufacturing, performance, or installation of this product. These generic plans were engineered in accordance with accepted engineering practices and data provided by the manufacturer. Use of this specification by contractor and permit holder Et al. indemnifies and saves harmless the engineer for all costs and damages from material fabrication, system erection, and construction practices beyond that which is called for by codes and from deviations from this design. Intellectual property of MW Engineering, Inc. All rights reserved. No part of this publication may be reproduced without prior written authorization.
- Piles shall be driven to minimum allowable bearing capacity of 10 tons minimum 8-foot or refusal and sufficiently penetrated sand or rock strata in pre-drilled or punched holes to support lift capacity, weight and loads. Each pile to carry commensurate load (Factor of Safety of 2). Sub-surface conditions can vary greatly.
- The contractor of record shall verify pile type, installation, and driving in compliance with FBC 8th ED (2023). Wood piles shall be a minimum diameter of 8", Miami Dade County requires minimum diameter of 12", 2.5 lb. ACQ treated in accordance with Florida Building Code. Concrete piles shall be 12" x 12" square, attain 6000 psi compressive strength in 28 days and shall be reinforced with four - 7 /16" diameter lo-lax strands, 270 kips, and 5 ga. spiral ties.
- Pilings described herein are considered to be part of the host structure and are not part of this certification. The pilings and existing host structure, if any, must be capable of supporting the loaded system as verified by the permit holder and contractor of record. No warranty, either express or implied is contained herein.



Mounting Bracket Detail

ENGINEER NOTE:

SIGNATURE MUST BE VALIDATED ON ELECTRONIC COPIES.
This document has been electronically signed and sealed by Mark E. Weber, P.E., in accordance with FAC-61G15-23.004. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.
DRAWINGS ONLY VALID IN THE STATE OF FLORIDA.

DATE	Project Engineer	Neptune Boat Lift Inc	Project Information	ELECTRONIC SIGNATURE VALID FOR JOB ADDRESS LISTED IN TITLE BLOCK
3-24-26	MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, FL 33060 Ofc: 954-532-0129	228 SW 21 Terrace Fort Lauderdale, Florida 33312 Phone: 954-524-3616 Fax: 954-524-3604	Proposed 20,000 lb. Boat Lift Stanley Stein 301 Hendricks Isle #4 Ft. Lauderdale, FL 33301	
				MARK E. WEBER, P.E. LICENSE #53895 CA 30702
				MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060
				Sheet 4 of 4

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