



CITY OF FORT LAUDERDALE

**DRAFT**  
**MEETING MINUTES**  
**CITY OF FORT LAUDERDALE**  
**MARINE ADVISORY BOARD**  
**FORT LAUDERDALE FIRE RESCUE DEPARTMENT**  
**528 NW 2<sup>ND</sup> STREET, STATION #2**  
**FORT LAUDERDALE, FLORIDA 33311**  
**3<sup>RD</sup> FLOOR CONFERENCE ROOM**  
**THURSDAY, SEPTEMBER 4, 2025 – 6:00 P.M.**

**Cumulative Attendance**  
**May 2025-April 2026**

Steve Witten, Chair	P	4	0
Robert Washington, Vice Chair	P	4	0
Norm Bekoff	P	3	1
Tyler Brunelle	P	4	0
Jeffrey Coburn	P	4	0
Jason Dunbar	P	4	0
Barry Flanigan	P	2	2
Robert Franks	P	3	1
John Lynch	P	3	1
Sam Mitchell	P	1	0
Ted Morley	P	1	0
Dr. Bret Ribotsky	P	3	0
Bob Swindell	P	2	2
LaRhonda Ware	P	4	0

As of this date, there are 14 appointed members to the Board, which means 8 would constitute a quorum.

**Staff**

- Andrew Cuba, Marine Facilities Manager
- Marco Aguilera, Chief Waterways Officer
- Dean Trantalis, Mayor of Fort Lauderdale
- Bob Dunckel, Assistant City Attorney
- Sergeant Travis O’Neal, Marine Unit
- Captain Chad Robertson, Fire Rescue
- Deputy Chief Garrett Pingol, Fire Rescue Marine Team
- Edward Eason, Code Compliance Officer
- Susan Leon, Chief Education Officer
- Glenn Marcos, Chief Procurement Officer
- N. Day, Recording Clerk, Prototype, Inc.

**Communications to City Commission**

None.

**I. Call to Order / Roll Call**

Chair Witten called the meeting to order at 6:02 p.m.

**II. Statement of Quorum**

Roll was called and it was noted a quorum was present.

**III. Introduction of New Members – Ted Morley & Sam Mitchell**

New Board members Sam Mitchell and Ted Morley introduced themselves at this time.

**IV. Approval of Minutes – July 8, 2025**

**Motion** made by Dr. Ribotsky, seconded by Mr. Bekoff, to approve. In a voice vote, the **motion** passed unanimously.

Chair Witten requested a moment of silence to honor the memory of Rachel Nisanov, who recently passed away following a waterway accident.

Chair Witten reported that an amendment to City Ordinance 8145 was recently passed upon first reading by the City Commission. This amendment addresses anchoring within the City. He recognized Assistant City Attorney Bob Dunckel and Chief Waterways Officer Marco Aguilera for their work in preparing this amendment.

Chair Witten continued that he and Marine Unit Sergeant Travis O'Neal met with representatives of Florida's Fish and Wildlife Commission (FWC) with regard to the regulation of speed on the City's waterways. He also raised the subject of providing throw rings and life jackets at City docks to FWC and was informed that these were available upon request.

Chair Witten distributed copies of the Marine Advisory Board's (MAB's) purpose and duties to the Board members, emphasizing the importance of their responsibilities with regard to the City's waterways.

The Chair cited three ongoing items for which the Board is seeking support:

- An electric boat for use by the Marine Unit: Mr. Lynch will partner with Sergeant O'Neal and Chief Waterways Officer Aguilera on this effort
- Naming the City's new pump-out boat: Ms. Ware will partner with Fort Lauderdale Chief Education Officer Susan Leon
- Developing a staggered capital replacement program for City vessels

Chair Witten continued that he has reached out to jet ski rental providers to learn more about how riders are prepared for use of these vessels, including suggestions for how safety could be improved. Assistant City Attorney Bob Dunckel advised that Florida Statutes prohibit discrimination with regard to the use of personal watercraft.

#### **V. Waterway Crime and Boating Safety Report**

- **Sgt. Travis O'Neal (FLPD) / Capt. Chad Robertson (Fire Rescue) / Edward Eason (Code)**

Code Compliance Officer Edward Eason reported the following activity:

- Citation of a property owner for a rafting vessel that obstructed the waterway; the vessel has since been removed
- Citation of a vacant lot for storage of a boat on undeveloped vacant land; the property owner has not complied and is scheduled for a Special Magistrate hearing on September 9, 2025

Captain Chad Robertson of Fort Lauderdale Fire Rescue reported the following activity:

- 29 calls for service, including three calls for fire boats
- Jet ski accident resulting in injury
- Overturned vessel on the Intracoastal Waterway
- Jet ski accident resulting in injury and death

Sergeant Travis O'Neal of the Fort Lauderdale Police Department Marine Unit reported that the Florida Fish and Wildlife Commission (FWC) is investigating the jet ski accident which led to injury and death. Officers in the Marine Unit responded to this call, which occurred on the Middle River when two individuals on a jet ski crossed a wake and struck a dock and seawall. The owner of the jet ski operation that rented the vessel was arrested and placed on probation.

Sgt. O'Neal emphasized the importance of recognizing whether or not young people are able to adequately operate a jet ski or similar equipment. He noted that the operator in question was licensed to provide guided tours on jet skis.

The following Items were taken out of order on the Agenda.

#### **VII. Presentation of Award to Florida Department of Environmental Protection (FDEP) for well over 30 years of support to the City of Fort Lauderdale and a big "Thank You" for our first pump out boat.**

Chair Witten noted that the purchase of the City's new pump-out boat will go before the City Commission for authorization at the October 7, 2025 Commission meeting. He pointed out that the Board has worked with the Florida Department of Environmental Protection (FDEP) for over 30 years to secure grants, most recently including grant funds to rebuild Cooley's Landing. He and Chief Waterways Officer Marco Aguilera recognized

representatives of FDEP who were in attendance via communications technology (Zoom) for their assistance over the years.

**VIII. Introduction to Susan Leon, Chief Education Officer for Fort Lauderdale. Brief discussion on plans to involve school children in naming the pump out boat.**

Chair Witten explained that the Board wished to celebrate the addition of a pump-out boat to the City's marine fleet, and recalled that it had been suggested that local schoolchildren participate in a naming contest for the new boat. Board Member Ms. Ware will work with Fort Lauderdale Chief Education Officer Susan Leon on this effort.

**IX. Presentation – Aquatic Control Group / Melissa Doyle (Sustainability Division Mgr.) & Robert Mureidas (Aquatic Control Group – Managing Partner)**

Chair Witten introduced Melissa Doyle, Sustainability Division Manager, and Robert Mureidas, Managing Partner, with Aquatic Control Group. The group was awarded a contract to provide waterway and canal cleaning.

Mr. Mureidas explained that a second boat was recently added to expand cleanup services in designated areas. One boat regularly serves 14 locations, while the other addresses "hot spots." Each boat collects approximately 50 bags of garbage from the water, which may include vegetation, plastic, litter, and more.

Ms. Doyle advised that Aquatic Control Group is in regular contact with the Fort Lauderdale Police Department, including the Marine Unit. The presentation showed the locations of hot spots as well as regular service, which covers 165 miles of waterway each month. Some materials, such as fuel spills, require HAZMAT responses.

Mr. Bekoff advised that he had read Aquatic Control Group's contract with the City and did not see any exhibits clarifying a maximum payable amount. He requested additional information on this. It was explained that the contract, which was re-bid the previous year, is based upon estimates.

Mr. Bekoff emphasized the importance of waterway cleanliness and expressed concern with the level of debris in the New River. He asserted that there is significant room for improvement in the contractor's level of service. Ms. Doyle reviewed additional information about the service, noting that Aquatic Control Group collects over 155 tons of waterway debris and trash annually. She recognized that there are opportunities for improvement and encouraged feedback.

Ms. Doyle continued that both Aquatic Control Group and City Staff have access to global positioning systems (GPS) information which allows them to receive alerts. If issues occur in particular areas or residents have specific concerns, she receives text and email alerts

for these locations. She noted that some areas have higher concentrations of debris and require either further investigation or greater frequency of pickup.

Jeff Maggio, member of the public, expressed concern that although he regularly uses the City's waterways, he has not seen Aquatic Control Group there. Ms. Doyle advised that individuals who can share opportunities for improvement are invited to contact her office.

Chair Witten stated that he will follow up with Ms. Doyle on some of the issues discussed at today's presentation. He concluded that he would prepare a report to be shared with the Board at a subsequent meeting.

Mike Lambrechts, member of the public, asked how residents can support Aquatic Control Group and help make their efforts more efficient and effective. Mr. Mureidas encouraged use of the City's phone numbers to let the company know when and where there are problems with waterway maintenance and cleanup.

Mr. Bekoff asked if Aquatic Control Group's operators are licensed mariners. Mr. Mureidas replied that this is not a requirement of the service.

Mr. Aguilera acknowledged that one ongoing issue is the need to encourage other municipalities that share waterways to participate in cleanup of those areas, or otherwise reduce the amount of trash or debris that can be transmitted to Fort Lauderdale via shared waterways.

**VI. A Visit by Mayor Dean J. Trantalis *Discussion of the Mayor's Priorities / Front Burner Marine Related Items. Are We Moving Down Concurrent Paths.***

Chair Witten explained that in preparation for the Mayor's visit, he had reached out to the Board members to solicit questions he could provide to the Mayor in advance of tonight's meeting. He had received a very strong response, which will be compiled in a format that will be provided to all the City Commissioners as well as the Mayor. The document will include several items discussed by the Board as priorities at their January 2025 meeting, including some items on which progress has already been made as well as other concerns.

Fort Lauderdale Mayor Dean Trantalis introduced himself at this time. He emphasized the importance of the City's waterways and the marine economy, and expressed concern that these waterways are often desecrated by pollution, including litter and discharge. He noted that water quality is regularly tested in Fort Lauderdale and will continue to do so.

Mayor Trantalis briefly addressed water color, pointing out that while the City's water appears brown, this does not mean it is contaminated, but instead reflects hardness

through discoloration. He advised that a new water treatment plant is being constructed for the City which will likely affect water color.

With regard to the City's waterways, Mayor Trantalis asserted that his focus is on improving water quality. He expressed concern with discharge of solid waste or effluent into the water, acknowledging that this is not a recent development. He added that the Marine Advisory Board members are more involved with the City's waterways than the City Commission, and may have ideas on how to improve conditions, such as the recommendation to provide more boats for trash pickup.

Mayor Trantalis continued that the appointment of Chief Waterways Officer Marco Aguilera shows the City Commission's commitment to focusing on marine issues and conditions. While it is impossible to track down all the individuals responsible for discharge and trash in the City's waterways, he hopes to change the culture with respect to violations.

Chair Witten noted recent positive changes, including the purchase of a pump-out boat as well as the recent update to Ordinance 8145, both of which he characterized as important first steps. Mayor Trantalis emphasized the importance of enforcement as well as education to foster a culture of respect for the waterways. He also referred to the amended Ordinance, which limits the amount of time in which boats can anchor in Fort Lauderdale.

Mayor Trantalis also addressed safety, citing the recent tragedy that occurred on the Middle River. He recalled that there have been a great many complaints regarding the safety of rented jet skis, which may be rented to individuals too young to operate them correctly. He again emphasized the importance of education and enforcement.

Mayor Trantalis continued that several miles of the City's seawalls are being replaced, which carries a significant expense. This is primarily to ensure resilience against rising sea levels.

Chair Witten recalled that day dockage is also an issue in which many residents are interested. At present, residents cannot dock their boats temporarily at a reasonable expense and access different areas of the City. Mr. Dunbar also noted that overstuffed garbage receptacles on shore may fall into the water. Mr. Bekoff added that the City's marinas should offer pump-out service to the public, as some do not allow boats to come in for this service.

Chair Witten expressed concern that signage on waterways, such as signs addressing pump-out facilities and speed zones, is often insufficient and cannot be easily read by boaters. He was confident that when the City's pump-out boat services areas where live-aboard vessels congregate, it will make a significant difference regarding discharge into the water.

Mayor Trantalis requested additional information on the water treatment systems aboard some boats, as well as what can or cannot be discharged. Mr. Aguilera explained that water can be discharged after it is treated with a specific type of sanitation device. He added that the state and federal governments are empowered to establish No Discharge Zones, where no effluent can be discharged regardless of the level of sanitation.

Chair Witten addressed waterway areas where there can often be excessive speed and/or blind corners, noting that FWC has recently visited Fort Lauderdale to review these locations. He continued that another major concern raised early in 2025 was the importance of ensuring safe and accessible waterways, which can be compromised by excessive wakes and speeds.

Ms. Ware addressed dredging, particularly in canals near Broward Boulevard. Mayor Trantalis replied that the City Commission had considered dredging canals in this area some years ago, but there was opposition from residents who lived on the canals, which led the Commission to take no action.

Dr. Ribotsky addressed public dockage, expressing concern that many destinations no longer offer affordable public dockage to patrons. Attorney Dunckel replied that some locations, such as the Las Olas Marina, have to consider issues such as insurance when permitting public dockage, which contributes to the cost.

**X. Presentation – Procurement Process / Glenn Marcos (Chief Procurement Officer)**

Chair Witten introduced Chief Procurement Officer Glenn Marcos, who reviewed basic information about public procurement, which refers to the process by which governments and public institutions acquire goods and services from the public sector. Because public money is involved, it is important to ensure this process is transparent, efficient, and fair.

Mr. Marcos explained that the City uses a very transparent process which is intended to show accountability. They must not only show that responses to solicitation are responsive to requirements but must also demonstrate the responsibility of vendors. Different methods of solicitation may be used depending upon specifications, including invitations to bid (ITBs) or requests for proposals (RFPs). ITBs provide detailed specifications that show the exact needs of the City, This method is subject to testing for pricing, responsiveness, and responsibility for looking into the qualifications and experience of the bidder. It is not based solely on the lowest bid.

RFPs function differently, as these are issued when the City has identified a problem and is seeking a solution to that problem from the private sector. Respondents to the RFP offer different solutions which are compared by the City. This process is more subjective than the ITB process, as it involves the use of weighted criteria and input from subject matter experts on the Evaluation Committee (EC). Responses are ranked according to

the criteria embedded in the solicitation. Due diligence occurs within the Procurement Office. Once these are ensured, the EC will review and rank the proposals.

Mr. Bekoff asked if there is any way to involve citizens' oversight boards such as the MAB before selecting a contractor. Mr. Marcos replied that this is unlikely, as it could compromise the transparency and accountability of the process.

Mr. Marcos continued that the subject matter experts who serve on ECs are usually City Staff, as they are required to adhere to the City's code of ethics. These experts ensure that the requirements of the RFP are met.

Mr. Bekoff stated that there are cases, such as the contract of the Aquatic Control Group, in which there are inefficiencies in the contract which must be addressed after that contract was signed. He asserted that in the future, if contracts such as this came before the MAB, it could help the procurement process. Mr. Marcos replied that he will reach out to representatives of the Aquatic Control Group to suggest that in the future, when preparing a response with requirements, they may wish to come before the MAB to hear and possibly consider additional requirements.

Mr. Marcos reviewed procurement information on the City's website, including a list of all active contracts as well as renewal options. Prices are included so competitors can determine how they may be more responsive in the future.

**XI. Dock Waiver – 3013-3019 Harbor Drive / Peter Jago, Mgr. of Ocean Harbor Properties, LLC**

Stephanie Toothaker, representing the Applicant, explained that the subject property is adjacent to the former Bahia Cabana site. Applicant Peter Jago of Ocean Harbor Properties, LLC partnered with a yachting entity to form Reba Residences, which are condominiums located on the site. She noted that neighbors of the site have provided letters of support for the requested waiver.

Ms. Toothaker continued that there will be no conflicts with the Fort Lauderdale International Boat Show, and representatives of the Boat Show have provided letters of support.

Gabe Detina of the Chappell Group, also representing the Applicant, showed aerials and other visuals of the subject property, noting that most of the boats docked on the site are approximately 50 ft. to 65 ft. in size. Many of the boats have been docked at the site for several years.

Mr. Detina reviewed the existing layout of the site, which extends approximately 39.1 ft. from the property line into the waterway. The closest distance to structures across the waterway is 159 ft. The existing dock is 36 ft. in length.

Mr. Detina continued that boats at the 3019 Harbor Drive property will be moved to the middle of the location. The proposed project, which will include mooring piles at 54.5 ft., is 159.4 ft. from structures at Bahia Mar. This is roughly the same distance as what currently exists. Additional mooring piles are located at 38 ft. from the property line, while the docks are 28 ft. from the property line.

Extraordinary circumstances on the site include:

- Deterioration of the existing structures
- Improvement to the safety and maneuverability of the area within the same footprint

Mr. Detina reviewed existing waivers in the vicinity of the subject site and produced letters of support from the owner of the Boat Show as well as from neighbors to the property. Mr. Cuba noted that there are also two letters of objection.

Mr. Detina continued that there is an existing submerged land lease on the property. The proposed changes would lessen the subject property's footprint by 1 ft., as it is wider but does not extend farther into the waterway. Setbacks on each side are being increased to 25 ft. on both sides of the property.

Pat Rathburn, representing the Villa Madrid Apartments, Inc., explained that her clients' property is a 24-unit two-story cooperative located at 325 Harbor Drive, directly west of the subject site. The Villa Madrid's board voted to have their objections heard at tonight's meeting.

Ms. Rathburn noted that the Application states the change to the site would include three finger piers and 14 mooring piles; however, the Applicant's documentation shows three finger piers and 15 mooring piles. She continued that while the Applicant asserts the waterway is roughly 1,000 ft. from wet face to wet face, her measurements show the actual navigable waterway distance is approximately 700 ft. She estimated that the distance from the edge of the property line to Bahia Mar is roughly 118 ft.

Attorney Dunckel requested clarification of the distance from the subject property line to structures at Bahia Mar. Ms. Rathburn stated that while the City's Ordinance considers distances as measured from property lines, the impact of the proposed change would lessen the distance from the mooring piles to the Bahia Mar property on the other side of the waterway to a maximum of 118 ft. of navigable waterway.

Attorney Dunckel explained that his concern is to ensure the waiver sought by the Applicant would not extend more than 30% into the waterway. In his opinion, the change would not exceed this limit.

It was clarified that there is a distance of 255 ft. from property line to property line. Mr. Morley stated that the Applicant's measurements are consistent with the measurements found on Google Earth.

Ms. Rathburn advised that her client's objection is not to the measurements of the plans but to the navigable waterway as affected by the proposed docks. Attorney Dunckel confirmed that there are places on the New River for which a waiver request may look acceptable but could still impede navigation.

Ms. Rathburn addressed the extraordinary circumstances described by the Applicant, pointing out that the actual width of the waterway is less than the 1,000 ft. cited in the Application. Another circumstance cited is that the structures would be perpendicular to the waterway rather than horizontal, which she did not feel was a significant factor. The third extraordinary circumstance noted that the prior property included finger piers and a submerged land lease, which are reconfigured in the Application. She asserted that this does not make sense, as the existing structures are being removed rather than reconfigured.

Ms. Rathburn concluded that her clients object to the requested waiver because it will result in larger boats that affect navigation on a busy area of the waterway. They also feel it will negatively affect views from the clients' properties and does not identify actual hardships. She added that the Applicant's letters of support are not from nearby properties.

Mr. Detina reviewed the waterway distance cited in the Application, pointing out that the reconfigured docks will reduce projection into the waterway from 36 ft. to 25 ft. The waiver request for the finger piers is 3 ft. The Application proposes 14 pilings. He acknowledged that large boats regularly navigate the area, and added that boats at the subject site would be moved farther away from the objecting property by the reconfiguration. The lease area is being reduced and the boats will be stacked so smaller vessels are on the outside slips.

Mr. Bekoff asked if the pilings are being moved farther into the waterway. Tyler Chappell, also representing the Applicant, confirmed that they would be "a couple of feet" beyond the existing pilings. It was clarified that if the Application is approved, there would not be significantly larger vessels docked in the same space.

Mr. Morley commented that applications cannot be approved or denied based on view, and acknowledged that the Application moves structures further into the site. He expressed concern with the temporary placement of additional docks in the area for the duration of the Boat Show. A representative of the Boat Show confirmed that they have no objections to the waiver request.

Chair Witten emphasized that the Board's focus does not involve the upland property on the site.

The Board members further discussed measurements on the site and the waterway, including temporary docks during the Boat Show. It was clarified that existing conditions include a sovereign submerged land lease which cannot be exceeded. The maximum

boat size that can be docked at the location is 65 ft. The Applicant expects to receive a new submerged land lease which would be 1 ft. less in width. It was confirmed that the Applicant was willing to accept a condition limiting vessel size to no more than 65 ft.

Chair Witten requested that Attorney Dunckel draft a Resolution restricting vessel size to 65 ft. Attorney Dunckel confirmed that this is a legal condition that may be imposed upon the waiver, subject to enforcement by Code Compliance.

**Motion** made by Mr. Morley, seconded by Mr. Brunelle, to approve.

Dr. Ribotsky requested clarification of the value of moving the pilings. It was explained that the existing pilings are in disrepair.

Dr. Ribotsky also asked if it would be possible to place a restriction on Bahia Mar regarding boat size. Chair Witten clarified that the Board is only charged with reviewing the subject parcel. Attorney Dunckel added that Code is structured to permit 30% projection into the waterway on each side, leaving 40% in the center. It was pointed out that the boats docked at the subject property will remain the same size while the dock configuration will change.

In a roll call vote, the **motion** passed 10-4 (Mr. Coburn, Mr. Franks, Mr. Lynch, and Dr. Ribotsky dissenting).

Mr. Mitchell asked if Board members are permitted to visit the sites for which waivers are requested. Chair Witten confirmed that this is allowed.

## **XII. Dock Waiver – 309 Sunset Drive / The Hogan Group LLC**

Lisa McConnell, representing the Applicant, explained that the request is from a five-unit condominium building on Sunset Lake which wishes to repair and/or replace dilapidated dock structures, including finger piers. There are no navigational issues at the site. The greatest proposed distance requested by the waiver is 12 ft. for a total of 37 ft. from the property line to the outside of the mooring piles. The slips are 14 ft. wide.

Ms. McConnell confirmed that the request would replace the same configuration as currently exists. The site includes a nonconforming existing structure. Mr. Cuba confirmed that the replacement will be within the same footprint.

Ms. McConnell further clarified that environmental approvals have already been obtained from regulatory agencies.

Chair Witten asked if the Applicant had received letters of support. Ms. McConnell replied that while she did not submit letters of support, there have been no letters of objection.

**Motion** made by Mr. Swindell, seconded by Mr. Lynch, to approve. In a roll call vote, the **motion** passed unanimously (14-0).

**XIII. Communication from the Bridge – Marco Aguilera / Chief Waterways Officer**

Mr. Aguilera reported that the City's second mangrove planting will be held on September 13, 2025 at Coontie Hatchee Park. This planting is made possible with the assistance of the Coastal Conservation Association. He encouraged the members to participate in the planting, which will begin at 8 a.m.

Approval of the grant agreement funding the City's pump-out boat will be on the October 7, 2025 City Commission Agenda.

Mr. Aguilera continued that his office is working to prepare a welcome brochure for the City's waterways, as the amended Anchoring Ordinance is expected to keep vessels on the move. The Marine Unit will make contact with new boaters anchored in the area and provide them with the brochure and other information, including channel 9 use, bridge closure times, pump-out locations, and the requirements of the Anchoring Ordinance.

A Waterway Noise Ordinance will take effect on September 28, 2025. Music may not be audible more than 25 ft. away from the vessels where it originates.

The revised Anchoring Ordinance was passed by the City Commission upon first reading. It will be presented for second reading at the September 16, 2025 Commission meeting.

In light of the recent jet ski accident, City Commissioner Ben Sorensen has assembled a small working group, including the Fire and Police Chiefs as well as the City Manager, to explore options to improve waterway safety. A vessel traffic study was performed by the Police Department, with the results to be shared once they are available.

There is ongoing consideration of an electric Police boat, which will need to go through the procurement process although it would be considered on a trial basis. Mr. Aguilera was not certain whether the trial would occur before or after the Boat Show. The intent is to determine whether this technology should be considered for future use. A 126 ft. boat would cost approximately \$450,000. Chair Witten noted that an electric boat would likely be paid for through grant funds.

Mr. Aguilera continued that water quality testing continues, and a plan is being prepared to address cleanup on the North Fork of the New River, where tests have failed. There are several contributing factors in that area, the majority of which are not in Fort Lauderdale. The City's Urban Forester will help to identify invasive species along the riverbanks so they can be replaced with native plants, and the Aquatic Control Group will be active in the area as well. Another step will be the fencing of lots on the riverbank where homeless individuals may congregate.

Mr. Aguilera noted that several commercial properties located upstream from Fort Lauderdale contribute to this concern, and advised that many of these properties are accruing fines. He has spoken to FDEP to make them aware of the situation, and advised that it may be necessary to reach out to the city of Lauderdale or to Broward County to request that they take further action.

Mr. Morley asked if there is water quality monitoring in the subject area. Mr. Aguilera confirmed that there is waterway testing at Sweeting Park which has indicated the presence of fecal bacteria. Broward County tests for more contaminants than the City, but their ambient waterway quality testing only occurs on a quarterly basis. The City plans to identify five additional testing locations in the fiscal year (FY) 2026 budget, as well as source tracking. Waterway testing results are available on the City's website and are updated weekly.

Mr. Mitchell asked if the North Fork area has been dredged, as this could address buildup of fecal material. Chair Witten suggested that the Board invite Dr. Nancy Gassman of the Public Works Department to attend a subsequent meeting and provide additional data.

#### **XIV. Old / New Business – New River GIS Mapping & Navigation Update from Captain Bob Franks**

Mr. Franks recalled that one of the MAB's duties is regulation of boat docking in the New River and ensuring public navigable waterways. He pointed out that the marine industry employs over 144,000 individuals in Broward County and has a significant impact on the local economy.

The New River is regulated by the City beginning at markers 10 and 12, while the Intracoastal Waterway is regulated by the U.S. Coast Guard. The Coast Guard is empowered to federalize regulation of the New River upon request. Mr. Franks noted that barges and other large vessels regularly travel the New River for utility and construction purposes.

Docks may extend up to 25 ft. into the waterway from property lines without a waiver. They may not exceed 30% of the width of the waterway with moored vessels. Mr. Franks showed slides of different areas on the river including property lines, the waterway's navigable channel, the 25 ft. measurement from property lines, and the 30% limit of the waterway. He reviewed various locations on this area of the waterway, pointing out that the navigable channel is being squeezed at some points.

Mr. Franks noted possible special navigation areas which are regularly traveled by large vessels and may need more channel space. He recalled that in 2023, there were discussions of a potential moratorium on waivers in some areas of the New River. Although the moratorium was ultimately not approved by the City Commission, there have been no further requests for waivers in some portions of the river.

Additional materials addressing navigability on the New River include a 2024 bathymetric survey, videos of large vessels on narrow portions of the river, and the Coast Guard's re-confirmation that the New River is not federally regulated upriver from the mile markers noted earlier. The City Attorney's Office has clarified that widths on the waterway are based upon property lines. A geographic information systems (GIS) map was created in 2025 to clarify the navigable channel.

Mr. Franks also reviewed the following:

- Dock mooring permits are based on recorded property lines
- The maximum extension allowed without a waiver is 25 ft.
- The maximum extension allowed for docked vessels is 30% of the waterway width
- While the Coast Guard does not regulate the New River, it can become involved if the City cannot resolve navigation issues
- Large vessel traffic and navigation challenges are increasing

Mr. Franks concluded that the City will need to focus on data-driven problem-solving, including identification of key questions, collection of stakeholder concerns, development and recommendation of clear actionable options to the City Commission, and prioritization of a balance of safety, commercial, residential, and industry needs.

It was asked whether the City might be able to adopt a resolution identifying specific choke points rather than addressing them one at a time. This would allow residents to know which areas are concerns in advance of waiver applications. Mr. Franks noted that the U.S. Army Corps of Engineers recommends channel widths for vessels of certain sizes, which can be applied to the river; however, these parameters will not be appropriate for all portions of the river due to varying widths. There are some areas where the permitted 25 ft. extension may be too much to accommodate vessels of certain sizes.

Chair Witten advised that he hoped the presentation would make its way to the City Commission for consideration.

## **XV. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 9:20 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

**ITEM X**

**MEMORANDUM MF NO. 25-16**

DATE: September 11, 2025  
TO: Marine Advisory Board  
FROM: Andrew Cuba, Marine Facilities & Parks Manager  
RE: October 2, 2025 MAB - Dock Waiver of Distance Limitations  
-James G. Mueller / 100 Hendricks Isle

Attached for your review is an application from James G. Mueller / 100 Hendricks Isle.

**APPLICATION AND BACKGROUND INFORMATION**

The applicant is requesting approval for the after the fact installation of one (1) boat lift. The distance this proposed structure extends from the property line into the Rio Grande Canal is shown in the survey and summarized in **Table 1** below:

**TABLE 1**

<b>PROPOSED STRUCTURES</b>	<b>STRUCTURE DISTANCE FROM PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>DISTANCE REQUIRING A WAIVER</b>
<b>One (1) Boat Lift</b>	<b>31' +/-</b>	<b>25'</b>	<b>6' +/-</b>

ULDR Section 47-19.3 C limits the maximum distance of mooring structures, including boat lifts, 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 this limitation based upon a finding of extraordinary circumstances. The applicant has specified that the limited shoreline length of 25' restricts parallel mooring, necessitating perpendicular dockage for safely tying off the 38' vessel.

**PROPERTY LOCATION AND ZONING**

The property is located within the RMM-25 Residential Mid Rise Multifamily / Medium High Density Zoning District. It is situated on the Rio Grande Canal where the right of way width is identified as 170'+/- within the Summary Description.

**DOCK PLAN AND BOATING SAFETY**

Marine Facilities records reflect that there have been at least ten (10) waivers of distance limitations approved by the City Commission in the immediate area. A comparison of these as shown in **Table 2**:

**TABLE 2**

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'

**RECOMMENDATIONS**

Should the Marine Advisory Board consider approval of the application, the Resolution under consideration 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, 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 City Staff with copies of “As Built” drawings from a certified and licensed contractor.
3. The applicant is required to provide guide poles on any portion of the mooring device that is capable of being submerged in accord with Code Section 8-91(d).

AC  
Attachment

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



## **APPLICATION FOR WATERWAY WAIVER OF LIMITATIONS**

**Applicant:  
James G. Mueller  
100 Hendricks Isle  
Fort Lauderdale, FL 33301**

**Site Address:  
100 Hendricks Isle  
Fort Lauderdale, FL 33301**

**Type of Agreement:  
Waiver of Limitations**



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6. Distance Exhibit.....	10
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8. Plan Set.....	12
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**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 4 7-19. 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: **James G. Mueller**

TELEPHONE NO. (816) 651-1897 \_\_\_\_\_ EMAIL: jim@midamericacapital.com  
(home) (business)


2. APPLICANT'S ADDRESS (if different than the site address): **100 Hendricks Isle Fort Lauderdale, FL 33301**

3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: **Waiver of limitations to exceed the allowable 25' from the property line.**

4. SITE ADDRESS : **100 Hendricks Isle Fort Lauderdale, FL 33301** ZONING: **RMM-25**

LEGAL DESCRIPTION AND FOLIO NUMBER: **VICTORIA ISLES 15-67 B S1/2 OF N 50 OF LOT 4, BLK 4 Folio No. 504202190600**

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).  
**Narrative, Warranty Deed, Survey, Plan Set, Site Photographs**

 \_\_\_\_\_ Date 08/12/25

=====

The sum of \$ \_\_\_\_\_ was paid by the above-named applicant on the \_\_\_\_\_ of \_\_\_\_\_, 20\_\_ Received by: \_\_\_\_\_  
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 \_\_\_\_\_



## Summary Description

The property located at 100 Hendricks Isle consists of an existing 25-linear-foot shoreline with a seawall and a 5-foot-wide wood marginal dock. In addition, the property shares a 5-foot-wide finger pier with the adjacent property at 102 Hendricks Isle, extending approximately 2.5 feet on either side of the shared property line.

A 30,000-pound capacity boatlift supported by four (4) 12-inch wood piles has been installed waterward of the property. The boatlift extends approximately 31 feet from the property line (see Table 1). Pursuant to Section 47-19.3(c), mooring structures, not including mooring or dolphin piles, may extend into the waterway no more than twenty-five (25) percent of the waterway's width or twenty-five (25) feet, whichever is less, as measured from the property line. Because the boatlift extends beyond the 25-foot maximum, this application is being submitted to request a Waiver of Limitations for an additional 6 feet of extension.

Although this application was initially submitted as a proposed installation, the contractor proceeded with construction after obtaining County approval (GL-FTL2408-010) under the understanding that City approval would follow shortly. The City building permit review was delayed due to electrical review comments, and subsequently, it was noted that mooring structures are limited to 25 feet from the property line. The property owners were not aware that City approvals were still pending and are now submitting this request to bring the boatlift into full compliance. We sincerely regret any confusion this may have caused and wish to clarify that there was no intent to misrepresent the status of the work. The applicant is committed to working cooperatively with the City and the Board to ensure the installation meets all applicable requirements. The boatlift was positioned as close to the seawall and property line as feasible while ensuring the vessel's engines would not extend over the marginal dock. This application is being submitted to request a Waiver of Limitations to formally authorize the installed boatlift.

The subject site is located on the Rio Grande Canal, which has a right-of-way width of approximately 170 feet. Given the canal's width and the prevalence of perpendicular vessel mooring observed along Hendricks Isle and the Isle of Venice, the installed boatlift is consistent with the pattern of development in the area. Approval of this waiver will allow the applicant to safely moor a vessel without creating navigational impediments and is consistent with other waivers previously granted in this area.

### **Extraordinary Circumstances**

Extraordinary circumstances exist due to the limited shoreline length of only 25 feet. While the Code does not impose side setbacks for vessels, the short frontage would restrict a vessel to parallel mooring, effectively limiting it to 25 feet in length and preventing safe ingress and egress. In addition, the property's 5-foot-wide marginal dock reduces the usable length of the existing 15.6-foot finger pier to only about 10 feet, which is insufficient for safely tying off a 35-foot vessel. These limitations make parallel or perpendicular mooring impractical. The perpendicular boatlift installation provides a safe and functional mooring arrangement that aligns with the wide canal dimensions and established



practices in the area. These conditions together constitute the extraordinary circumstances that justify approval of this waiver.

**Table 1.**

<b>Installed Structure</b>	<b>Structure Distance from Property Line</b>	<b>Permitted Distance without Waiver</b>	<b>Amount of Distance Requiring Waiver</b>
Boatlift	31.0'	25'	6'

Prepared by and return to:

**Donna Hearne-Gousse, Esq.**  
**President**  
**Law Office of Donna Hearne-Gousse, P.A.**  
**9200 Belvedere Road Suite 113**  
**Royal Palm Beach, FL 33411**  
**561-582-5670**  
File Number: **24-0139**  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **2nd** day of **July, 2024** between **100 Lasolas Isles Limited Liability Company, a Delaware limited liability company as Trustee of the Hendricks Isle FL Land Trust Dated March 26, 2019, who acquired title as 100 Las Olas Isles LLC, a Delaware limited liability company as Trustee of the Hendricks Isle FL Land Trust Dated March 26, 2019 in the Certificate of Title recorded as Instrument #115945951** whose post office address is **2840 Hammondville Road, #A, Coral Springs, FL 33069**, grantor, and **James G. Mueller, a single man** whose post office address is **101 Briny Avenue, Apt 1805, Pompano Beach, FL 33062**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

**The South 1/2 of the North 50 feet of Lot 4, Block 4, VICTORIA ISLES, according to the map or plat thereof as recorded in Plat Book 15, Page 67, Public Records of Broward County, Florida.**

**Parcel Identification Number: 504202190600**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Edward Cerrito  
Witness Name: Edward Cerrito  
Witness Address: 244 Cord 19th OR NBS FLA 33062

By: [Signature]  
Philip Gori, Member of the 100 Lasolas Isles Limited Liability Company, a Delaware limited liability company as Trustee of the Hendricks Isle FL Land Trust Dated March 26, 2019

[Signature]  
Witness Name:  
Witness Address: 1808 W KRAMER DR LBS FL 33062

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2nd day of July, 2024 by Philip Gori, Member of the 100 Lasolas Isles Limited Liability Company, a Delaware limited liability company as Trustee of the Hendricks Isle FL Land Trust Dated March 26, 2019. He  is personally known or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: ADRIANE ANGEL

My Commission Expires: \_\_\_\_\_





City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

# 100 Hendricks Isle



0 90 180 Feet

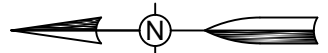
# GIS

Fort Lauderdale



**NOTES:**

1. SCALE: 1" = 25'
2. SURVEY INFORMATION PROVIDED BY PHILLIPS SURVEYING & MAPPING.
3. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. APPROXIMATE RIPARIAN RIGHTS LINE SHOWN AS EXTENSION OF PROPERTY LINES.



PROJECT:  
100 HENDRICKS ISLE

CLIENT:  
MODERN MARINE, LLC.

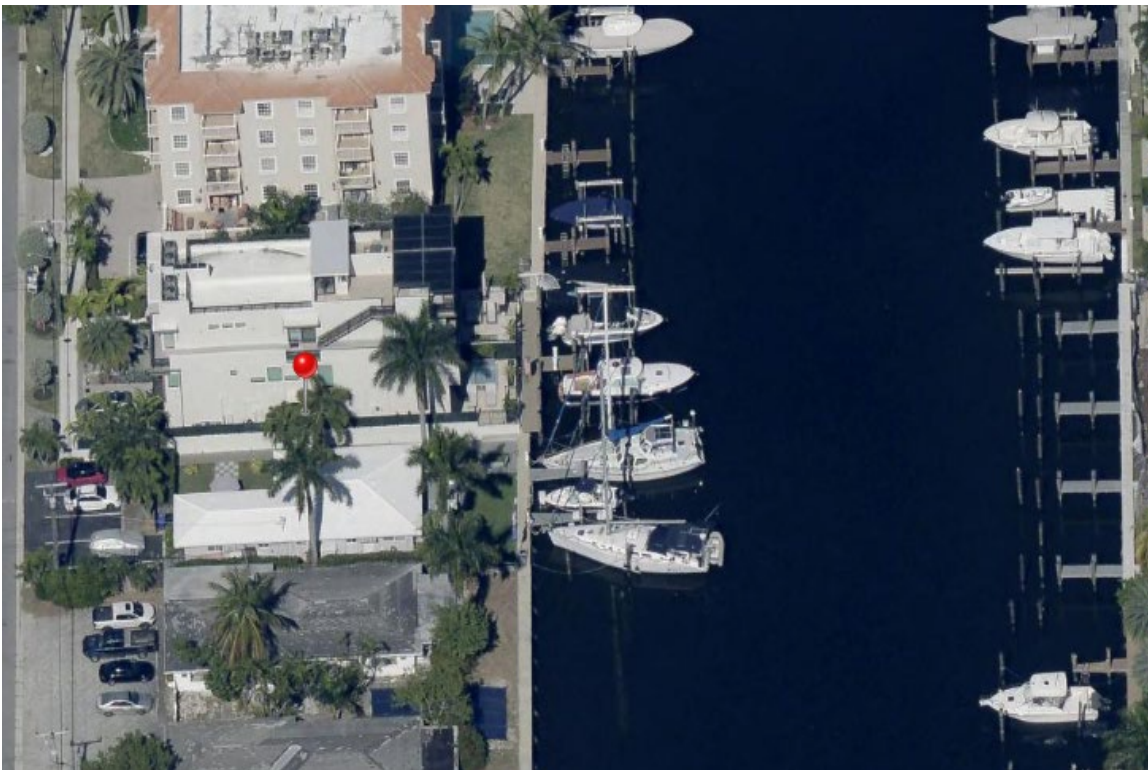
DATE/REVISIONS:  
DISTANCE EXHIBIT 8/18/2025

SHEET TITLE/NUMBER:  
DISTANCE EXHIBIT  
SHEET 1 OF 1

## Photos



1. Eastern portion of property, facing west.



2. Southern portion of property, facing north.

# 100 HENDRICKS ISLE

FORT LAUDERDALE, FL 33301



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1 OF 4	COVER
2 OF 4	AERIAL VIEW
3 OF 4	CROSS SECTION
4 OF 4	DETAILS



PROJECT:

100 HENDRICKS ISLE

CLIENT:

MODERN MARINE, LLC.

DATE/REVISIONS:  
PLAN SET 8/18/2025

SHEET TITLE/NUMBER:

COVER  
SHEET 1 OF 4

125.00'

SOUTH 1/2 OF THE NORTH 50' OF LOT 4, BLOCK 4 VICTORIA ISLES (P.B. 15, PG 67)

125.00'

REMAINDER OF LOT 4 BLOCK 4

RIO GRANDE CANAL RIGHT OF WAY

PROPERTY LINE

SEAWALL

WOOD DOCK

SERVICE PEDASTAL (TYP)

EXISTING WOOD DOCK & FINGER PIER TO REMAIN

INSTALLED 30,000LB BOATLIFT

INSTALLED 12" WOOD LIFT PILES (4)

BOAT LIFT 15'X13'

FND. MAG 0.8'

25.0'

15.6'

15.3'

13.3'

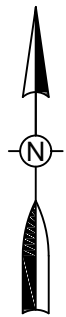
±31.0'

5.1'

25' FROM PL

30% WIDTH OF WATERWAY

EXISTING PILES TO REMAIN



NOTES:

- 1. SCALE: 1" = 10'
- 2. SURVEY INFORMATION PROVIDED BY PHILLIPS SURVEYING & MAPPING.
- 3. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 4. APPROXIMATE RIPARIAN RIGHTS LINE SHOWN AS EXTENSION OF PROPERTY LINES.



PROJECT:

100 HENDRICKS ISLE

CLIENT:

MODERN MARINE, LLC.

DATE/REVISIONS:  
PLAN SET 8/11/2025

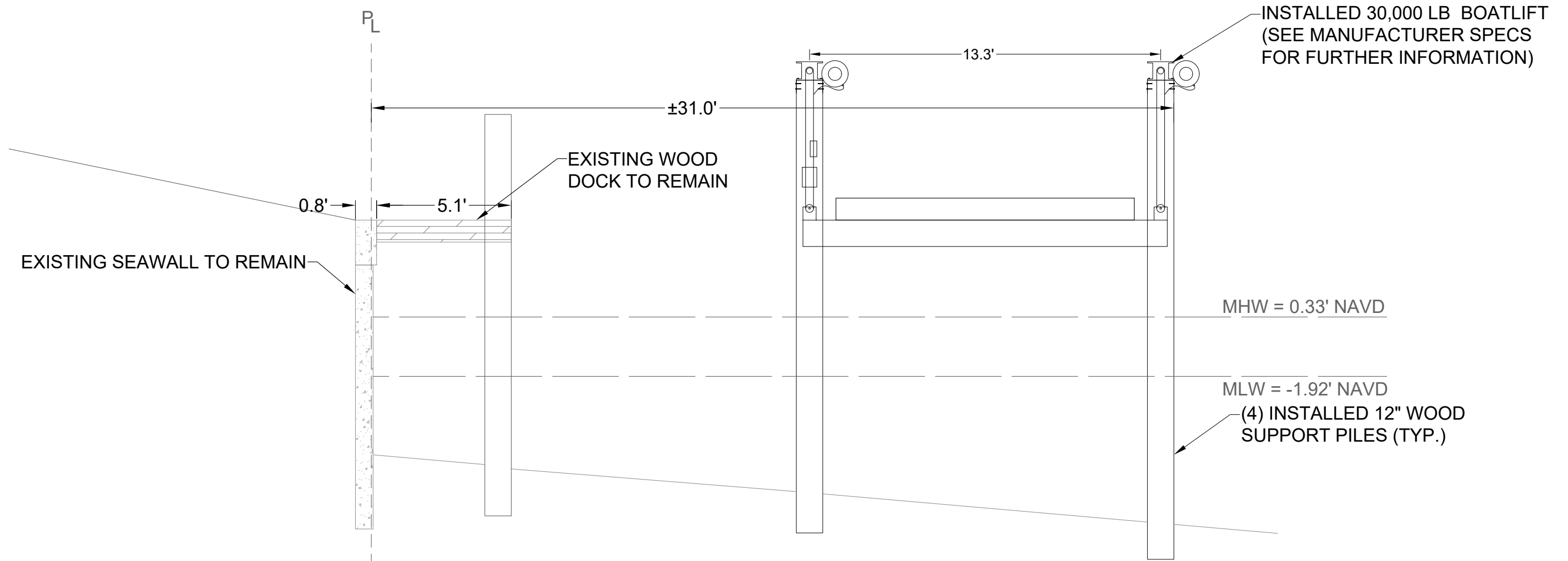
SHEET TITLE/NUMBER:

AERIAL VIEW

SHEET 2 OF 4

# CROSS SECTION A-A

(NOT TO SCALE)



PROJECT:

100 HENDRICKS ISLE

CLIENT:

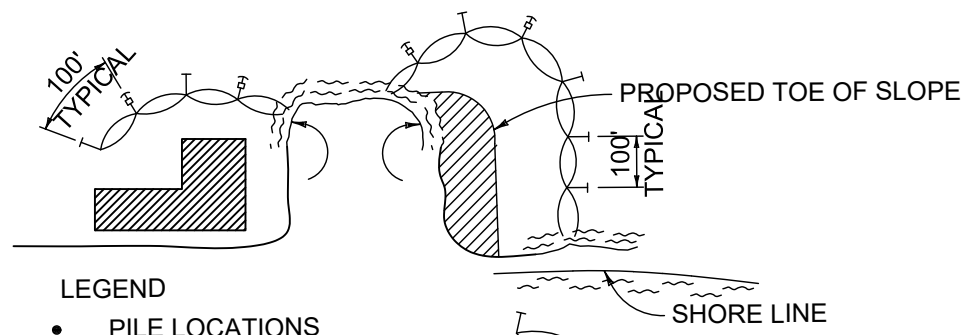
MODERN MARINE, LLC.

DATE/REVISIONS:  
PLAN SET 8/11/2025

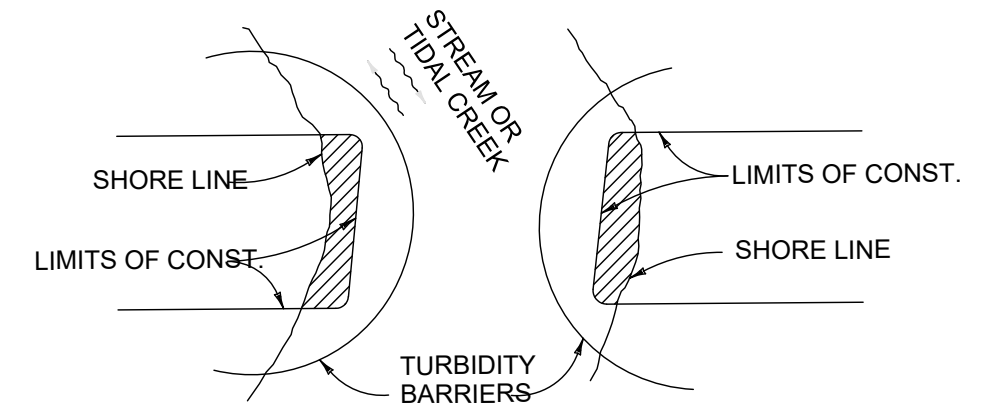
SHEET TITLE/NUMBER:

CROSS SECTION

SHEET 3 OF 4

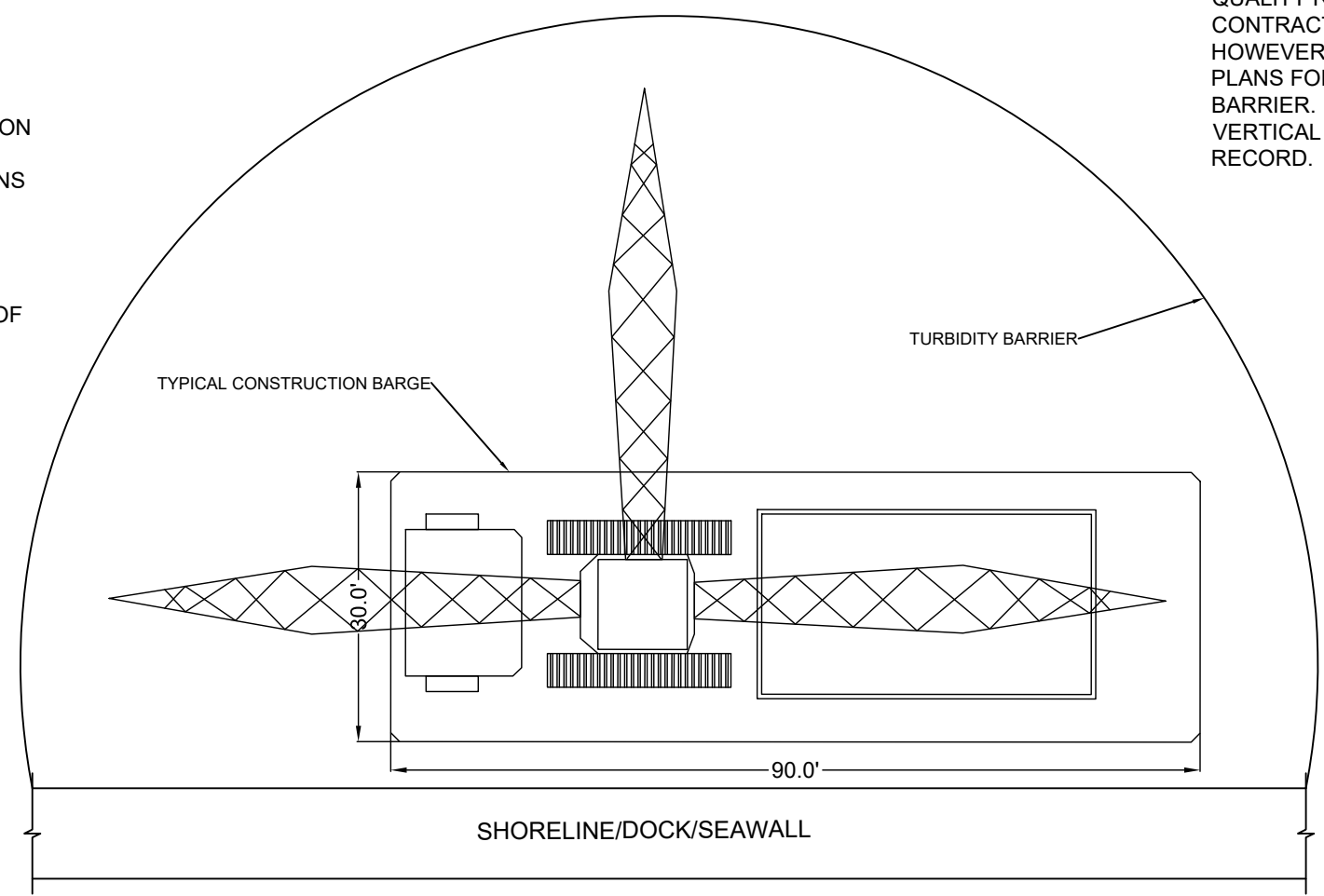


- LEGEND**
- PILE LOCATIONS
  - ▨ DREDGE OR FILL AREA
  - ⊕ MOORING BUOY W/ANCHOR
  - ANCHOR
  - BARRIER MOVEMENT DUE TO CURRENT ACTION
  - CURRENT
  - STRUCTURE ALIGNMENT



NOTE: TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.



## TURBIDITY BARRIER APPLICATIONS



PROJECT:  
**100 HENDRICKS ISLE**

CLIENT:  
**MODERN MARINE, LLC.**

DATE/REVISIONS:  
PLAN SET 8/11/2025

SHEET TITLE/NUMBER:  
**DETAILS**  
SHEET 4 OF 4

James G. Mueller  
100 Hendricks Isle  
Fort Lauderdale, FL 33301

RE: Letter of Support  
City of Fort Lauderdale Waiver Request  
100 Hendricks Isle

I have reviewed the attached plans for the proposed project located at 100 Hendricks Isle to install a boat lift extending beyond 25 feet from the property line into the Rio Grande.

I understand that the proposed project will require a Waiver of Limitations through the City of Fort Lauderdale, as well as permitting through applicable regulatory agencies.

I reside at: 102 HENDRICKS ISLE, FORT LAUDERDALE FL 33301

Based on my review, I support the project as proposed.

Sincerely,

Signature:  \_\_\_\_\_

Printed Name: DANIela KAPINOSKA

Date: 8/19/25

# ITEM XI

## MEMORANDUM MF NO. 25-16

DATE: September 11, 2025  
TO: Marine Advisory Board  
FROM: Andrew Cuba, Marine Facilities & Parks Manager  
RE: October 2, 2025 MAB - Dock Waiver of Distance Limitations  
-Daniel Kraninger / 102 Hendricks Isle

---

Attached for your review is an application from Daniel Kraninger / 102 Hendricks Isle.

### APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the after the fact installation of one (1) boat lift. The distance this proposed structure extends from the property line into the Rio Grande Canal is shown in the survey and summarized in **Table 1** below:

**TABLE 1**

<b>PROPOSED STRUCTURES</b>	<b>STRUCTURE DISTANCE FROM PROPERTY LINE</b>	<b>PERMITTED DISTANCE WITHOUT WAIVER</b>	<b>DISTANCE REQUIRING A WAIVER</b>
<b>One (1) Boat Lift</b>	<b>31' +/-</b>	<b>25'</b>	<b>6' +/-</b>

ULDR Section 47-19.3 C limits the maximum distance of mooring structures, including boat lifts, 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 this limitation based upon a finding of extraordinary circumstances. The applicant has specified that the limited shoreline length of 25' restricts parallel mooring, necessitating perpendicular dockage for safely tying off the 28' vessel..

### PROPERTY LOCATION AND ZONING

The property is located within the RMM-25 Residential Mid Rise Multifamily / Medium High Density Zoning District. It is situated on the Rio Grande Canal where the right of way width is identified as 170'+/- within the Summary Description.

### DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been at least ten (10) waivers of distance limitations approved by the City Commission in the immediate area. A comparison of these as shown in **Table 2**:

**TABLE 2**

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	Boat Lift – 33.5'

**RECOMMENDATIONS**

Should the Marine Advisory Board consider approval of the application, the Resolution under consideration 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, 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 City Staff with copies of “As Built” drawings from a certified and licensed contractor.
3. The applicant is required to provide guide poles on any portion of the mooring device that is capable of being submerged in accord with Code Section 8-91(d).

AC  
 Attachment

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



## **APPLICATION FOR WATERWAY WAIVER OF LIMITATIONS**

**Applicant:  
Daniel Kraninger  
102 Hendricks Isle  
Fort Lauderdale, FL 33301**

**Site Address:  
102 Hendricks Isle  
Fort Lauderdale, FL 33301**

**Type of Agreement:  
Waiver of Limitations**



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## Summary Description

The property located at 102 Hendricks Isle consists of an existing 25-linear-foot shoreline with a seawall and a 5-foot-wide wood marginal dock. The property also shares a 5-foot-wide finger pier with the adjacent property at 100 Hendricks Isle, extending approximately 2.5 feet on either side of the shared property line.

A 30,000-pound capacity boatlift supported by four (4) 12-inch wood piles has been installed waterward of the property. The boatlift extends approximately 31 feet from the property line (see Table 1). Pursuant to Section 47-19.3(c), mooring structures, not including mooring or dolphin piles, may extend into the waterway no more than twenty-five (25) percent of the waterway's width or twenty-five (25) feet, whichever is less, as measured from the property line. Because the boatlift extends beyond the 25-foot maximum, this application is being submitted to request a Waiver of Limitations for an additional 6 feet of extension.

Although this application was initially submitted as a proposed installation, the contractor proceeded with construction after obtaining County approval (GL-FTL2408-015) under the understanding that City approval would follow shortly. The City building permit review was delayed due to electrical review comments, and subsequently, it was noted that mooring structures are limited to 25 feet from the property line. The property owners were not aware that City approvals were still pending and are now submitting this request to bring the boatlift into full compliance. We sincerely regret any confusion this may have caused and wish to clarify that there was no intent to misrepresent the status of the work. The applicant is committed to working cooperatively with the City and the Board to ensure the installation meets all applicable requirements. The boatlift was positioned as close to the seawall and property line as feasible while ensuring the vessel's engines would not extend over the marginal dock. This application is being submitted to request a Waiver of Limitations to formally authorize the installed boatlift.

The subject site is located on the Rio Grande Canal, which has a right-of-way width of approximately 170 feet. Due to the wide canal and the common practice of perpendicular vessel mooring along Hendricks Isle and the Isle of Venice, the installed boatlift is compatible with existing waterfront uses. Approval of this waiver will facilitate safe vessel mooring without impacting navigation and is consistent with other waivers approved in the vicinity.

### **Extraordinary Circumstances**

This property has only 25 feet of shoreline, which restricts a vessel to parallel mooring and would effectively limit use to a 25-foot boat. This arrangement does not allow for safe ingress and egress. Furthermore, the 5-foot-wide marginal dock reduces the usable length of the existing 15.6-foot finger pier to only about 10 feet, which is not sufficient to properly secure a 28-foot vessel. These conditions severely restrict functional use of the property's waterfront. The proposed perpendicular boatlift installation resolves these limitations, providing a safe and practical mooring solution consistent with the wide 170-foot canal and surrounding waterfront uses. These circumstances warrant approval of the requested waiver.



**Table 1.**

<b>Installed Structure</b>	<b>Structure Distance from Property Line</b>	<b>Permitted Distance without Waiver</b>	<b>Amount of Distance Requiring Waiver</b>
Boatlift	31.0'	25'	6'

**Prepared by:**

Donna Gousse, Esq.  
Law Office of Donna Hearne-Gousse, P.A.  
9200 Belvedere Road, Suite 113  
Royal Palm Beach, FL 33411  
File Number: 24-0058

**Return to:**

Brinkley Morgan  
100 SE 3rd Avenue 23rd Floor  
Fort Lauderdale, FL 33394

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of May, 2024 between 100 Lasolas Isles Limited Liability Company, a Delaware limited liability company, as Trustee of the Hendricks Isle FL Land Trust Dated March 26, 2019 who acquired title as 100 Las Olas Isles LLC, a Delaware limited liability as Trustee of the Hendricks Isle FL Land Trust Dated March 26, 2019, whose post office address is 2840 Hammondville Rd, #A, Pompano Beach, FL 33069, grantor, and Daniel Kraninger, a married man whose post office address is 125 Stonehedge Drive North, Greenwich, CT 06831, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

**The North one-half of the North 50 feet of Lot 4, Block 4, Victoria Isles, according to the Plat thereof, as recorded in Plat Book 15, Page 67, of the Public Records of Broward County, Florida.**

**Parcel Identification Number: 5042 02 19 0600**

Grantor warrants that at the time of this conveyance, the subject property is not the homestead of any beneficiary of the trust within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **2840 Hammondville Road, #A, Pompano Beach, FL 33069.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

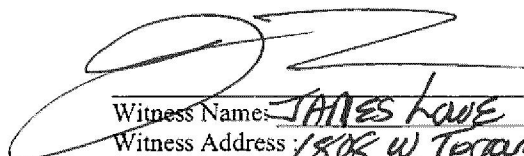
**To Have and to Hold**, the same in fee simple forever.

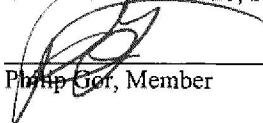
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023.**

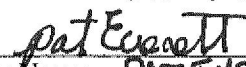
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

100 Lasolas Isles Limited Liability Company, a Delaware limited liability company as Trustee(s) of the Hendricks Isle FL Land Trust Dated March 26, 2019

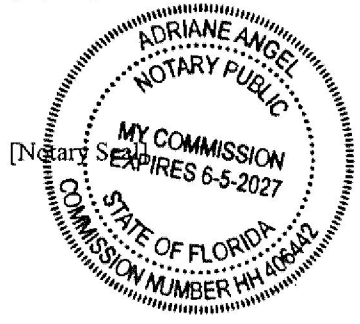
  
Witness Name: JAMES LOWE  
Witness Address: 1806 W TOWER DR  
LBS FL 33002

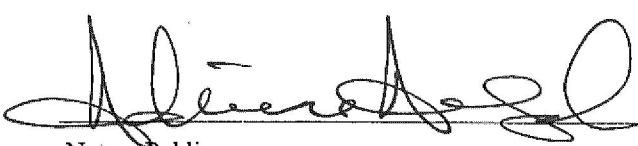
By:   
Philip Gori, Member

  
Witness Name: PATEVELETT  
Witness Address: 1040 N E 44 ST  
OAP FL 33319

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3rd day of May, 2024 by Philip Gori, Member of 100 Lasolas Isles Limited Liability Company, a Delaware limited liability company as Trustee(s) of the Hendricks Isle FL Land Trust Dated March 26, 2019. He/she  is personally known or  has produced a driver's license as identification.

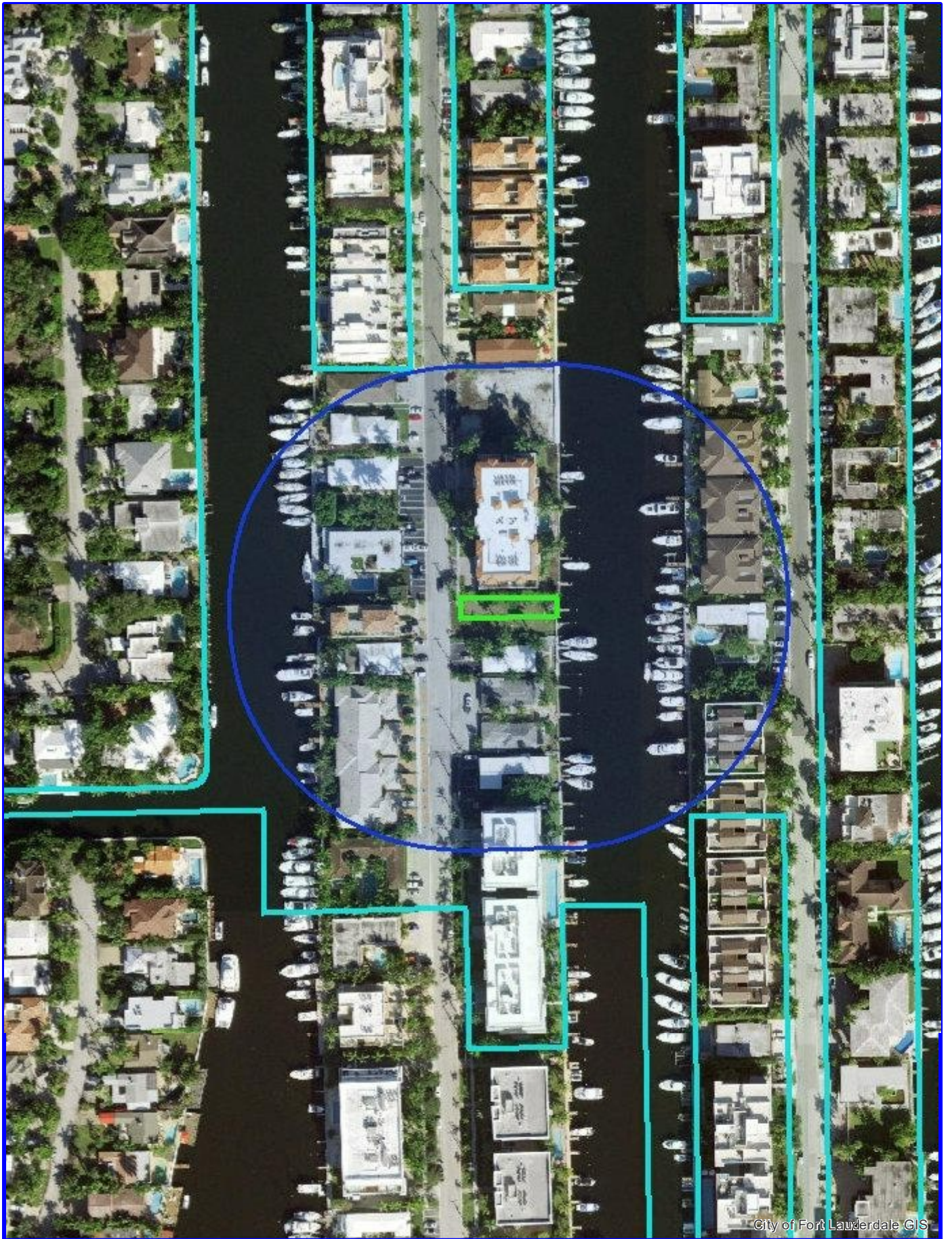


  
Notary Public

Printed Name: ADRIANE Angel

My Commission Expires: 6-5-27





City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

102 Hendricks Isle



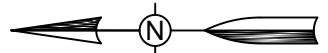
0 90 180 Feet

**GIS**  
Fort Lauderdale



**NOTES:**

1. SCALE: 1" = 25'
2. SURVEY INFORMATION PROVIDED BY PHILLIPS SURVEYING & MAPPING.
3. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. APPROXIMATE RIPARIAN RIGHTS LINE SHOWN AS EXTENSION OF PROPERTY LINES.



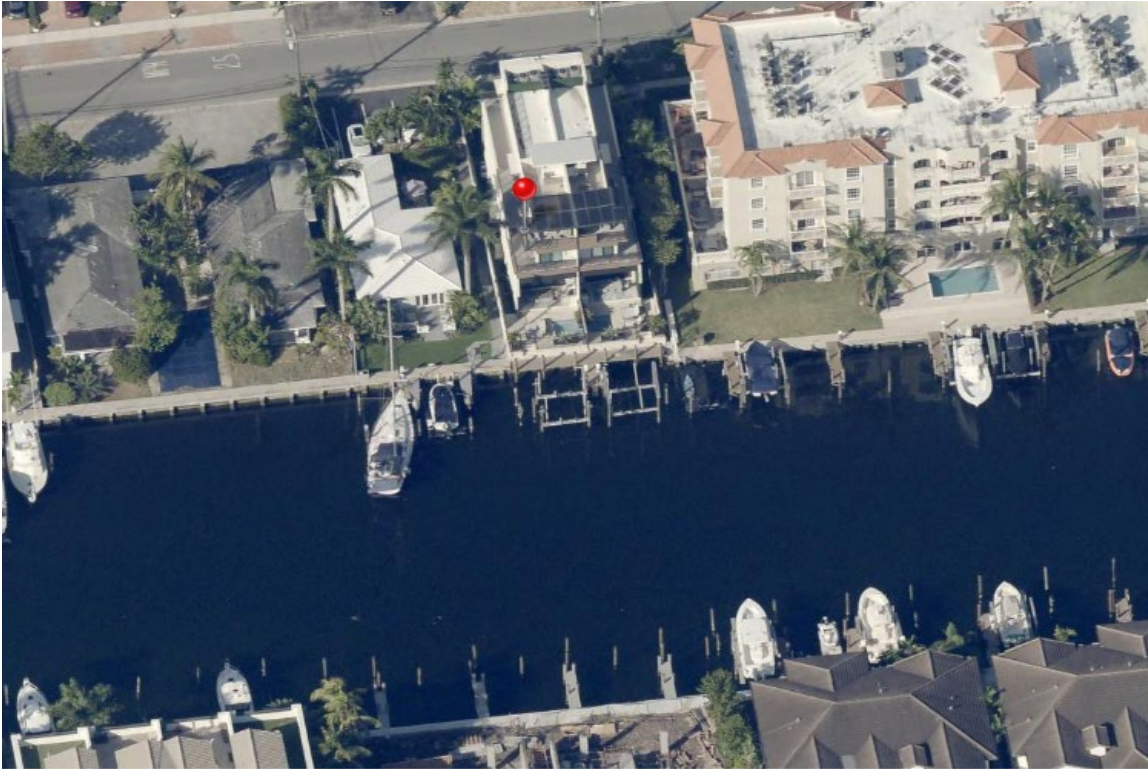
PROJECT:  
102 HENDRICKS ISLE

CLIENT:  
MODERN MARINE, LLC.

DATE/REVISIONS:  
DISTANCE EXHIBIT 8/20/2025

SHEET TITLE/NUMBER:  
DISTANCE EXHIBIT  
SHEET 1 OF 1

## Photos



1. Eastern portion of property, facing west.



2. Northern portion of property, facing south.

# 102 HENDRICKS ISLE

FORT LAUDERDALE, FL 33301



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1 OF 4	COVER
2 OF 4	AERIAL VIEW
3 OF 4	CROSS SECTION
4 OF 4	DETAILS



PROJECT:

102 HENDRICKS ISLE

CLIENT:

MODERN MARINE, LLC.

DATE/REVISIONS:  
PLAN SET 8/20/2025

SHEET TITLE/NUMBER:

COVER  
SHEET 1 OF 4

LOT 5

125.00'

PROPERTY LINE

EXISTING PILES TO REMAIN

INSTALLED 30,000LB BOATLIFT

RIO GRANDE CANAL RIGHT OF WAY

16'x15' BOAT LIFT

INSTALLED 12" WOOD LIFT PILES (4)

25' FROM PL

30% WIDTH OF WATERWAY

EXISTING WOOD DOCK & FINGER PIER TO REMAIN

SOUTH 1/2 OF THE NORTH 50' OF LOT 4, BLOCK 4 VICTORIA ISLES (P.B. 15, PG 67)

SEAWALL

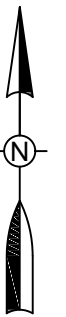
WOOD DOCK

FND. MAG

125.00'

NOTES:

1. SCALE: 1" = 10'
2. SURVEY INFORMATION PROVIDED BY PHILLIPS SURVEYING & MAPPING.
3. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. APPROXIMATE RIPARIAN RIGHTS LINE SHOWN AS EXTENSION OF PROPERTY LINES.



PROJECT:

102 HENDRICKS ISLE

CLIENT:

MODERN MARINE, LLC.

DATE/REVISIONS:  
PLAN SET 8/20/2025

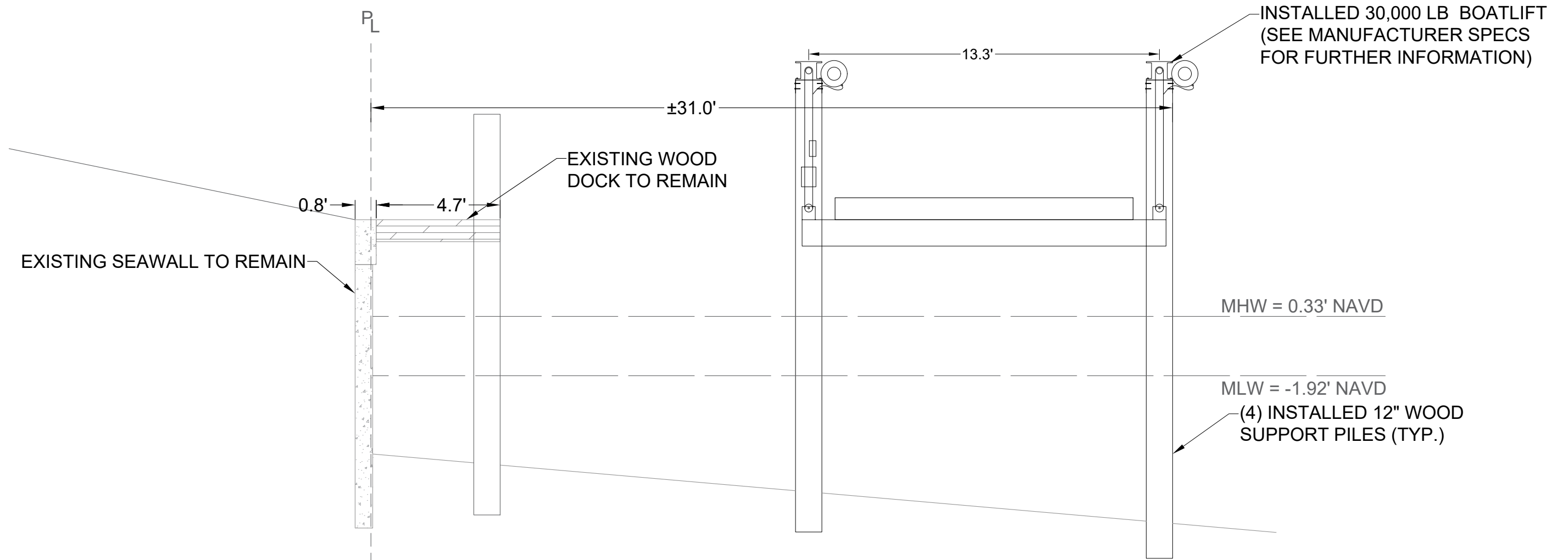
SHEET TITLE/NUMBER:

AERIAL VIEW

SHEET 2 OF 4

# CROSS SECTION A-A

(NOT TO SCALE)



PROJECT:

102 HENDRICKS ISLE

CLIENT:

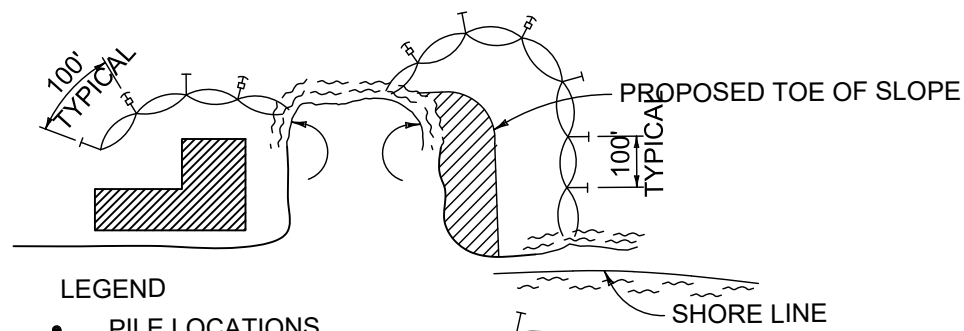
MODERN MARINE, LLC.

DATE/REVISIONS:  
PLAN SET 8/20/2025

SHEET TITLE/NUMBER:

CROSS SECTION

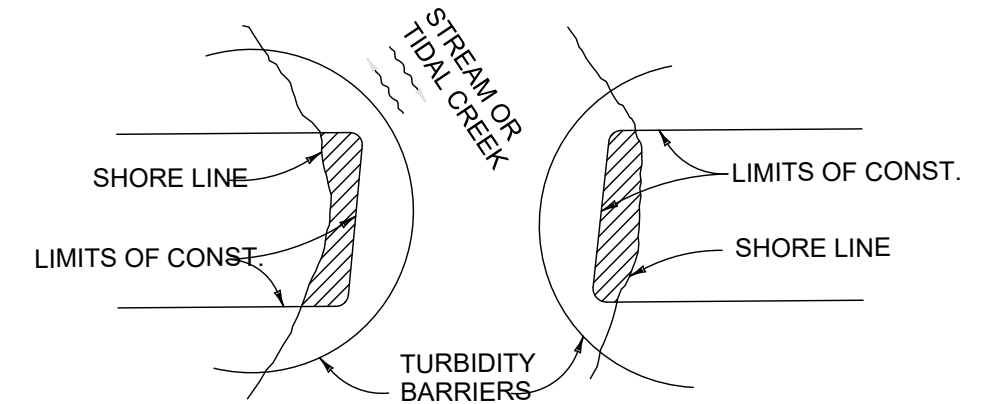
SHEET 3 OF 4



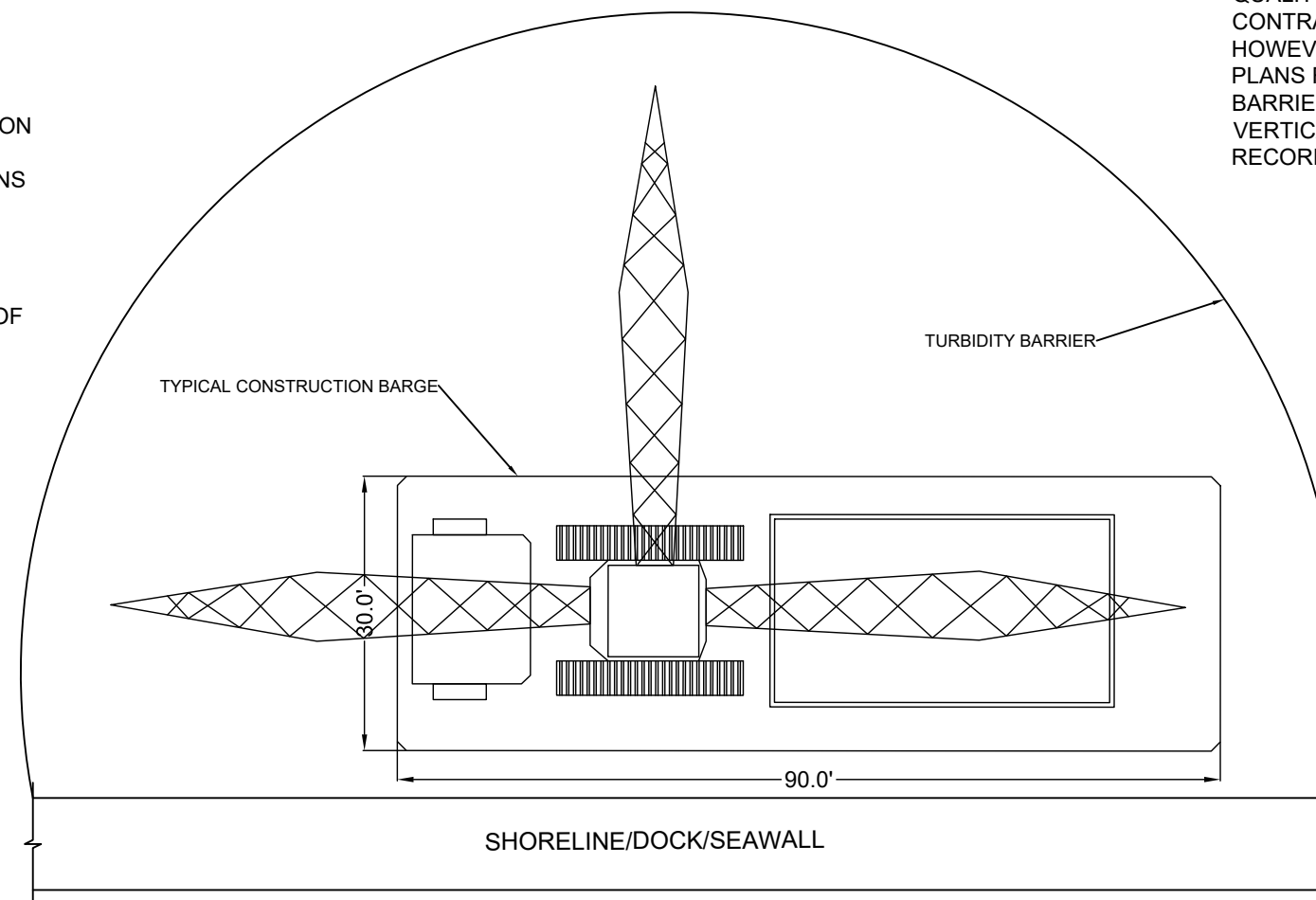
**LEGEND**

- PILE LOCATIONS
- ▨ DREDGE OR FILL AREA
- ⊕ MOORING BUOY W/ANCHOR
- ANCHOR
- BARRIER MOVEMENT DUE TO CURRENT ACTION
- CURRENT
- STRUCTURE ALIGNMENT

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.



NOTE: TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.



**TURBIDITY BARRIER APPLICATIONS**



PROJECT:

102 HENDRICKS ISLE

CLIENT:

MODERN MARINE, LLC.

DATE/REVISIONS:  
PLAN SET 8/20/2025

SHEET TITLE/NUMBER:

**DETAILS**  
SHEET 4 OF 4

Daniel Kraninger  
102 Hendricks Isle  
Fort Lauderdale, FL 33301

RE: Letter of Support  
City of Fort Lauderdale Waiver Request  
102 Hendricks Isle


I have reviewed the attached plans for the proposed project located at 102 Hendricks Isle to install a boat lift extending beyond 25 feet from the property line into the Rio Grande.

I understand that the proposed project will require a Waiver of Limitations through the City of Fort Lauderdale, as well as permitting through applicable regulatory agencies.

I reside at: 100 Hendrick Isle Fort Lauderdale, FL 33301

Based on my review, I support the project as proposed.

Sincerely,

Signature: 

Printed Name: James G Mueller

Date: 08/12/25