



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
MARINE ADVISORY BOARD
FORT LAUDERDALE FIRE RESCUE DEPARTMENT
528 NW 2ND STREET, STATION #2
FORT LAUDERDALE, FLORIDA 33311
3RD FLOOR CONFERENCE ROOM
THURSDAY, MAY 7, 2026 – 6:00 P.M.

Cumulative Attendance
May 2026-April 2027

Steve Witten, Chair	P	1	0
Ted Morley, Vice Chair	P	1	0
Norm Bekoff	A	0	1
Tyler Brunelle	P	1	0
Jeffrey Coburn	P	1	0
Courtney Day	P	1	0
Jason Dunbar	P	1	0
Katherine Fernandez	P	1	0
Robert Franks	P	1	0
John Lynch	P	1	0
Sam Mitchell	P	1	0
Dr. Bret Ribotsky	P	1	0
Bob Swindell	A	0	1
LaRhonda Ware	P	1	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
- Edward Eason, Code Compliance Officer
- Sergeant Travis O’Neal, Marine Unit
- Eric Knowles, Fort Lauderdale Fire Rescue Battalion Chief
- Captain Chad Robertson, Fort Lauderdale Fire Rescue
- Scott Stone, Assistant City Attorney
- Rickelle Williams, City Manager
- 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 6:12 p.m.

II. Statement of Quorum

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

The following Item was taken out of order on the Agenda.

VI. **“Women on the Water”**: A “fireside” chat with four women whose professional lives are based around Fort Lauderdale's Waterways.

- Captain Monica Aivazian: Captain of the Jungle Queen Riverboat
- Kitty McGowan: President & CEO, International Superyacht Alliance
- Betty Bauman, Founder: “Ladies, Let's Go Fishing!”
- Special guest: Betty Shelley – beloved, 96-year-old “pillar / rockstar of our community”

Chair Witten emphasized the importance of ensuring an understanding of the opportunities available to women interested in careers on the water. He introduced Captain Monica Aivazian, current Captain of the *Jungle Queen* riverboat; Betty Bauman, founder of “Ladies, Let's Go Fishing!”; Kitty McGowan, president/Chief Executive Officer (CEO) of the International Superyacht Alliance and former MAB member; real estate and land use attorney Stephanie Toothaker; and Fort Lauderdale City Manager Rickelle Williams.

Captain Aivazian advised that she was in college when the opportunity arose to work on the waterway. She spent time learning how to serve as Captain before taking on that role. She emphasized her lifelong connection to the waterway and to Fort Lauderdale, noting that she is a member of the Fort Lauderdale Yacht Club currently resides on the water.

Ms. McGowan stated that she is also a longtime resident of Fort Lauderdale and became active in the marine industry in the 1980s, including involvement in the Marine Industries Association of South Florida (MIASF) as well as in U.S. and international superyacht organizations. She noted while the number of women currently involved in marine industries is relatively small, this is changing over time.

Ms. Bauman stated that she began the “Ladies, Let's Go Fishing!” initiative as a program allowing women the opportunity to network with one another and learn about fishing, including on- and offshore, fly-, surf-, and freshwater fishing. The program has been in existence for 30 years and has had 10,000 graduates, expanding throughout Florida and the United States, with international trips as well.

Chair Witten asked how marine infrastructure, including bridges, seawalls, dredging, and more, has affected women in the industry. Land use and zoning attorney Stephanie

Toothaker advised that one of her clients is Informa Markets, which produces the annual Fort Lauderdale International Boat Show. As boats continue to grow in size, there have been more instances in the City in which they may no longer safely pass beneath bridges. It can also be difficult to safely dock large boats at private homes. She spoke in favor of maintaining and helping the City's boating community, acknowledging the challenges the Board often sees in terms of dock permit and waiver applications.

It was noted that in addition to dockage in the City, many owners bring their boats to Fort Lauderdale for repairs and service. Access to these businesses can be challenging due to the opening and closing of the City's train trestle, for example, as well as other obstacles and challenges in moving up and down the river, where most marine jobs are located.

It was asked if there have been significant changes in commercial boating activity over recent years. Captain Aivazian acknowledged that it can be difficult to maneuver the *Jungle Queen* on the river with many other vessels in a range of sizes. Boat traffic, particularly charter boats, has increased substantially, as have personal watercraft. She added that most of this increased traffic is on the New River rather than the Intracoastal Waterway. Other issues include the need for dredging in certain areas, illegal charters, and distracted or impaired boating. The importance of safety education for boaters was emphasized.

Chair Witten addressed environmental concerns, including sea level rise as well as storm surges and events, and requested more information on how this can affect work on waterways. Ms. Toothaker replied that the U.S. Federal Emergency Management Agency (FEMA) now requires many properties to be raised significantly when constructed, which is a challenge for both that homeowner and their neighbors who may not have raised properties. The City is responsible for enforcing this federal requirement, which applies to commercial as well as residential properties.

It was asked what environmental shifts Captain Aivazian has personally observed, including areas such as water quality, wildlife, flooding, and storm impacts. Captain Aivazian emphasized the effect of significantly increased boat traffic on water quality, including sewage contamination, which can impact charter business. Some concerns occur at a global level, which limits the City's ability to control them.

A question was asked regarding what the public may misunderstand with respect to maintaining waterways. Captain Aivazian replied that the marine industry is not glamorous, and it can sometimes be difficult for marine businesses to meet environmental regulations and requirements.

It was noted that another factor is the commercialization of boatyards, many of which have been purchased by large corporations which have a negative effect on smaller local businesses. It can also be difficult for yacht crews to identify locations they can afford to rent in Fort Lauderdale while boats are being serviced.

Chair Witten asked what is needed going forward to improve the City's waterways and make them more family-friendly for boaters. Ms. Toothaker strongly emphasized the need to protect the City's marine industry, suggesting that one way to address this is through education of how critical this industry is to Fort Lauderdale. She added that it is vitally important to maintain these businesses on the water and to provide reliable waterway access to them.

Safety issues on the waterway were also addressed. Captain Aivazian again emphasized that education is a key means to address safety, particularly with recent increases in watercraft rentals. Many newer boaters may not be familiar with all the requirements of piloting their boats, and some longtime captains may need to re-familiarize themselves with this information.

Chair Witten asked what steps can be taken to head off waterway issues in the future. Ms. McGowan replied that there have been drastic changes to the City over the past 20 to 30 years, and cautioned that the proliferation of new development and infrastructure during that time has significantly affected water quality. She also noted significant development along the New River. New technologies, such as improved water treatment and infrastructure such as living seawalls, are emerging as ways to improve water quality.

Chair Witten asked what advice the experts would give to interns or young people with an interest in marine careers. It was suggested that the industry engage with local schools to provide opportunities for marine and/or environmental community service. Chair Witten also noted that members of the industry may be able to serve as mentors for young people interested in careers on the waterways. There are also programs which provide children who may not live in waterway-adjacent communities with experiences on the water.

It was noted that South Broward High School, as well as local middle schools, has worked to establish marine magnet programs. The importance of introducing young people to marine experiences, and ensuring that both adults and young people understand that oceans and waterways must not be taken for granted, was also emphasized.

An overview was requested of what can be done to strengthen marine aspects of the City, including enforcement assistance and financial investment. Ms. Williams advised that she recently participated in budget development meetings with the City's Police and Fire Rescue Departments, and has recommended a replacement plan for all of the City's vessels. The Fire Department hopes to replace a boat at an estimated cost of \$1.4 million, while the Police Department's Marine Unit will seek to replace one of its eight vessels every year, as some of these are old and/or not in optimal condition. A replacement plan will help both Departments routinely plan for the future instead of waiting to make replacements or repairs when the need arises.

Dr. Ribotsky asserted that existence of a replacement plan does not constitute adequate address of the additional resources needed by the City's emergency response teams. Ms. Williams replied that she has looked favorably upon requested marine resources. Chair Witten suggested that the Board can also play a role in advocating for those Departments' needs, as can state elected officials who work to secure funding for City needs.

III. Approval of Minutes – April 2, 2026

Mr. Mitchell requested information on the approval process for meeting minutes. Mr. Cuba explained that draft minutes of previous meetings are sent to the Board members in advance of scheduled meetings; once the Board has approved the minutes, they are no longer considered a draft document, and are posted on the City's website as approved minutes.

Motion made by Dr. Ribotsky, seconded by Vice Chair Morley, to accept them as written. In a roll call vote, the **motion** passed 12-0.

IV. Marine Advisory Board Annual Elections – Motion to reschedule to June 4, 2026

Mr. Cuba explained that Chair Witten's term of service on the Board ends in June 2026; postponing the elections by one month would allow him to complete his term in the role of Chair. He emphasized that it is the Board's choice of whether or not to hold elections today.

Motion made by Mr. Lynch, seconded by Mr. Franks, to reschedule to June. In a voice vote, the **motion** passed unanimously.

V. Waterway Crime & Boating Safety Reports

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

Code Compliance Officer Edward Eason reported the following activity from April 2026:

- April 22: a property on Whale Harbor Lane was cited for a vessel and a dock which extended beyond the 33% waterway width limitation as measured from the property line; fenders were removed from the structure, which brought the property into compliance
- April 16: waterway inspection on SW 12 Avenue resulted in the citation of a property for eight boats stored in its back yard, one of which encroached into the required 5 ft. setback and an adjacent property; the property owner has until May 20, 2026 to comply

Chief Eric Knowles of Fort Lauderdale Fire Rescue reported the following activity from April 2026:

- The Fort Lauderdale Air Show is scheduled for the weekend of May 8-10, 2026
- Two Fire Stations responded to a boat fire in Boca Raton
- A Fire boat responded to a drowning emergency near Sunrise Boulevard and A1A
- Fire Boat 49 responded to multiple sick individuals on a vessel
- Fire Boat 49 responded to a reported flare offshore

Sergeant Travis O'Neal of the Fort Lauderdale Police Department's Marine Unit reported the following activity from April 2026:

- Stolen dinghy from the back of a vessel at a marina
- Emergency call related to a malfunctioning dive boat which could not return divers to the boat; the Marine Unit assisted with the rescue
- Jet ski crash on the Intracoastal Waterway
- Rods stolen from a sport fishing vehicle; victim did not wish to prosecute

Chair Witten reported that there are ongoing pressures to continue seeking a speed change on a portion of the Intracoastal Waterway from Oakland Park Boulevard/Commercial Boulevard to the Sunrise Boulevard/Middle River area. He recalled that the Florida Fish and Wildlife Commission (FWC) was able to implement a speed change on another portion of the Intracoastal Waterway following a fatal accident. This type of change requires data collection, including a sufficient number of tickets issued in the area to justify a speed change. FWC is now looking into the additional proposed speed change.

Sgt. O'Neal clarified that the issue was not the number of tickets written in a particular zone, but the tracking of those tickets through records logs. He had personally compiled a list of tickets issued in the Sunrise Boulevard to Oakland Park Boulevard; however, north of Oakland Park Boulevard, there is no additional danger.

Sgt. O'Neal added that a great many citations have been written in the Las Olas Boulevard area, and there is a blind curve at that location. He felt this area was a likely candidate for a speed change.

Chair Witten explained that he was asked to prepare language for Board consideration which could significantly affect the impact of personal watercraft, possibly by banning the rental of jet skis or similar equipment by individuals who have had no opportunity to train in the use of this equipment. His proposed language recommends a ban on jet ski rentals on the City's canals and narrow waterways. The ban would not affect operation of these devices on the ocean. He distributed a memo with the proposed language to the Board members.

Assistant City Attorney Scott Stone stated that companies which rent watercraft for personal use must be certified through FWC and carry insurance. An individual without

a boating license must take a brief online course to secure a temporary license. Most individuals take this course the same day they rent personal watercraft. They must also be physically shown how to ride the watercraft. It was noted that the issue with these rentals appears to be a lack of education and experience by users. An individual renting a personal watercraft must be 18 years old, and the individual operating the craft must be at least 14.

Sergeant O'Neal clarified that rental companies operating in Fort Lauderdale are tracked, inspected, and can be cited if necessary by the Marine Unit. Most of these companies regularly pass inspection and follow the law; however, it was noted that the law in this area is not strict.

Attorney Stone explained that the state of Florida oversees the regulation of personal watercraft and preempts local governments from taking certain actions. Local governments cannot enact or enforce any ordinance or local regulation which discriminates against personal watercraft. Property rights issues must also be considered.

It was asked if the liability of rental companies could be restricted so the companies are more responsible if anything happens to renters of personal watercraft. Attorney Stone advised that there are already rigorous liability requirements within Florida Statutes.

It was suggested that the areas in which rented personal watercraft may be used could be further restricted. Attorney Stone reiterated that state preemptions prevent the local regulation of vessels on the Intracoastal Waterway. In addition, he cautioned that attempting to single out personal watercraft but not other types of vessels would be problematic.

The Board discussed the role of speed in personal watercraft accidents, including the possible option of creating more slow zones on the waterway. This would apply to all vessels, not only to personal watercraft.

Chair Witten pointed out that unless the Marine Unit has a constant presence on the City's waterways for enforcement, there is no good way to regulate the speed of vessels; in addition, most recreational users of these devices are aware that the Marine Unit's presence is limited. He felt it was possible for the Board to encourage action, although enforcement would remain an issue.

Mr. Mitchell suggested that the age at which individuals are allowed to operate personal watercraft could be raised. The age limit is currently 14 years. It was clarified that this would require a change to state law.

Chair Witten concluded that the Board would not be sending his proposed language on to the City Commission at this time; however, the last line of his memo urged the City Commission to schedule a public hearing to assess the impact of personal watercraft.

He encouraged the Board members to send any additional proposed language to Mr. Cuba's office so it can be provided to the members for further discussion next month.

Mr. Cuba explained that a communication to the City Commission does not need to be in memo form; it can use a format such as bullet points, which he can prepare and bring back to the Board for discussion at a subsequent meeting.

Vice Chair Morley noted that a portion of the Middle River is one of only two remaining designated waterskiing areas in Fort Lauderdale; when previous efforts were made to implement slower speeds in these areas, there was significant resistance from entities representing recreational boaters. He emphasized that the City must find ways to enact, enforce, and educate without being considered punitive to recreational waterway users.

Chair Witten briefly reviewed activities since the April 2, 2026 meeting, noting the recent retirement of Assistant City Attorney Bob Dunckel, who had previously worked with the Board. He recalled that the Living Seawall Assistance Program, which was presented to the Board at a previous meeting, was recently approved by the City Commission.

The Chair also addressed the lack of day dockage in the City's Downtown area. Mr. Cuba advised that there is currently a City project underway to provide floating dock space within walking distance of Downtown. It was suggested that signage could be posted to make residents aware that progress is being made.

At this time Chair Witten opened public comment.

Natalie Lance, private citizen, stated that she lives on the Intracoastal Waterway, and advised that waterway speeding is becoming more prevalent in this area. She expressed concern with safety issues, including the safety of manatees. She has reached out to private businesses as well as the District 1 City Commissioner to share these concerns.

Ms. Lance further clarified that while noise from speeding watercraft is one aspect of the issue, her primary concern was high speed in the No Wake Zone. She added that she was not certain whether speed zone signage was not clearly visible or was being ignored. Chair Witten advised that FWC is currently in the process of updating its waterway signage for greater clarity. He again expressed concern with the need for a greater Police presence on the City's waterways.

It was clarified that rental organizations provide renters of personal watercraft with information on the City's speed and wake zones along the Intracoastal Waterway. There was discussion of whether guides provided by rental companies can be ticketed or are otherwise liable if their instruction is not followed or reckless driving occurs. The Board concluded that enforcement and a Police presence on the water remain key issues.

Attorney Stone noted that Florida Statutes speak to the responsibility of rental entities as well as the obligations of renters themselves; most waivers signed by personal watercraft renters include disclaimer clauses that relieve the rental facility of responsibility if the driver acts in a reckless manner. Changing these waivers would require a change to state law.

With no other individuals wishing to speak at this time, Chair Witten closed public comment.

VII. Dock Waiver – 1614 Brickell Drive / 1622 Brickell Drive, Inc. David Pain, President

Jena Robbins, representing the Applicant, stated that the request is for a waiver of limitations for a boat lift on the New River. She provided photos of the site, pointing out that the Applicant has a 200 ft. concrete seawall and an existing 100 ft. x 8 ft. marginal dock. A 53 ft. vessel is currently docked at the site.

The proposed boat lift is approximately 18.5 ft. wide and 59 ft. long. It will extend 27 ft. 8 in. into the waterway from the wet face of the seawall, with the final 2 ft. 8 in. extending beyond the allowed limit. A survey shows that the property line extends into the water; the lift would extend 11 ft. from this demarcation.

At the subject location, the New River extends between 215 ft. and 235 ft. from wet face to wet face. The lift extends into 13% of the waterway's width. Marine structures are not permitted to extend more than 25 ft. or 25% into the width of the waterway, whichever is less when measured from the property line.

Ms. Robbins concluded that the proposed lift will not extend further into the waterway than the vessel currently docked at the site. The boat has been there for a number of years and has not presented a navigational hazard. The subject portion of the New River is highly trafficked and the Applicant wants a boat lift to reduce the likelihood of wake damage to his vessel.

Extraordinary circumstances include:

- Width of the waterway
- Enhancing the safety of the boat during severe weather events
- Minimal size of the requested extension, which is 2 ft. 8 in.
- Raising the boat from the water will allow sunlight to penetrate the area beneath it at various points throughout the day, encouraging the growth of sea grass

Ms. Robbins reviewed other waivers granted to nearby locations, adding that the project has received environmental approval from Broward County and state entities. The Applicant has also received letters of support, which are included in the Board members' backup materials.

Mr. Cuba confirmed that no letters of objection were received, and all properties within 300 ft. of the site were provided with notice of the request.

Mr. Day advised that he felt the term “extraordinary circumstance” was not appropriate to the Application. Ms. Robbins confirmed that extraordinary circumstances are necessary for an application of this nature. Chair Witten suggested that a more appropriate term may be “mitigating circumstances.”

Motion made by Dr. Ribotsky that we accept the proposal presented.

At this time Chair Witten opened the public hearing. With no individuals wishing to speak at this time, the Chair closed the public hearing.

Mr. Lynch **seconded** the **motion**. In a roll call vote, the **motion** passed 12-0.

VIII. Dock Waiver – 234 Plaza Las Olas / Susan Rotman

Ms. Robbins, representing the Applicant, stated that the request is for a finger pier and boat lift at the subject property. She showed photos of the site and its surrounding area, noting that there is an existing 45 ft. structure that extends 18.5 ft. into the waterway. The center of the navigable channel is approximately 400 ft. from the property.

The Applicant proposes to replace the existing marginal dock within its current footprint and also proposes a 30 ft. x 8 ft. finger pier at the southern end of the property, with the boat lift at the end of this structure. Both the finger pier and the boat lift will extend a maximum of 40 ft. 10 in. from the property line.

Ms. Robbins showed a rendering of 30% of the waterway width, noting that there is a federal channel on this portion of the New River which is governed by the U.S. Coast Guard. The Florida Department of Transportation (FDOT) has indicated that they do not have any concerns with the plans.

Extraordinary circumstances for the Application include:

- Width of the waterway is 720 ft. at the subject location
- The boat lift will allow the Applicant's vessel to be maintained in good condition
- The boat lift will enhance safety during severe weather
- No impacts to public safety

Ms. Robbins concluded that numerous waivers have been approved in the vicinity of the project. Two neighbors of the subject property have provided letters of support.

It was clarified that the distance from the boat to the property line would be 5 ft. The property adjacent to the nearby bridge is a City park. There is a second park in the vicinity.

Mr. Cuba confirmed that no letters of objection were sent to the City.

At this time Chair Witten opened the public hearing. With no individuals wishing to speak at this time, the Chair closed the public hearing.

Motion made by Mr. Lynch, seconded by Vice Chair Morley, to approve.

Mr. Day reiterated his concern with the continued use of the phrase “extraordinary circumstances,” which he asserted do not apply in this and many other cases, despite the requirement to identify them.

It was noted that one reason for the extension request could be the downward slope to the waterway as well as existing riprap. This could be identified as an extraordinary circumstance.

In a roll call vote, the **motion** passed 12-0.

IX. Old / New Business
Scuttlebutt, Loose Ends, Progress on Initiatives

Dr. Ribotsky requested that a representative of the U.S. Coast Guard be invited to the next Board meeting. Chair Witten explained that he had invited a member of the Coast Guard to tonight's meeting, but they had been unable to attend.

Dr. Ribotsky suggested that a representative of the Broward Sheriff's Office (BSO) be asked to attend an upcoming meeting to discuss concerns related to enforcement. Chair Witten noted that the Fort Lauderdale Marine Unit, BSO, and FWC all have some jurisdiction on local waterways, and confirmed that he would reach out to BSO.

Mr. Franks distributed a handout to the Board members addressing concerns with New River congestion, stating that options include a Waterway Assessment Management Survey by the Coast Guard. He pointed out that federal regulation of the New River ceases at Tarpon Bend and is ceded to the City, which means the Coast Guard can provide advice but is unlikely to perform a study.

Mr. Franks proposed that a working group be established, composed of representatives from the City's Marine Facilities Department, the City's Chief Waterways Officer, the City Attorney's Office, the Marine Industries Association of South Florida (MIASF), and other stakeholders, to discuss potential solutions to Fort Lauderdale's waterway issues.

It was clarified that any working group or subcommittee would be subject to the same Sunshine Law requirements as the MAB, including prohibition of communication between members outside meetings. There was discussion of adding the ongoing

discussion of the New River's waterways as a regularly occurring Agenda Item for Board discussion.

Chair Witten suggested that a meeting or meetings could be scheduled to begin an hour earlier than usual and the public invited to speak on this issue, including marine industry stakeholders and other community leaders. Mr. Cuba explained that it can be challenging to schedule access to the Board's meeting room at an earlier time of day, as it may or may not be available. He proposed that the New River issue could be placed as the first Agenda Item for discussion.

It was also recommended that the Board reach out to marine stakeholders to encourage them to attend. Mr. Cuba clarified that there is no Sunshine Law violation associated with Board members reaching out to stakeholders or providing them with Mr. Cuba's contact information.

The Board briefly discussed the federalization of the Miami River, which was previously a City-controlled waterway. The Coast Guard took over the waterway to manage it more effectively. It was noted that this is one consequence the City hopes to avoid by properly managing the New River on its own.

Chair Witten suggested that this topic be the Board's primary focus at their June meeting, with the discussion to be held early on the Agenda. It was noted that as different City Commissioners continue to attend Board meetings, they can also be provided with information about members' concerns for the New River.

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 9:04 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.]

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 153.18' +/-.

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



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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 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 DE'S 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
20 26 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

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

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 BK/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
2025*	\$185,950	\$1,709,540	\$1,899,490	\$1,058,290	
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	Type
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

PROPERTY SURVEY



EXHIBIT V
ZONING AERIAL



City of Fort Lauderdale GIS



Map Created by GIS Mapper

301 Hendricks



0 50 100 Feet

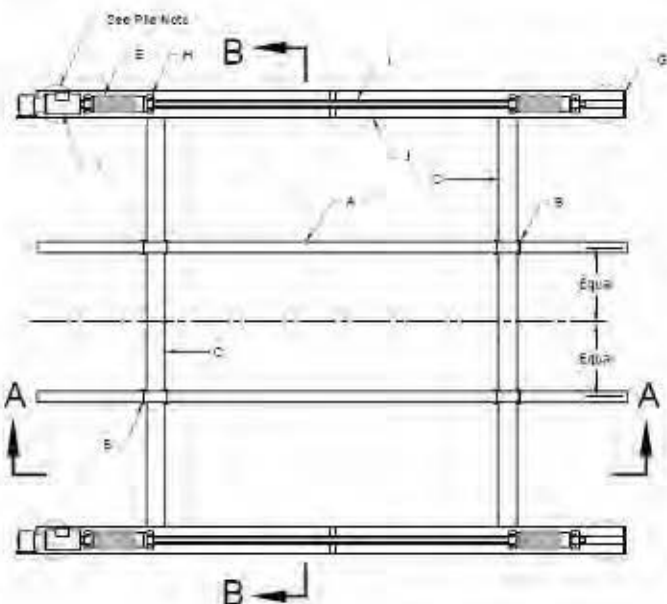
GIS
Fort Lauderdale

Printed on: 1/25/20 05



EXHIBIT VII

PROJECT PLANS



Plan View

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

ENGINEER NOTE

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BLANK NOTE: Or Aluminum Equal to dimensions with Protective Cap		Components					
Lift Capacity (in Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
A	Beam (See Note)	2"x4" Pressure Treated Southern Yellow Pine #1 - See Rank Note	2"x6" Pressure Treated Southern Yellow Pine #1 - See Rank Note	2"x6" Pressure Treated Southern Yellow Pine #1 - See Rank Note	2"x6" Pressure Treated Southern Yellow Pine #1 - See Rank Note	2"x6" Pressure Treated Southern Yellow Pine #1 - See Rank Note	2"x6" Pressure Treated Southern Yellow Pine #1 - See Rank Note
B	Rise Bracket Section	2"x4"x2"					
C	Lift Beam	AA 1 1/2"x4"	AA 1 1/2"x6"	AA 1 1/2"x6"	AA 1 1/2"x6"	AA 1 1/2"x6"	AA 1 1/2"x6"
D	Shaft Pulley Flange	2"x4"x2" Angle					
E	Cable Size (Minimum Size)	3/8" Diameter 7x19 SS 304 (3 Part)	3/8" Diameter 7x19 SS 304 (3 Part)	3/8" Diameter 7x19 SS 304 (3 Part)	3/8" Diameter 7x19 SS 304 (3 Part)	3/8" Diameter 7x19 SS 304 (3 Part)	3/8" Diameter 7x19 SS 304 (3 Part)
F	Piling Mounting Brackets	2"x4"x2" Flat Bar					
G	Carrier Beam End Post	2"x4" Flat Bar	2"x4" Flat Bar	2"x4" Flat Bar	2"x4" Flat Bar	2"x4" Flat Bar	2"x4" Flat Bar
H	Drive Shaft Baring Block	2"x4"x2" Flat Bar					
I	Drive Shaft	1 1/2" NPT Nominal Diameter Schedule 40 Galvanized Pipe					
J	Top Carrier Assembly (3 Channels Per Assembly)	AA 1 1/2"x6"x2	AA 1 1/2"x6"x2	AA 1 1/2"x6"x2	AA 1 1/2"x6"x2	AA 1 1/2"x6"x2	AA 1 1/2"x6"x2
K	Wash Dow (How Many/Boat)						
L	Top Carrier Connector	2"x4"x2" Flat Bar					
M	Guide Post Socket	2" Nominal Diameter Schedule 40 Nominal Pipe					

Pile Note		4,500	7,000	10,000	13,000	16,000	20,000	24,000
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:
5'4" minimum piles up to 13,000 lb.
10' 0" minimum piles 16,000 lb. to 20,000 lb.
12' 0" minimum piles for 24,000 lb.

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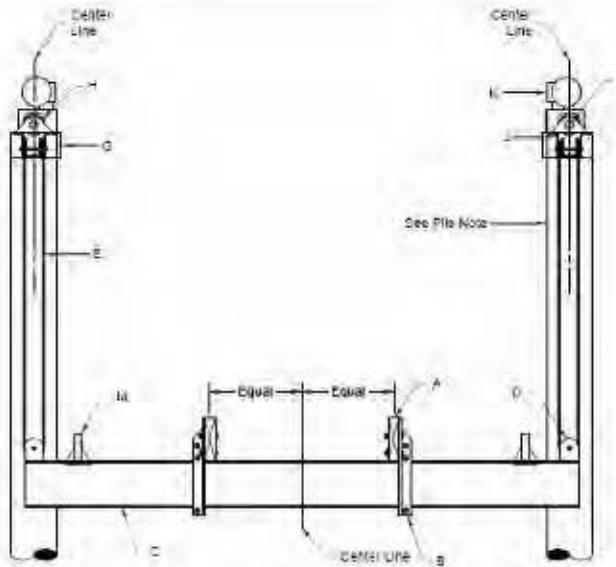
Mark E. Weber, P.E.
Licensure #00001-00000

APR 20 2024 10:25:44 AM

APR 20 2024 10:25:44 AM

Sheet 1 of 4

DATE	Project Engineer	Neptune Boat Lift Inc	Project Information
3-24-28	MW ENGINEERING, INC 802 NE 1 Street Suite #2 Pompano Beach, FL 33069 Tel: 954-522-0129	228 SW 21 Terrace Fort Lauderdale, Florida 33312 Phone: 954-524-3218 Fax: 954-524-3284	Proposed 20,000 lb. Boat Lift Stanley Stein 321 WINDHOUS INLE #4 FL LAUDERDALE, FL 33301



Typical Cross Section B-B
Scale: 3/8" = 1'-0"

RUBBING Or Aluminum Equipment with Protective Cap							
Components							
Lift Capacity (In Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
A Pile (See Note)	2 1/2" Pressure Treated Southern Yellow Pine #1 - See Pile Note	3" Pressure Treated Southern Yellow Pine #1 - See Pile Note	3 1/2" Pressure Treated Southern Yellow Pine #1 - See Pile Note	4" Pressure Treated Southern Yellow Pine #1 - See Pile Note	4 1/2" Pressure Treated Southern Yellow Pine #1 - See Pile Note	5" Pressure Treated Southern Yellow Pine #1 - See Pile Note	5 1/2" Pressure Treated Southern Yellow Pine #1 - See Pile Note
B Bunk Bracket/Support	3/4" x 2 1/2"						
C Lateral Beam	AA1024x12	AA1024x12	AA1024x12	AA1024x12	AA1024x12	AA1024x12	AA1024x12
D Sheave Pulley Plate	3/4" x 12" Angle						
E Cable Size (Stainless Steel)	3/8" Diameter 316 SS 304 (3 Part)	1/2" Diameter 316 SS 304 (3 Part)	5/8" Diameter 316 SS 304 (3 Part)	3/4" Diameter 316 SS 304 (3 Part)	7/8" Diameter 316 SS 304 (3 Part)	1" Diameter 316 SS 304 (3 Part)	1 1/8" Diameter 316 SS 304 (3 Part)
F Piling Mounting Brackets	3/4" x 12" Flat Bar						
G Center Beam End Plate	3/4" Flat Bar	3/4" Flat Bar	3/4" Flat Bar	3/4" Flat Bar	3/4" Flat Bar	3/4" Flat Bar	3/4" Flat Bar
H Drive Shaft Bearing Block	3/4" Flat Bar						
I Drive Shaft	1 1/2" Normal Diameter Schedule 40 Driveshaft Pipe						
J Top Carrier Assembly 2 Channels For Assembly	AA1024x12	AA1024x12	AA1024x12	AA1024x12	AA1024x12	AA1024x12	AA1024x12
K Motor Size (Three Phase Voltage)							
L Top Carrier Connectors	3/4" x 12" Flat Bar						
M Guide Post Sockets	2" Normal Diameter Schedule 40 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) 2"	(4) 3"	(4) 3 1/2"	(4) 4"	(4) 4 1/2"	(4) 5"	(4) 5 1/2"

PILE NOTE:
5'-8" minimum piles up to 13,000 lb.
10'-0" minimum piles 16,000 lb. to 20,000 lb.
12'-0" minimum piles for 24,000 lb.

ENGINEER NOTE

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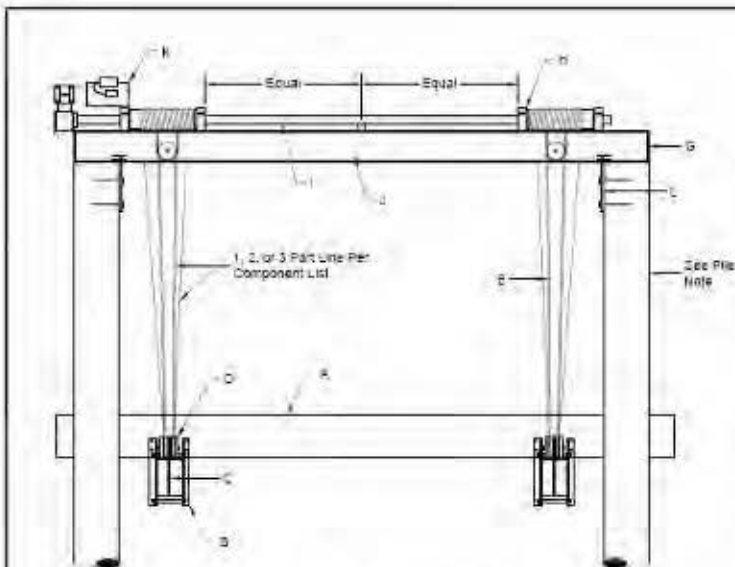
DATE 3-24-20	Project Engineer MW ENGINEERING, INC. 302 NE 1 Street Suite #2 Pompano Beach, FL 33069 Ofc: 954-532-0129	Neptune Boat Lift Inc 228 SW 21 Terrace Fort Lauderdale, Florida 33312 Phone: 954-524-3519 Fax: 954-524-3004	Project Supervisor Proposed 20,000 lb. Boat Lift Stanley Stein 301 Hendricks Isle #1 Ft. Lauderdale, FL 33301
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Mark E. Weber, P.E.
License No. 12432

MW ENGINEERING, INC.
302 NE 1 Street Suite #2
Pompano Beach, Florida 33069

Sheet 2 of 4



Typical Cross Section A-A

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

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SUMMARY		Components						
Or Aluminum Equivalent with Protective Clap	Lift Capacity (in Pounds)	4,500	7,000	10,000	13,000	16,000	20,000	24,000
A Boat (See Note)	2x12 Pressure Treated Southern Yellow Pine #1 - See Sub Note	2x12 Pressure Treated Southern Yellow Pine #1 - See Sub Note	2x12 Pressure Treated Southern Yellow Pine #1 - See Sub Note	2x12 Pressure Treated Southern Yellow Pine #1 - See Sub Note	2x12 Pressure Treated Southern Yellow Pine #1 - See Sub Note	2x12 Pressure Treated Southern Yellow Pine #1 - See Sub Note	2x12 Pressure Treated Southern Yellow Pine #1 - See Sub Note	2x12 Pressure Treated Southern Yellow Pine #1 - See Sub Note
B Sink Beam Support	2x4x12							
C Uter Beam	AA18W4.1	AA18W6.3	AA18W7.0	AA18W9.3	AA18W10.3	AA18W13.91	AA18W14.91	AA18W18.91
D Sheave Pulley Plate	2x4x12 Angle							
E Cable Size (Minimum Size)	3/8" Diameter 7x19 SS 304 (1 Part)	3/8" Diameter 7x19 SS 304 (2 Part)	3/8" Diameter 7x19 SS 304 (2 Part)	3/8" Diameter 7x19 SS 304 (2 Part)	3/8" Diameter 7x19 SS 304 (2 Part)	3/8" Diameter 7x19 SS 304 (2 Part)	3/8" Diameter 7x19 SS 304 (2 Part)	3/8" Diameter 7x19 SS 304 (2 Part)
F Piling Mounting Brackets	2x4x12 Plywood							
G Carrier Beam End Plate	2x4x12 Plywood	2x4x12 Plywood	2x4x12 Plywood	2x4x12 Plywood	2x4x12 Plywood	2x4x12 Plywood	2x4x12 Plywood	2x4x12 Plywood
H Drive Shaft Bearing Block	2x4x12 Plywood							
I Drive Shaft	1.50" Nominal Diameter Schedule 40 Galvanized Pipe							
J Top Carrier Assembly (SC-Clearance Pile Assembly)	AA18W6.3	AA18W6.3	AA18W6.3	AA18W6.3	AA18W6.3	AA18W6.3	AA18W6.3	AA18W6.3
K Mast Size (Pile Head/Align)								
L Top Carrier Connector	2x4x12 Plywood							
M Galvanized Steel	2" Nominal Diameter Schedule 40 Aluminum Eye							

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 up to 24,000 lb.

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MARK E. WEBER, P.E.
 LICENSE #00061047000
 100 SW 13th Ave #2
 Pompano Beach, Florida 33069

DATE	3-24-26
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Project Engineer	MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, FL 33069 Ofc: 954-532-0129
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Neptune Boat Lift Inc	228 SW 21 Terrace Fort Lauderdale, Florida 33312 Phone: 954-524-3616 Fax: 954-524-3804
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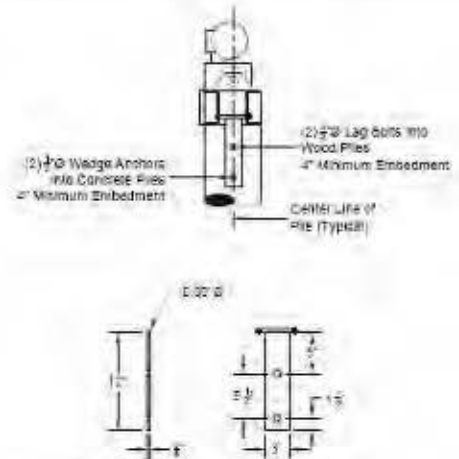
Project Information	Proposed 20,000 lb. Boat Lift Stanley Sloop 301 Hendricks Isle Dr Ft. Lauderdale, FL 33301
---------------------	---

Sheet 3 of 4



General Notes:

- Design is accordance with Florida Building Code, 2019 Edition (2023).
- This lifting structure has been designed to withstand wind loads associated with speeds of V (W) = 140 MPH. (3 Second Gust) Exposure 1D 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 at V (wall/sea) = 75 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 510 Aluminum full fillet weld using 5056 filler 1/4 full fillet weld using 5056 filler alloy, all welding must conform to AWS 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 Aquadipole Paint" or Polyethylene Tape LHMW (low-high molecular weight) 33.7 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 A307 with hardened washers and hex nuts. Washers shall be used between wood & bolt head & between wood & nut. Where generic fasteners are specified, capacities shall be equal to or greater than Hilti Kwik Bolt II or Red Head thru bolts S&S Grade 5 diameter. Embedment depths specified herein are for soft, non solid substrate and do not include thickness of concrete/brick.
- M/W 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 is at their own risk and does not release the engineer for all costs and damages from material fabrication, system erection, and construction practices beyond what is called for by codes and from deviation from this design. Intellectual property of M/W 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-feet or greater and sufficiently penetrated into or rock strata in proportion to pile load to support (in capacity, weight and load) compatible to carry commensurate load (factor of safety of 2). Subsurface conditions can vary greatly.
- The contractor or record shall verify pile type, installation, and driving in compliance with FAC 618.00 (2023). Wood piles shall be a minimum diameter of 8". Miami Dade County requires minimum diameter of 11". L300L AISI treated in accordance with Florida Building Code. Concrete piles shall be 12" x 12" square, steel 4000 psi compressive strength in 28 days and shall be reinforced with min. 7/16" diameter spiral rebar, 270 ksi, and 8 ggs spiral dia.
- Piling described herein are considered to be part of the host structure and are not part of this certification. The piling and existing host structure, if any, must be capable of supporting the loaded system as verified by the permit holder and contractor's record. No warranty, either express or implied is contained herein.



Mounting Bracket Detail

ENGINEER NOTE:

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Mark E. Weber, P.E.
 LICENSE NUMBER 12433

MW ENGINEERING, INC.
 90 NE 17th Street, Suite 202
 Pompano Beach, Florida 33069

Sheet 4 of 4

DATE 3-24-25	Project Engineer MW ENGINEERING, INC. 902 NE 17 Street Suite #2, Pompano Beach, FL 33069 Ofc: 954-522-0129.	Neptune Boat Lift Inc 238 SW 21 Terrace Fort Lauderdale, Florida 33312 Phone: 954-524-3618 Fax: 954-524-3604	Project Information Proposed 20,000 lb. Boat Lift Stanley Stein 301 Hendricks Isle Rd Ft. Lauderdale, FL 33301
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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.

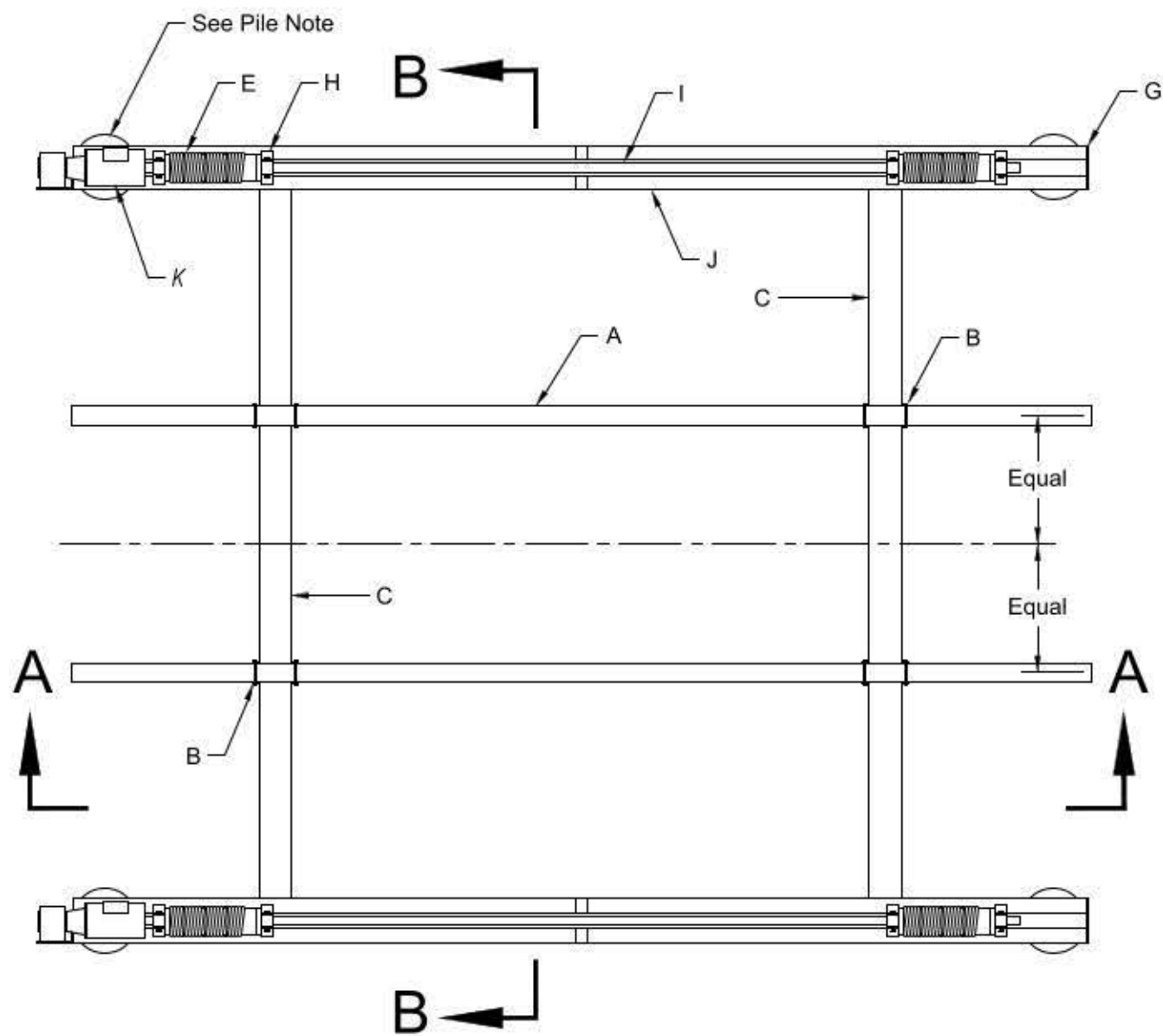
(m) Denial, protest of, revocation, or suspension of a license, environmental review approval, or any other approval:

(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.



Plan View

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

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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						
C	Lifter Beam						
D	Sheave Pulley Plate						
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						
G	Carrier Beam End Plate		1/4"x5" Flat Bar		1/4"x6" Flat Bar		1/4"x7" Flat Bar
H	Drive Shaft Bearing Block						
I	Drive Shaft						
J	Top Carrier Assembly 2 C-Channels Per Assembly		AA CS 5"x2.2		AA CS 6"x2.8		AA CS 7"x3.2
K	Motor Size (Horse Power/Voltage)						
L	Top Carrier Connector						
M	Guide Post Socket						

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.
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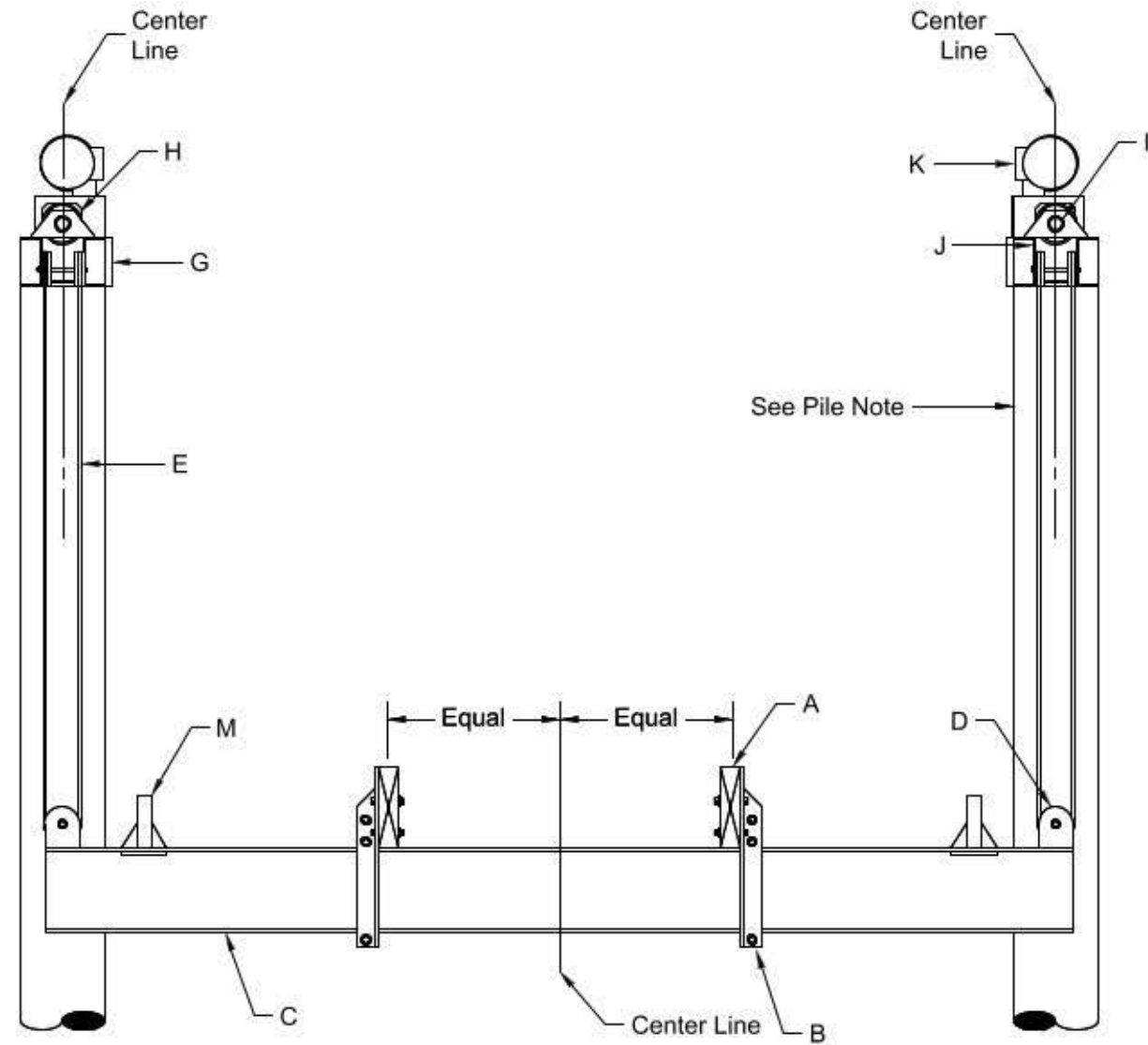
Sheet 1 of 4

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: 954-524-3616
 Fax: 954-524-3604

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



Typical Cross Section B-B

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

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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	3/4"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	1/2"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	1/4"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							
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:

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

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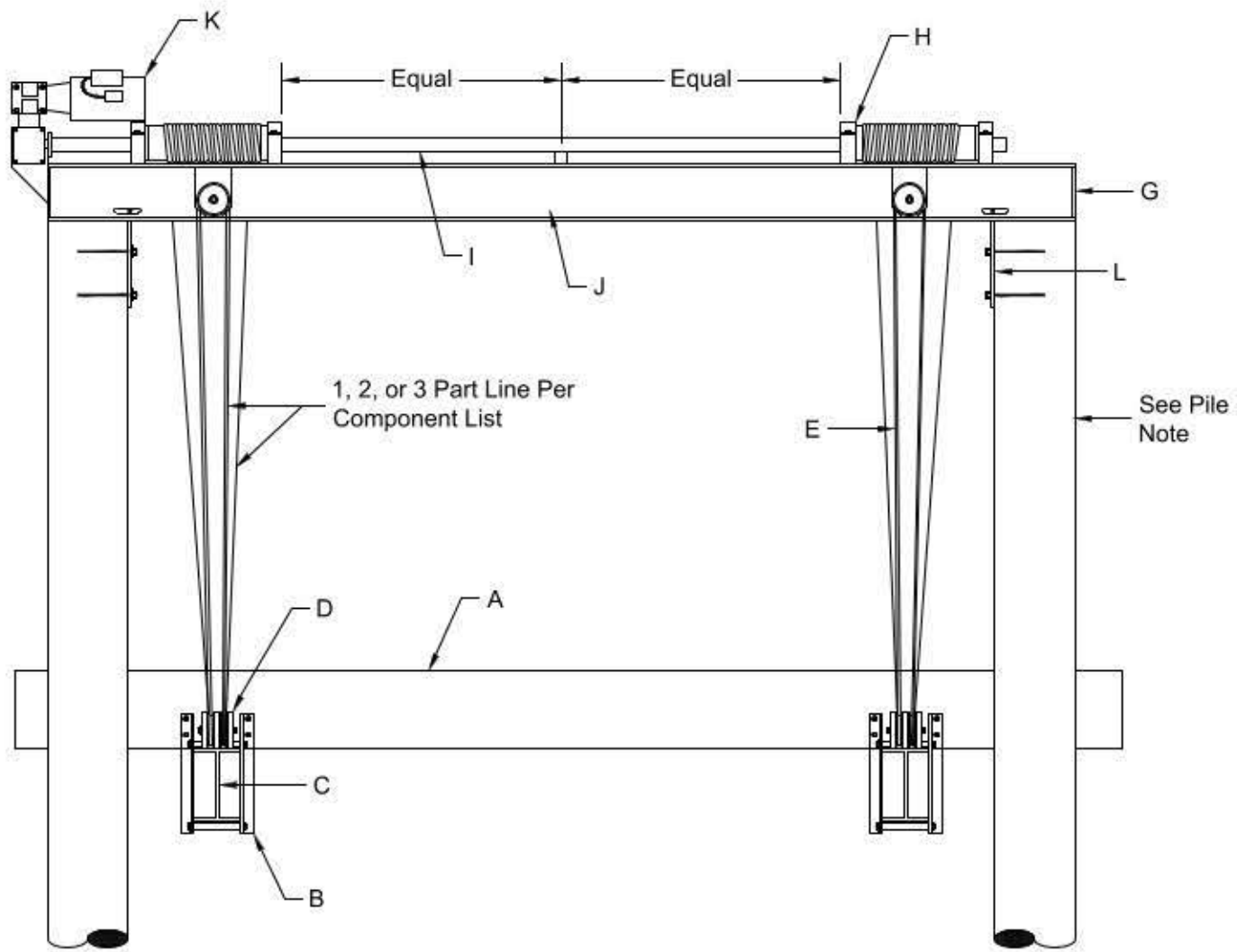
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Neptune Boat Lift Inc
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 Fort Lauderdale, Florida 33312
 Phone: 954-524-3616
 Fax: 954-524-3604

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



Typical Cross Section A-A

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

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B	1/2"x2"x2"						
C	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	1/2"x4"x5" Angle						
E	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	3/8"x3"x12" Flat Bar						
G	1/4"x5" Flat Bar	1/4"x6" Flat Bar	1/4"x7" Flat Bar	1/4"x5" Flat Bar			
H	2"x3" Flat Bar						
I	1-1/2" Nominal Diameter Schedule 80 Galvanized Pipe						
J	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	3/8"x3"x12" Flat Bar						
M	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
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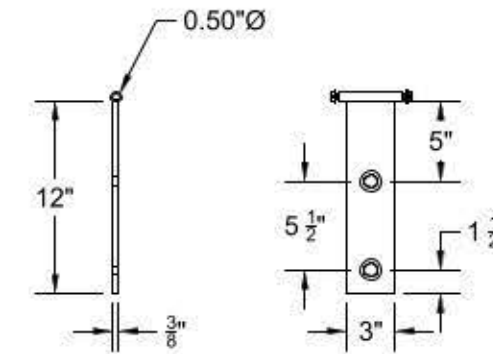
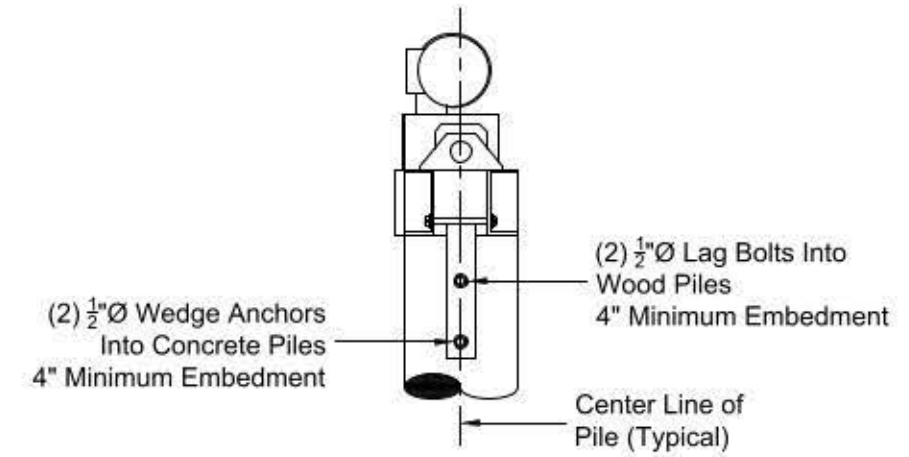
MW ENGINEERING, INC
 902 NE 1 Street Suite #2
 Pompano Beach, Florida 33060

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: 954-524-3616 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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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

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

Sheet 4 of 4