



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: August 10, 2021

PROPERTY OWNER: Prima Villa Condominium

APPLICANT/AGENT: Steven Brooker, Owner Unit #6

PROJECT NAME: Prima Villa Condo, Boat Lift #2

CASE NUMBER: UDP-S21030

REQUEST: Site Plan Level II Review: Request for Additional Boat Lift

LOCATION: 2713 NE 15th Street

ZONING: Residential Multifamily Mid Rise/ Medium High Density District (RMM-25)

LAND USE: Medium-High Residential

CASE PLANNER: Nicholas Kalargyros



Case Number: UDP-S21030

CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
2. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88).
3. Per ULDR Section 47-19.3 (Seawall Ordinance): the top of seawall for redeveloped property shall be between elevation 3.9 feet NAVD88 (minimum height) and FEMA base flood elevation for the property (maximum height) except as described under ULDR Section 47-19.3.f; allowance for fixed docks to extend 10 inches above the adjacent seawall; allowance for floating docks and requirement that they be permitted and permanently attached. Confirm location of existing seawall and dock relative to property boundary fronting waterway.
4. Provide details and locations on plans for the proposed turbidity curtains.
5. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.
6. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
7. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S21030

CASE COMMENTS:

No comments.



Case Number: UDP-S21030

CASE COMMENTS:

Please provide a response to the following:

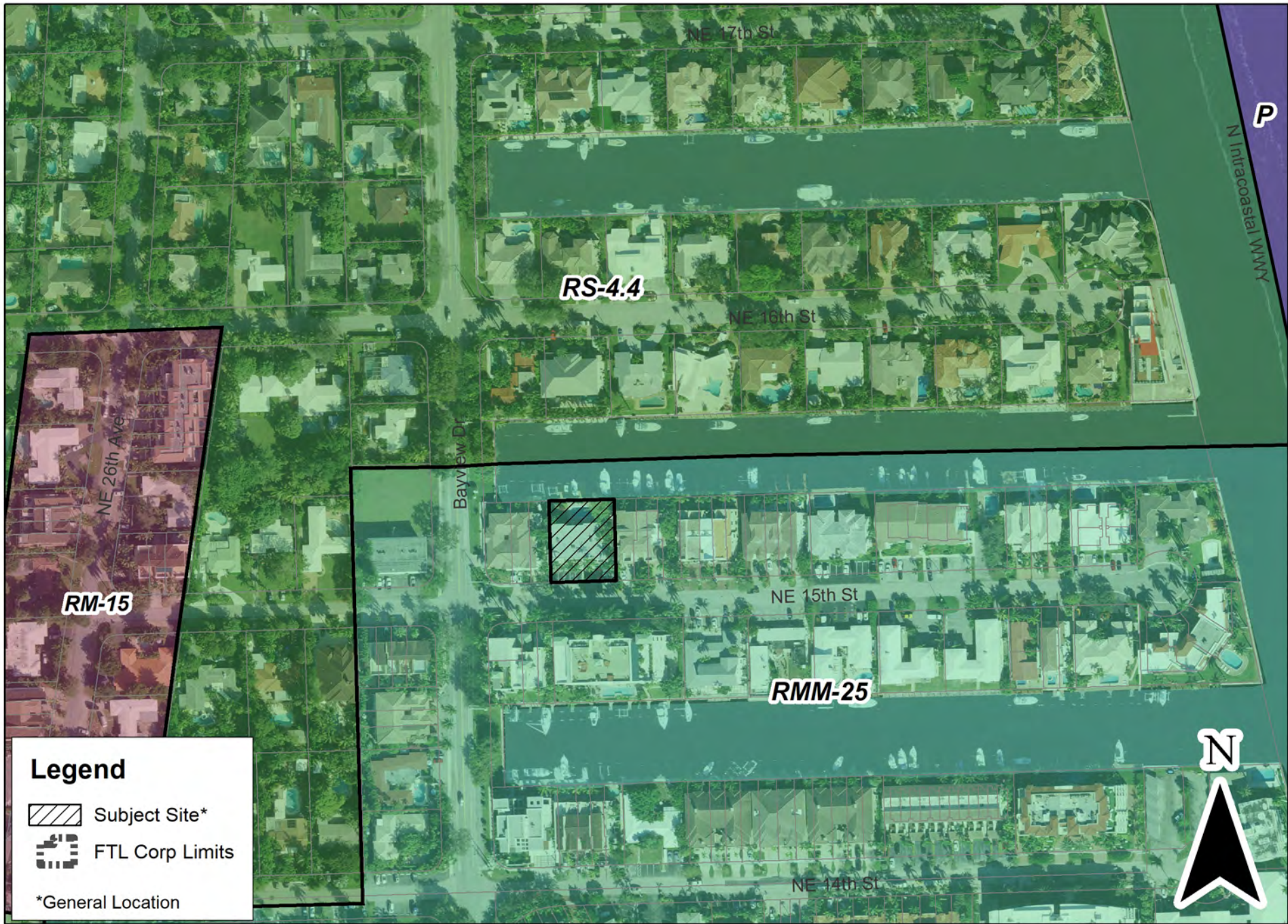
- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Medium-High Density on the City's Future Land Use Map. The proposed additional boat lift is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The proposed project requires a 30-day City Commission request for review period prior to final Development Review Committee approval. Please note that the proposed boat lift extends beyond the maximum 25 feet permitted distance from the wetface of the seawall, which is proposed at 40 feet and must apply for a distance waiver. In addition, this request must be reviewed by the Marine Advisory Board and if such has occurred, provide staff the minutes from the meeting.
- 4) Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-19.3.b, Boat slips, docks, boat davits, hoists and similar mooring structures.
- 5) Obtain sign-off from Andrew Cuba, Supervisor of Marine Facilities (954-828-5236), prior to Final DRC submittal to show that the boatlift does not extend more than twenty-five feet into the waterway (that would require a distance waiver).
- 6) On the site plan indicate width of the waterway.
- 7) Provide technical specifications for the proposed boat lift.
- 8) Provide a note on the plan sheet indicating the residential unit for which the lift is dedicated.
- 9) If any lighting is proposed as part of the additional boat lift, then provide a legible photometric plan. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles and provide detail with dimensions. Please note that glare cannot be visible from neighboring properties.
- 10) If applicant proposes additional dockage and/or boat slips, provide an approval letter from the Broward County Environmental Protection Department, contact Julie Krawczyk (954-519-1266) prior to Final Development Review Committee submittal.
- 11) Discuss all newly proposed seawalls, any repair to existing seawalls and/or re-location of existing seawalls with Engineering Representative.
- 12) The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain



collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENT

- 13) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the project planner (call 954-828-5193) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 14) Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days (February 6, 2022), unless an extension of time is mutually agreed upon between the City and the applicant.
- 15) Additional comments may be forthcoming at the Development Review Committee meeting. Please provide a written response to all Development Review Committee comments within 180 days after comments have been received.



UDP-S21030