



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 25, 2022

**PROPERTY OWNER /
APPLICANT:** Michael and Gloria Cambias

AGENT: Andrew Schein Esq. Lochrie and Chakas, P.A.

PROJECT NAME: Cambias Residences

CASE NUMBER: UDP-S22051

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

LOCATION: 1532 SE 12th Street

ZONING: Residential Low Rise Multifamily/Medium High Density
(RML-25)

LAND USE: Medium-High Residential

CASE PLANNER: Nicholas Kalargyros



Case Number: UDP-S22051

CASE COMMENTS:

Engineering has no comments.



Case Number: UDP-S22051

CASE COMMENTS:

Please provide a response to the following:

1. Flood review is not required.

GENERAL COMMENTS

The following comments are for informational purposes.

1. No additional comments at this time.



Case Number: UDP-S22051

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 neighborhood associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>). Provide acknowledgement and/or documentation of any public outreach.
- 1) 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.
- 2) 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.
- 3) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before January 31, 2023, or within 180 days of completeness determination, on or before April 1, 2023, if the City Commission request to review the application unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
- 4) On the special purpose survey and plan sets, clearly indicate and label the existing slip where the boat lift is proposed making sure to dimension all plans including the length and width of the proposed boat lift and the existing dock and provide a note on the plan sheet indicating the residential unit for which the proposed boat lift will be dedicated.
- 5) Provide the technical specifications from the manufacturer for the proposed boat lift.
- 6) Pursuant to ULDR Section 47-19.3(b)(3), the cross section of the davit, hoist or other mooring device shall not exceed one (1) square foot and have a maximum height of six and one-half (6½) feet above lot grade. Please provide a section drawing depicting this information.
- 7) 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.
- 8) 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.



- 9) Discuss all newly proposed seawalls, any repair to existing seawalls and/or re-location of existing seawalls with Engineering Representative.
- 10) 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

- 11) 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.
- 12) Additional comments may be forthcoming at the Development Review Committee meeting. Please provide a written response to all Development Review Committee comments after comments have been received.



LEGEND

 Subject Site

UDP-S22051: Cambias Residences - 1532 SE 12 Street

