



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** April 25, 2023

**PROPERTY OWNER / APPLICANT:** Alvarez Revocable Trust

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

**PROJECT NAME:** Alvarez Boat Lift

**CASE NUMBER:** UDP-S23014

**REQUEST:** Site Plan Level II Review: Request for Additional Mooring Device

**LOCATION:** 1532 SE 12th Street

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

**LAND USE:** Medium High Residential

**CASE PLANNER:** Nicholas Kalargyros / Nancy Garcia (Assisting)



Case Number: UDP-S23014

**CASE COMMENTS:**

Comments may be forthcoming.



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**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: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Medium-High Density Residential 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 does not clearly display the maximum foot measure. Provide a measurement from the wet face of the seawall to the edge of the boatlift. A distance waiver may be required for any boat lift that extends beyond the maximum 25 feet from the wet face of the seawall into the waterway and requires the applicant to obtain a distance waiver through the City's Marine Advisory Board (MAB) and the City Commission for final approval. Obtain sign-off from Andrew Cuba, Supervisor of Marine Facilities (954-828-5236).
4. 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 July 28, 2023, or within 180 days of completeness determination, on or before September 23, 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.
5. Provide further indication of the project's compliance by providing additional information in your point-by-point narrative responses to criteria, on letterhead, with date and author indicated for the Unified Land Development Regulations (ULDR) Section 47-19.3.b, Boat slips, docks, boat davits, hoists and similar mooring structures.
6. Provide a signed and sealed survey.
7. Provide a 24-inch x 36-inch site plan sheet and add the following:
  - a. Draw the 25-foot max line completely across the site plan sheet and label;
  - b. Draw the 30-foot max vessel length completely across the site plan sheet and label; and,
  - c. Provide a note on the site plan sheet indicating the residential unit for which the proposed lift is dedicated.
8. The survey and the site plan existing structures need to match, they don't at this time.
9. Provide technical specifications (shop drawings) for the proposed boat lift.

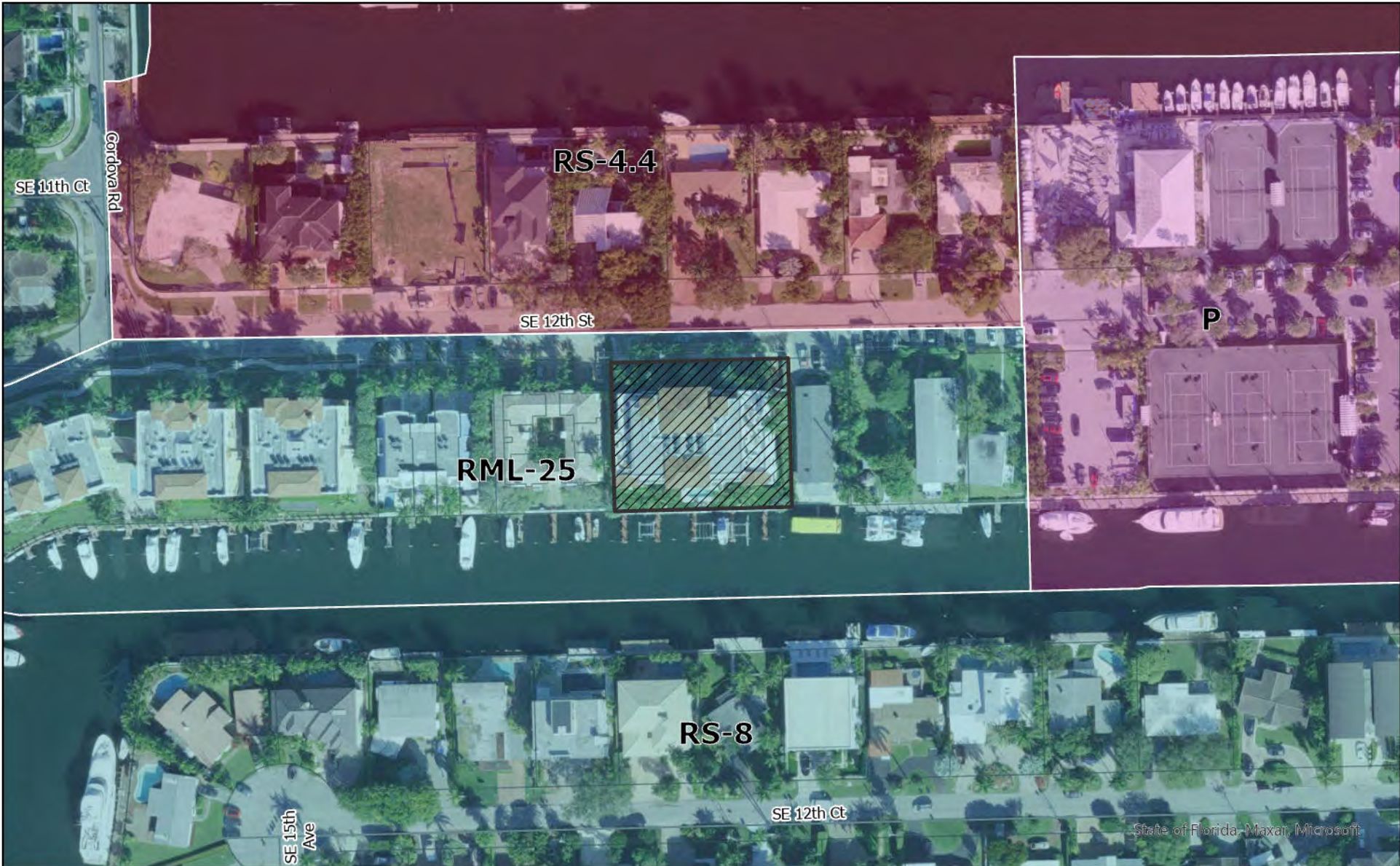


10. Pursuant to ULDR Section 47-19.3(b)(3) the cross section of the davit, hoist or other mooring device shall not exceed one (1) square foot and have a maximum height of six and one-half (6½) feet above lot grade. Please depict this information on cross section drawing sheet.
11. If any lighting is 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.
12. 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.
13. 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 pavements where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

#### **GENERAL COMMENTS**

1. 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.





# UDP-S23014 - Alvarez Boat Lift - 1532 SE 12th Street

