



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 26, 2023

**PROPERTY OWNER /
APPLICANT:** Bryan Redmond

AGENT: Tyler Chappell, The Chappell Group

PROJECT NAME: Hall of Fame Marina

CASE NUMBER: UDP-S23051

REQUEST: Site Plan Level II Review: Additional Boat Lifts

LOCATION: 515 Seabreeze Boulevard

ZONING: South Beach Marina and Hotel Area District (SBMHA)

LAND USE: Central Beach Regional Activity Center

CASE PLANNER: Nicholas Kalargyros



Case Number: UDP-S23051

CASE COMMENTS:

Please provide a response to the following.

No comments for this case.



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No comments for this case.



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CASE COMMENTS:

Please provide a response to the following:

1. Lighting and landscaping should follow CPTED guidelines.
2. Marina area should be access controlled and equipped with child proof access control features to prevent unauthorized persons as well as unsupervised children access to the water.
3. A Video Surveillance System (VSS) should be employed throughout the property. It should be capable of retrieving an identifiable image of a person.
4. Emergency communication devices should be placed in the marina and common areas. These should be easily identifiable and accessible.
5. Light reflecting paint should be used in parking garage to increase visibility and safety.
6. All restricted areas should be access controlled and labelled as such.
7. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction. Please submit responses in writing prior to DRC sign off.



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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 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.
2. The site is designated Water on the City's Future Land Use Map. The proposed additional boat lifts are 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 ("DRC") approval. Please note that the proposed boat lift extends beyond the maximum 25 feet permitted distance from the wefface of the seawall. The proposed docks, finger pier, and boat lift received a distance waiver by the City Commission on the August 22, 2023. This request was also reviewed and approved by the Marine Advisory Board at the June 1, 2023, meeting. Provide a plan that portrays the distance into the waterway for each boatlift. Provide the distance measurement from the wefface of the seawall to the furthest portion of the boat lift in the waterway.
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 January 05, 2024, or within 180 days of completeness determination, on or before March 5, 2024, 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 the technical specifications from the manufacturer for the proposed boat lift.
6. 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.
7. 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).
8. Discuss all newly proposed seawalls, any repair to existing seawalls and/or re-location of existing seawalls with Engineering Representative.
9. 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 COMMENTS

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (Nicholas Kalargyros by calling 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.
2. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all Development Review Committee comments after comments have been received.



State of Florida, Maxar, Microsoft

UDP-S23051 - 515 SEABREEZE BLVD.

