

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S25028



**CITY OF FORT LAUDERDALE**



**CASE INFORMATION**

<b>CASE</b>	UDP-S25028
<b>PROJECT NAME</b>	Marshall Boat Lifts
<b>APPLICATION TYPE</b>	Site Plan Level II
<b>APPROVAL LEVEL</b>	Development Review Committee, Subject to City Commission Request for Review
<b>REQUEST</b>	Two Additional Boat Lifts
<b>APPLICANT</b>	Jeffery Marshall
<b>AGENT</b>	Ryan Wise, Yacht Lifters
<b>PROPERTY ADDRESS</b>	1695 SW 4 <sup>th</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION</b>	River Vista 22-38 B Lot 19 & Por Lot 20 Blk 3
<b>ZONING DISTRICT</b>	Residential Single Family/Low Medium Density (RS-8) District
<b>LAND USE</b>	Low-Medium Residential
<b>COMMISSION DISTRICT</b>	4 – Ben Sorensen
<b>NEIGHBORHOOD ASSOCIATION</b>	Riverside Park Residents Association
<b>SUBMITTED</b>	August 8, 2025
<b>COMPLETENESS ISSUED</b>	August 28, 2025
<b>STATE STATUTE 166.033 EXPIRATION</b>	February 24, 2026 (180 Days)
<b>CASE PLANNER</b>	Nancy Garcia, Urban Planner II

**RESUBMITTAL INFORMATION**

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before February 24, 2026, unless a mutually agreed upon time extension is established between the City and the applicant. The applicant has provided a statement requesting and agreeing to a waiver of these timeframes.
2. 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.
3. The site is designated Low-Medium Residential on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Approval of a Site Plan Level II development permit for an additional mooring device shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is approved by the City Commission seeking to review the application pursuant to the process provided in Section 47-26. The denial of an application for an additional mooring device may be appealed to the City Commission in accordance with the provisions of Section 47-26.
5. The City's permitting system indicates a building permit has been issued for a single-family residence on the property (permit #: BLD-RNC-22100009).

**General Comments**

The following comments are for informational purposes.

1. Additional comments may be forthcoming at the Development Review Committee meeting.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting your plans for Final DRC sign-off, please schedule an appointment with the case planner Nancy Garcia (Email: Ngarcia@fortlauderdale.gov, Phone: 954.828.8958) to review project revisions.



UDP-S25028

**Legend**

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

300 Feet

GRAPHIC SCALE

