

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S25047



**CITY OF FORT LAUDERDALE**



### CASE INFORMATION

<b>CASE</b>	UDP-S25047
<b>PROJECT NAME</b>	Rolfes Platform Jetski Lift
<b>APPLICATION TYPE</b>	Site Plan Level II
<b>APPROVAL LEVEL</b>	Development Review Committee, Subject to 30-Day Commission Request for Review
<b>REQUEST</b>	Install Additional Boat Lift
<b>APPLICANT</b>	Michael Rofles
<b>AGENT</b>	Ileen Gonzalez, Breezy Permits, LLC.
<b>PROPERTY ADDRESS</b>	2872 NE 24 Court
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Coral Ridge Galt Add 27-46 B Lot 2 Blk 25
<b>ZONING DISTRICT</b>	Residential of Single Family/Low Density (RS-4.4) District
<b>LAND USE</b>	Low Residential
<b>COMMISSION DISTRICT</b>	1 – John Herbst
<b>NEIGHBORHOOD ASSOCIATION</b>	Coral Ridge Association
<b>SUBMITTED</b>	November 7, 2025
<b>COMPLETENESS ISSUED</b>	November 14, 2025
<b>STATE STATUTE 166.033 EXPIRATION</b>	May 13, 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:**

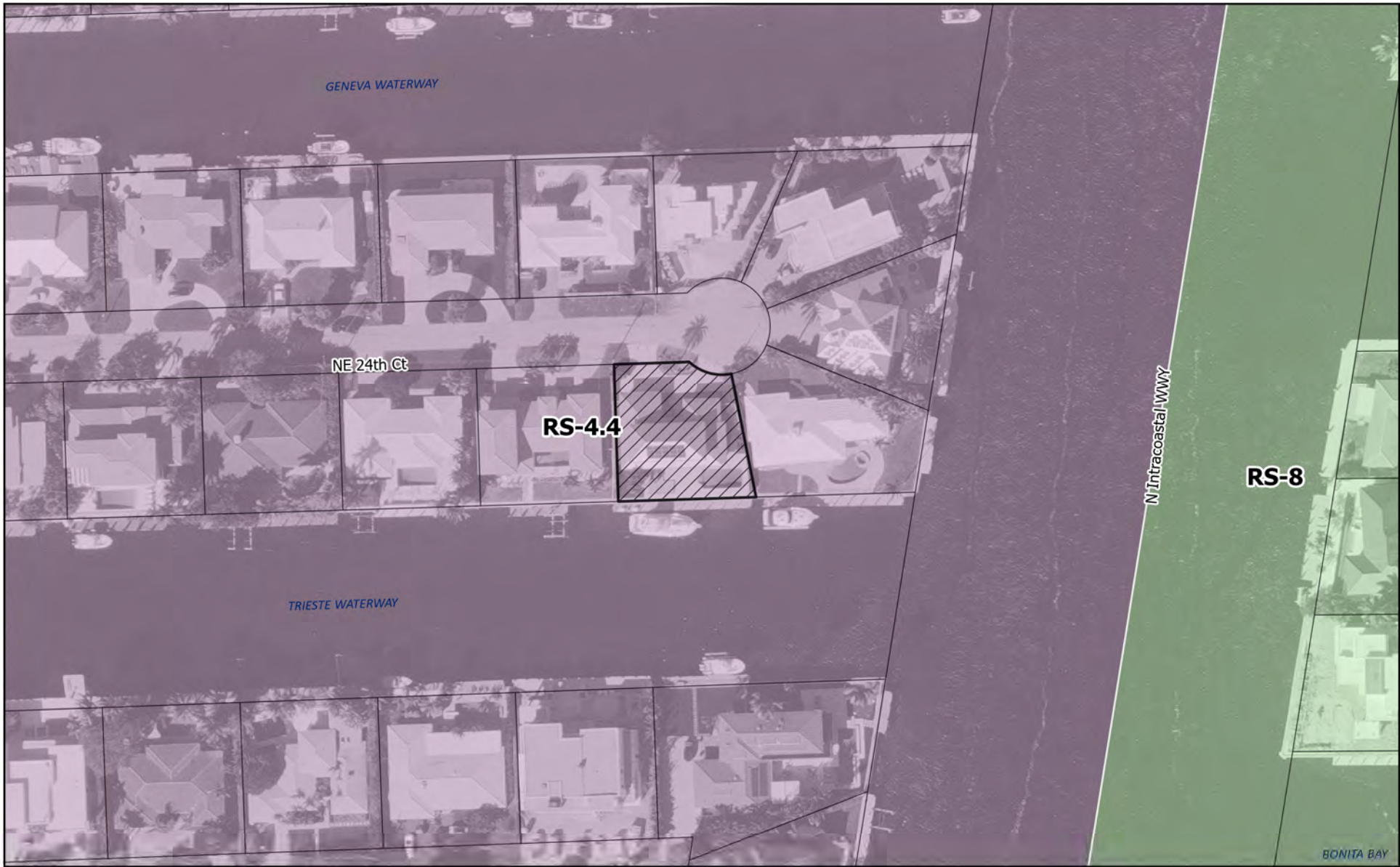
Please provide a response to the following:

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 **May 13, 2026**, unless a mutually agreed upon time extension is established between the City and the applicant. 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 unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. Pursuant to Unified Land Development Regulations (ULDR) Section 47-19.3, 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.
3. 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.
4. 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.
5. Indicate the project's compliance with the following ULDR Section 47-25.2, Adequacy Requirements by providing point-by-point responses to criteria, on letterhead, with date and author indicated.

**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](mailto:Ngarcia@fortlauderdale.gov), Phone: 954.828.8958) to review project revisions.



**UDP-S25047**

**Legend**

- Subject Site
- Fort Lauderdale Municipal Boundary Line

200  
 Feet

GRAPHIC SCALE

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