



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/06/2026

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Refer to [Development Application Guide and Instructions](#) document on overall review process, refer to [Specifications for Plan Submittal](#) by application type for submittal requirements, and refer to [Public Participation Requirements](#), all of which are available on the City's website.

Select application type and approval level in **SECTION A** and then complete applicable sections specified under each type.

Applicant must initial acknowledgments and provide signature in **SECTION K** for application to be deemed complete.

A APPLICATION TYPE AND APPROVAL LEVEL Select the application type from the list below and check the applicable type.			
☐ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) ☐ New Nonresidential less than 5,000 square feet ☐ Change of use (same impact or less than existing use) ☐ Plats ☐ Plat Note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☐ Amendment to site plan ☐ Affordable Housing per §166.04151 (7) Fla. Stat. (Live Local Act) ☐ Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, E, F, G or H (for amendments), K	☐ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) ☐ New Nonresidential 5,000 square feet or greater ☐ Residential 5 units or more ☐ Nonresidential use within 100 feet of residential property ☐ Redevelopment proposals ☐ Change in use (if greater impact than existing use) ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center (RAC) Signage ☐ Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F, G, K	☒ LEVEL III PLANNING AND ZONING BOARD (PZB) ☐ Conditional Use ☐ Parking Reduction ☐ Flex Allocation ☐ Cluster / Zero Lot Line ☐ Modification of Yards ☐ Waterway Use ☐ Mixed-Use Development ☐ Community Residences* ☐ Social Service Residential Facility (SSRF) ☐ Medical Cannabis Dispensing Facility* ☐ Community Business District for uses greater than 10,000 square feet ☐ GAA/AIP Uses needing PZB Determination COMPLETE SECTIONS B, C, D, E, F, G, K	☐ LEVEL IV CITY COMMISSION (CC) ☐ Land Use Amendment ☐ Rezoning ☐ Public Purpose Use ☐ Central Beach Development of Significant Impact* ☐ Vacation of Right-of-Way City Commission Review* ☐ Vacation of Easement COMPLETE SECTIONS B, C, D, E, F, G, K
☐ MISCELLANEOUS ☐ Affordable Workforce Housing Tax Reimbursement ☐ Community Residence ☐ Construction Noise Waiver ☐ Design Review Team (DRT) ☐ Development Agreement COMPLETE SECTIONS B, C, D, E, J, K	☐ EXTENSION OR DEFERRAL ☐ Request to defer after an application is scheduled for public hearing ☐ Request extension to previously approved application (request must be within original approval date timeframe) COMPLETE SECTIONS B, C, E, I, K	☐ APPEAL/DE NOVO ☐ Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, E, I, K	☐ PROPERTY AND ROW ITEM ☐ Road Closures ☐ Construction Staging Plan ☐ Revocable licenses COMPLETE SECTIONS B, C, E, K

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION If applicant is the business operator, complete the agent column and provide property owner authorization.			
Applicant/Property Owner	PHD 1615-4 ADNAN KABBARA	Authorized Agent	GUSTAVO J CARBONELL ARCHITECT
Address	2900 GLADES RD SUITE 200	Address	1457 NE 4TH AVENUE
City, State, Zip	WESTON FLORIDA 33327	City, State, Zip	FORT LAUDERDALE FL 33304
Phone	9542944926	Phone	954 462 6565
Email	Adnankabbara@sipcoinc.com	Email	Gcaebonell@gjcarch.com
Proof of Ownership	Provide Warranty Deed or Tax Record	Authorization Letter	Provide Agent Authorization Letter

C PARCEL INFORMATION	
Address/General Location	1615 SW 4TH AVENUE FT LAUDERDALE FL 33315
Folio Number(s)	5042 15 01 3720
Legal Description (Brief)	LOTS 7,8,9 BLK 68, LAUDERDALE P.B.2 PAGE 9 MIAMI DADE COUNTY FL
City Commission District	District 4
Civic Association	Croissant Park Civic Association

D LAND USE INFORMATION	
Existing Use	SINGLE FAMILY HOME
Land Use	Medium
Zoning	RD-15 - Residential Single Family Duplex
Proposed Applications requesting land use amendments and rezonings.	
Proposed Land Use	Medium
Proposed Zoning	RD-15 - Residential Single Family Duplex

E PROJECT INFORMATION

Provide project information.

Project Information		Provide project information
Project Name	3 CLUSTER HOMES FOR PHR 1615-4LLC	
Project Description (Describe in detail)	THREE 2 STORY CLUSTER HOMES 3 BEDROOMS	
Estimated Project Cost	\$ 2,000,000.00	(Estimated total project cost including land costs for all new development applications only)

F PROJECT DETAILS

Provide project details. Circle yes or no where noted. If item is not applicable, indicate N/A.

Waterway Use	No					Traffic Study Required	Yes	
Flex Units		Redevelopment Units	0			Parking Reduction	No	
Flex Acreage						Public Participation	Yes	
Single Family						Commercial		
Townhouses						Restaurant		
Multifamily						Office		
Cluster/Zero Lot Line	3 UNITS					Industrial		
Other						Other	RESIDENTIAL	
Total (dwelling units)						Total (square feet)		
Residential Unit Mix	Efficiency / Studio		1- Bedroom		2-Bedroom		3-Bedroom or More	3
Affordable Housing Units			% of AMI					
Affordable Unit Mix	Efficiency / Studio		1- Bedroom		2-Bedroom		3-Bedroom or More	

G PROJECT DIMENSIONAL STANDARDS

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

Required Per ULDR				Proposed		
Lot Size (Square feet/acres)	9000 SF 0.20 ACRE 3000 SF / UNIT			9375 S,F, 0.215 ACRE		
Lot Density (Units/acres)	15			15		
Lot Width	50			75		
Building Height (Feet)	35 FT			22 FT		
Structure Length	NONE			92'-8"		
Floor Area Ratio (F.A.R)	NONE			0.74		
Lot Coverage	NONE			42.78%		
Open Space	NONE			5364 S.F. 57.22%		
Landscape Area	NONE			2953 SF 31.50%		
Parking Spaces	6			6		
SETBACKS (indicate direction N,S,E,W)	Required Per ULDR			Proposed		
Front [E]	15 FT			15 FT		
Side [N]	5 FT			18 FT		
Corner / Side [S]	5 FT			10'-10"		
Rear []	15 FT			15 FT		
For projects in Central Beach, Downtown, Northwest, South Andrews, and Uptown Master Plans complete in conjunction with the applicable items above.						
Tower Stepback	Required Per ULDR			Proposed		Deviation
Front / Primary Street []						
Sides / Secondary Street []						
Building Height						
Streetwall Length						
Podium Height						
Tower Separation						
Tower Floorplate (square feet)						
Residential Unit Size (minimum)						

H AMENDED PROJECT INFORMATION

Identify each standard being amended for project. Circle yes or no where indicated.

	Original Approval	Proposed Amendment	Brief Reason for Amendment
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Identify Each Standard Below			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			



I EXTENSION, DEFERRAL, APPEAL INFORMATION Provide information for specific request. Circle approving body and yes or no.																																												
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*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

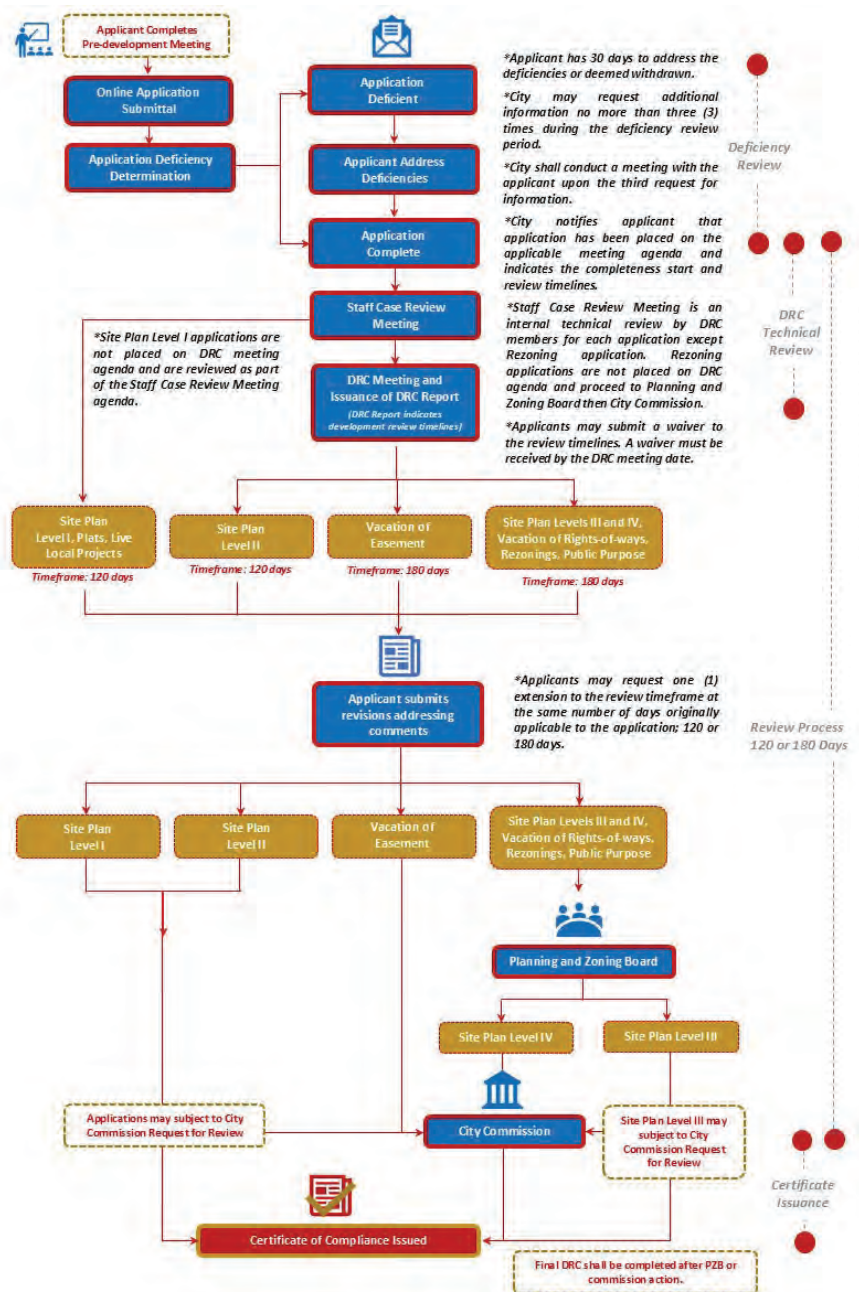
☒	Preliminary Development Meeting completed on the following date:	2/4/26	PROVIDE DATE
☒	Development Application Form completed with the applicable information including signatures.		
☒	Proof of Ownership warranty deed or tax record including corporation documents and SunBiz verification name.		
☒	Address Verification Form applicant contact Jazmine Eveillard at 954-828-5233 or Jveillard@fortlauderdale.gov		
☒	Project and Unified Land Development Code Narratives Project Description in detail the project type, uses, and overall development intent. Provide as much detail as possible including building and site design approach, site elements, architectural style, pedestrian access, enhancements, open space elements, landscape improvements, loading, site access, multi-modal including bicycle and parking. Unified Land Development Regulations the applicable criteria based on application type with point-by-point responses to each criterion stating how the project complies with such. Generally, the following code sections require a narrative; however, the following sections are not inclusive of all criteria. - Section 47-20.3, Parking Reduction - Section 47-23.8, Waterway Use - Section 47-24.3, Conditional Use - Section 47-23.11, Modification of Yards - Section 47-25.2, Adequacy Review - Section 47-23.16, Affordable Housing Regulations - Section 47-25.3, Neighborhood Compatibility - Section 47-24.4, Rezoning - Section 47-28, Density and Flexibility Rules - Section 47-24.6, Vacation of Right-of-way Master Plans for the applicable master plan, a narrative that states the project design compliance with the goals and design intent of the master plan. Generally, the following master plans require narratives for: - Downtown Master Plan - South Andrews Master Plan - Northwest Master Plan - Uptown Master Plan		
☒	Traffic Study or Statement submittal of traffic study or traffic statement completed by a registered professional engineer. A traffic methodology meeting was conducted on the following date: To schedule a methodology meeting with the City's Traffic Engineer representative, contact Benjamin Restrepo at (954) 828-4696 or email at breestro@fortlauderdale.gov		
☒	Electronic Files, File Naming, and Documents consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention for LauderBuild .		
☐	Public Mail Notices (rezoning) stamped envelopes for each property owner within three hundred (300) feet of the subject site for City to send the mail notices. Applicants shall provide a signed and notarized affidavit stating compliance with mail notice requirements.		
☒	Water and Wastewater Capacity Request copy of email to Public Works requesting the capacity letter.		



OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plans and other large files must be flattened to reduce file size.
- **Document Categories** choose the correct document category when uploading.

DEVELOPMENT REVIEW FLOWCHART:



ASSISTANCE: For questions regarding submittal contact Planning. For LauderBuild issues contact DSD staff.

GENERAL SUBMITTAL QUESTIONS

Planning Counter at 954-828-6520
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service at 954-828-6520
lauderbuild@fortlauderdale.gov



APPLICANT ACKNOWLEDGMENT AND SIGNATURE: The applicant or agent (if representing the applicant) must initial each item below and sign at the bottom of the page.

K ACKNOWLEDGMENTS AND SIGNATURE Applicant or agent must initial each item and sign below.	
INITIAL	ITEM
G.J.C.	I have reviewed the application submittal requirements, applicable specifications for plan submittal by the application type, and attest that the information, plans, data, and supplemental documents provided are accurate, complete, and comply with the City's Unified Land Development Regulations (ULDR) to the best of my knowledge.
G.J.C.	I have reviewed the Public Participation Notice requirements applicable to this application and understand that failure to provide the applicable notice may result in the application not being placed on a meeting agenda.
G.J.C.	I acknowledge if the application is deemed: (1) incomplete, such deficiencies must be addressed within 30 days from the incomplete notice from the City, or (2) complete, such application must be approved, approved with conditions, or denied within 120 days for non-quasi-judicial applications or 180 days for quasi-judicial applications or subject to Commission Request for Review pursuant to Fla. Stat. § 166.033 unless a one-time extension is granted or a waiver form is submitted waiving the statutory review timeframes in Fla. Stat. § 166.033.
G.J.C	I acknowledge that the review and approval of the application is limited to compliance with the City's ULDR, and such approval does not guarantee compliance with other applicable regulations, standards, and code as required by the Florida Building Code, Engineering Standards, and FEMA Floodplain requirements, which are reviewed during the building permit process, and in the event, the development permit issued for this application is impacted on compliance during the building permit process, I remain solely responsible to comply and if necessary process an amendment to this application approval to address changes.
G.J.C	I acknowledge that application fees must be paid upon receipt of an invoice from the City and that failure to pay application fees may result in delay on processing the application. *Fraud Alert Information* The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately. — The City does not send unsolicited requests for payment or sensitive personal information. — The Development Services Department does not accept payments over the phone. — The City will never threaten enforcement action or demand payment by gift card, wire transfer, or digital currency. — The City will never request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.

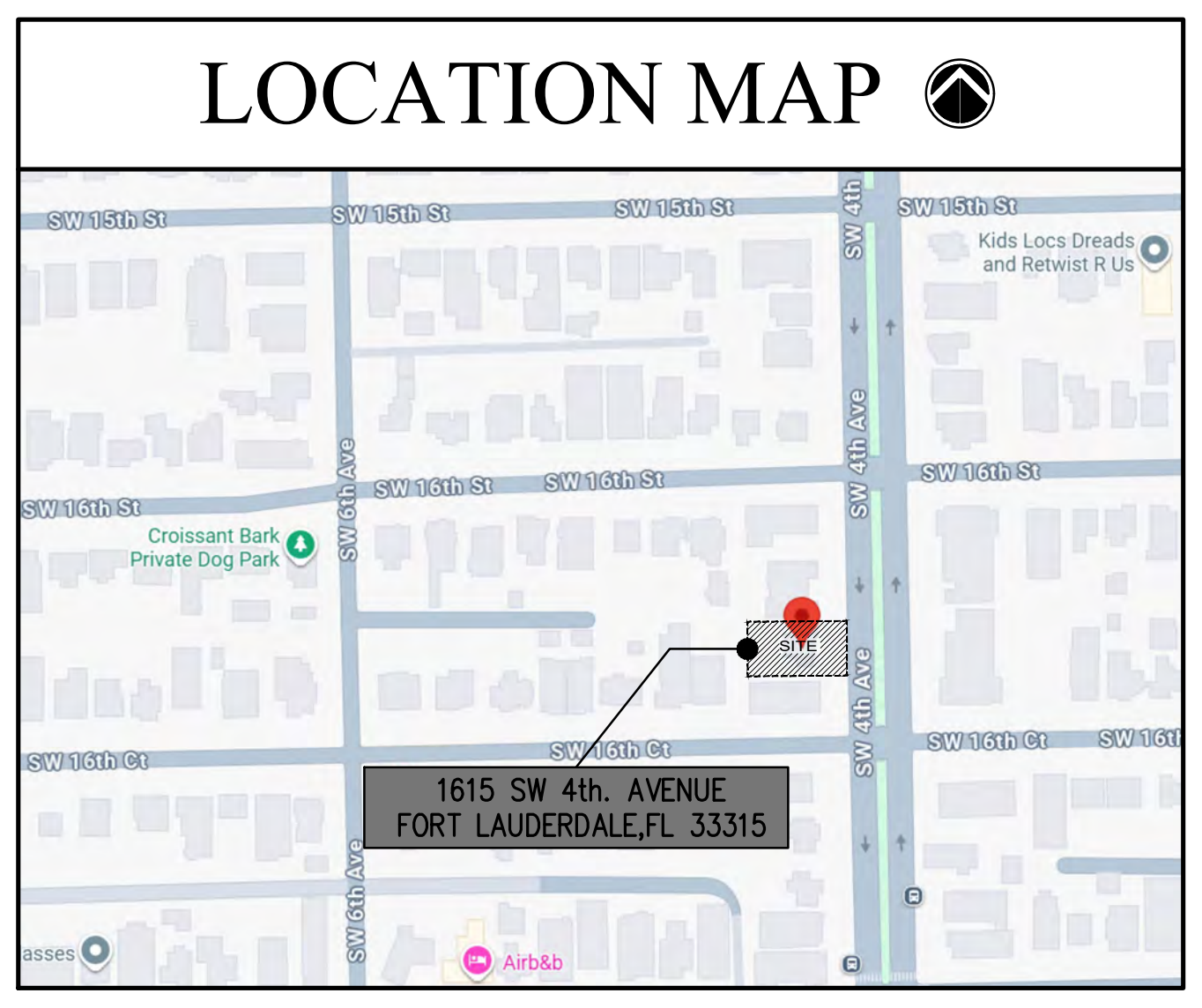
APPLICANT/AGENT SIGNATURE	
Gustavo J Carbonell	Digitally signed by Gustavo J Carbonell Date: 2026.07.03 12:57:06 -04'00'
PRINT	GUSTAVO J CARBONELL
DATE	7/3/26

PROPOSED 3 CLUSTER HOMES
DEVELOPMENT FOR:
"PHD 1615-4 LLC"

UNIT # 1 - UNIT # 2 - UNIT # 3
1615 SW 4th. AVENUE
FORT LAUDERDALE - FL 33315



PROJECT TEAM		
ARCHITECT: GUSTAVO J. CARBONELL, P.A. Architect and Planner Member American Institute of Architects 1457 N.E. 4th AVE. Phone: (954) 462-6565 Ft. Lauderdale, Florida, 33304 Fax: (954) 527-0857 E-Mail: gcarbonell@gjcarch.com Maritza J. Gil Architectural Project Manager Phone: (954) 462-6565 Ext. 24 E-mail: mgil@gjcarch.com	CIVIL ENGINEER: JOHN B. SMITH ENGINEERS, INC. 1457 N.E. 4th AVE. Ft. Lauderdale, Florida, 33304 PHONE: (954) 763-4177 CERTIFICATE OF AUTHORIZATION NO. 1686	LANDSCAPE ARCHITECT:



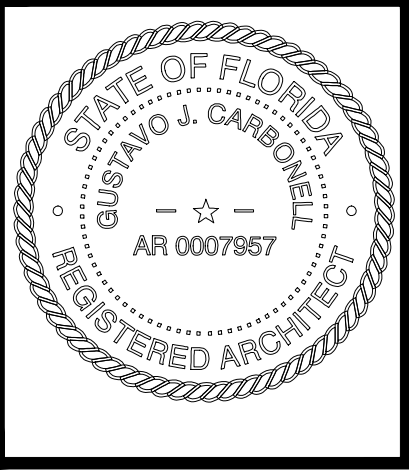
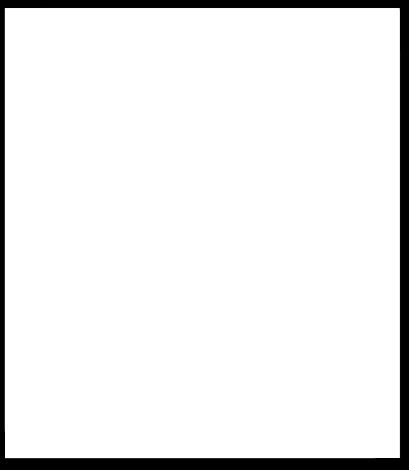
DRC CASE #: -----

SHEET INDEX	
COVER SHEET & TABLE OF CONTENTS	
CS	COVER SHEET
SURVEY	
V	SURVEY
SITE	
SP-1.0	SITE PLAN & SITE DATA
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SP-1.2	MAINTENANCE AGREEMENT
SP-1.3	STAGING PLAN & FENCE DETAILS
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A-1.1	SECOND FLOOR PLAN
A-1.2	ROOF PLAN
A-2.0	BUILDING ELEVATIONS
A-2.1	BUILDING ELEVATIONS
A-2.2	FACADE - 25% GLASS CALCULATION
A-2.3	FACADE - 25% OFFSET CALCULATION
A-2.4	FACADE - 25% OFFSET CALCULATION
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C-1	WATER AND SEWER SERVICE CONECTIONS PAVING AND DRAINAGE PLAN
C-2	PAVING AND DRAINAGE DETAILS
LANDSCAPE	
L-1	PROPOSED LANDSCAPE PLAN
TD-1	TREE DISPOSITION PLAN
PHOTOMETRIC	
PH-1.0	PHOTOMETRIC PLAN
RENDERINGS	

REVISION	BY:

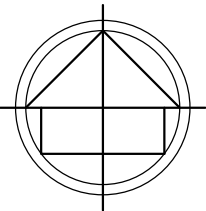
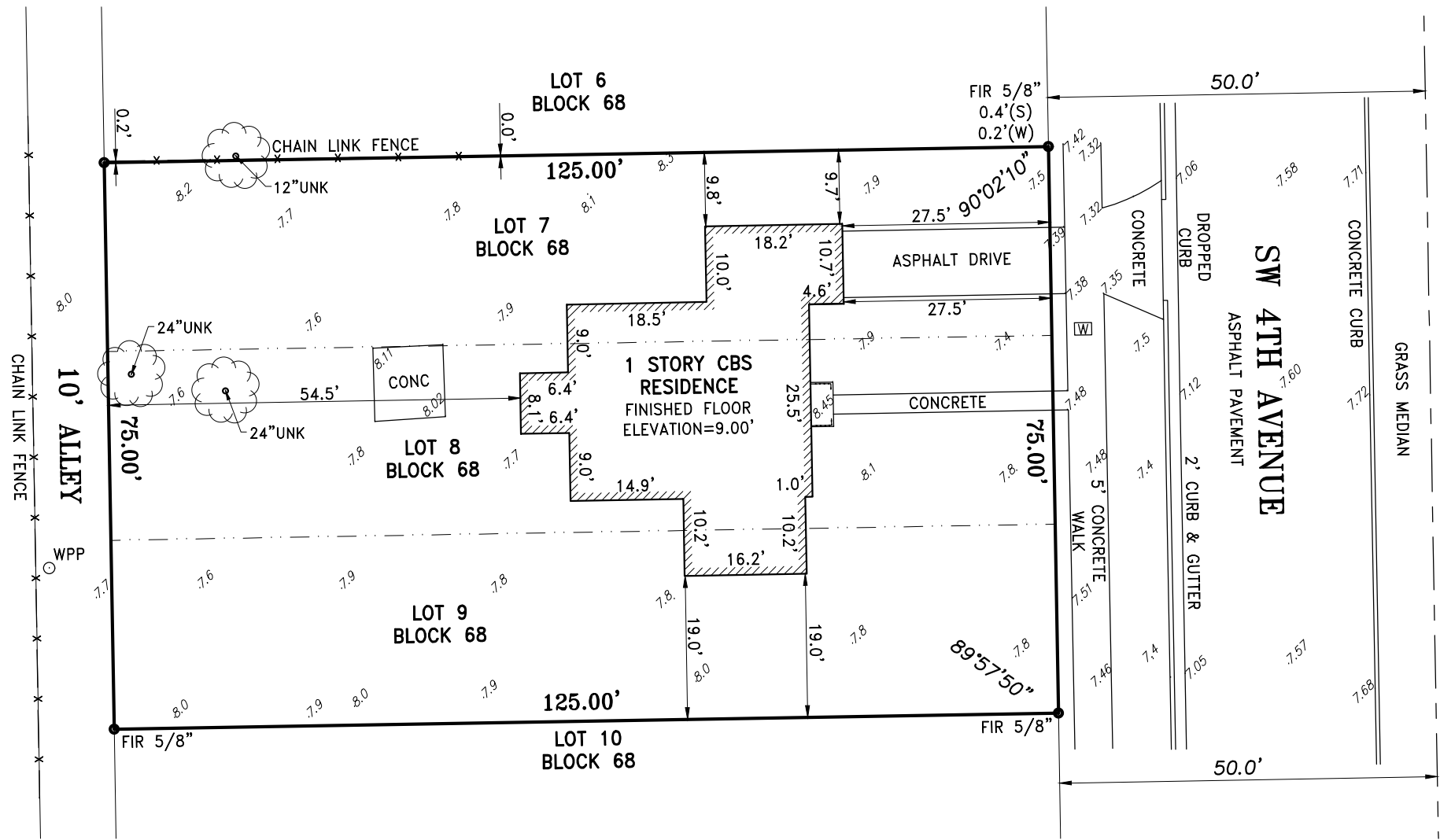
GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
Member American Institute of Architects
FLORIDA REGISTRATION
ART. NO. 0607957

PROPOSED 3 CLUSTER HOMES
DEVELOPMENT FOR:
1615 SW 4th. AVENUE
FORT LAUDERDALE, FL



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	SEPT. 2025
SCALE	AS NOTED
JOB. NO.	25-022
CS	
OF	SHEETS
1	

SKETCH OF SURVEY



- LEGEND:
- | | |
|----------|------------------------------|
| CKD | CHECKED BY |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8"IRON ROD & CAP #6448 |
| SNC | SET NAIL & CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL & CAP |
| FND | FOUND NAIL & DISK |
| PRM | PERMANENT REFERENCE MARKER |
| P.B. | PLAT BOOK |
| M/D.C.R. | MIAMI/DADE COUNTY RECORDS |
| B.C.R. | BROWARD COUNTY RECORDS |
| CONC | CONCRETE |
| -X- | CHAIN LINK FENCE |
| -E- | OVERHEAD UTILITY LINES |
| AC | AIR CONDITIONER |
| PE | POOL EQUIPMENT |
| WM | WATER METER |
| WV | WATER VALVE |
| CO | CLEAN OUT |
| BFP | BACK FLOW PREVENTER |
| ICV | IRRIGATION CONTROL VALVE |
| EB | ELECTRIC BOX |
| WPP | WOOD POWER POLE |
| MLP | METAL LIGHT POLE |
| CLP | CONCRETE LIGHT POLE |
| SDMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| 0.00 | ELEVATIONS |

- NOTES:
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK #2886, ELEVATION = 4.69' (NAVD88)

LAND DESCRIPTION:

LOTS 7, 8 AND 9, BLOCK 68 OF "LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 12/24/25

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 10591-25

CLIENT:

PHD-4 LLC

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY W/ TREES	12/24/25	SKETCH	JD	REC

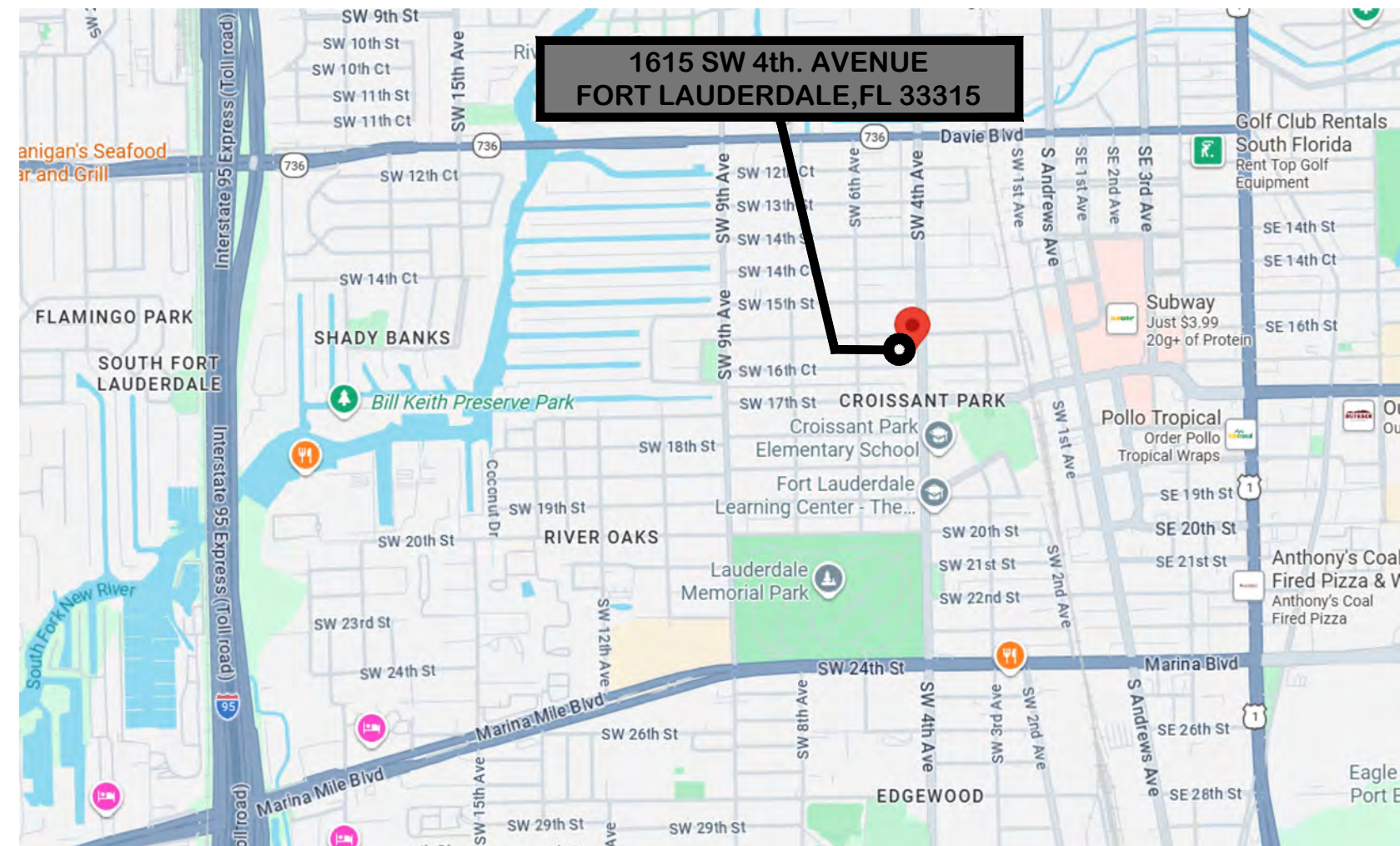
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0557J
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	07/31/24

PROPERTY ADDRESS:
1615 SW 4TH AVENUE
FORT LAUDERDALE, FL

SCALE: 1"= 20'

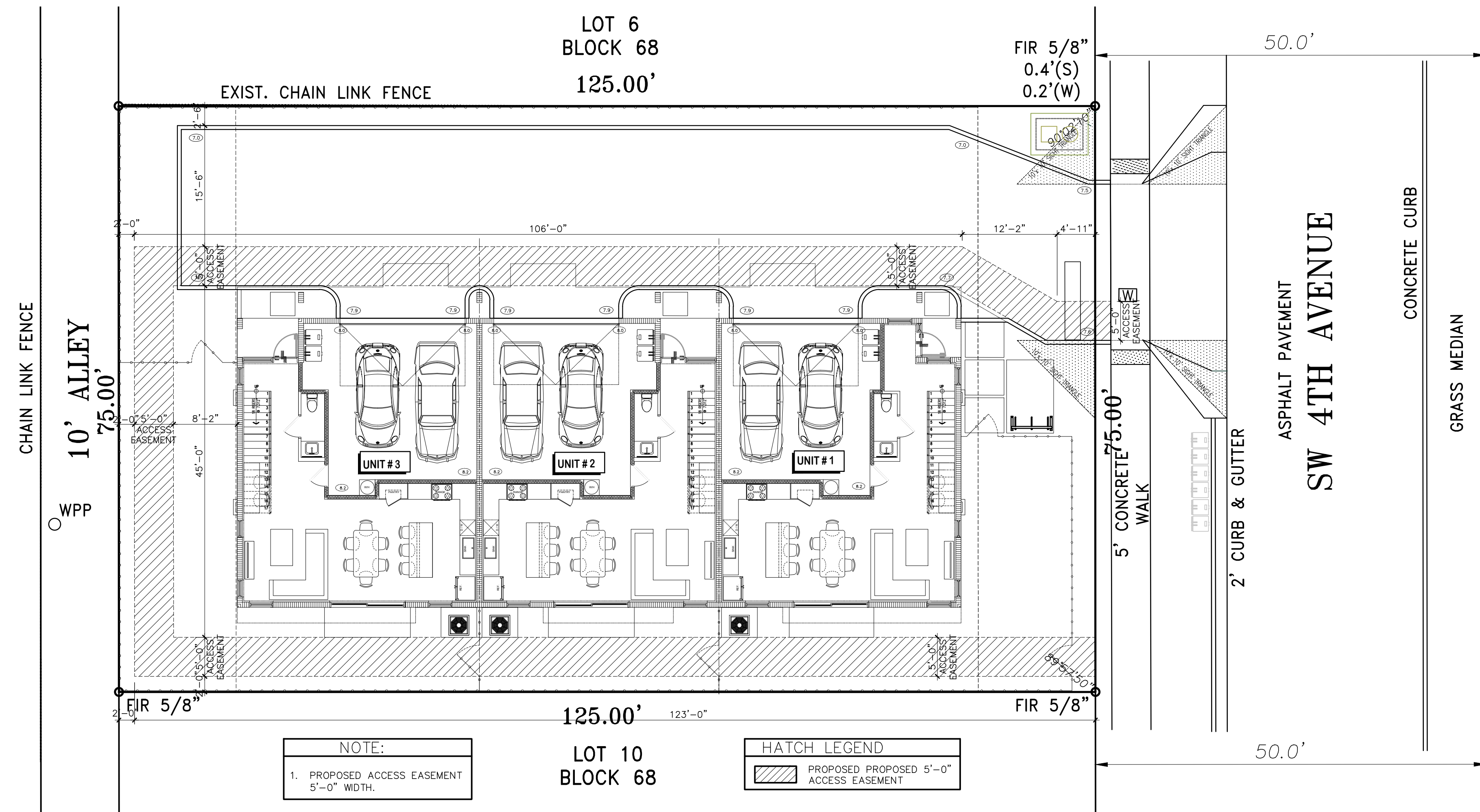
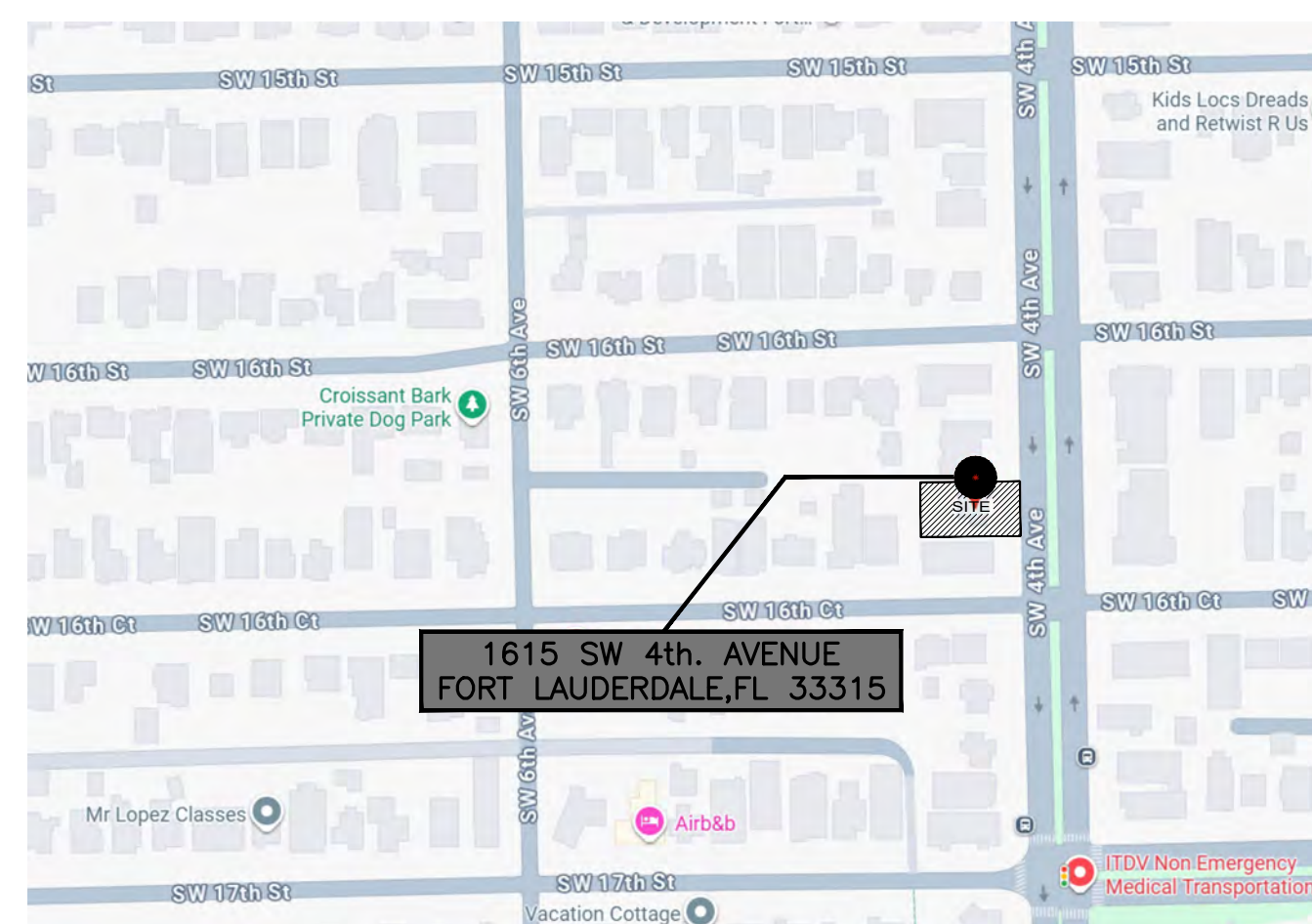
SHEET 1 OF 1

LOTS 7, 8 AND 9, BLOCK 68 OF "LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

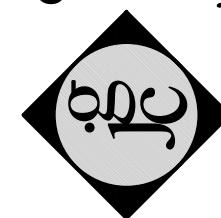


SHEETS

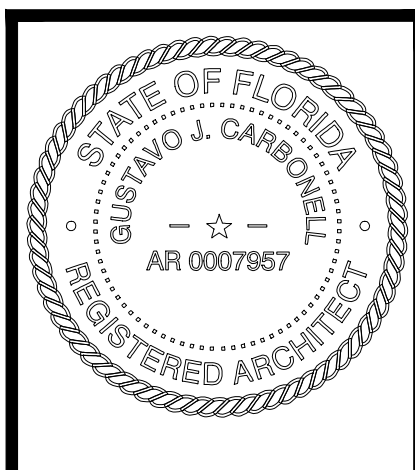
LOTS 7, 8 AND 9, BLOCK 68 OF "LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

[illegible]

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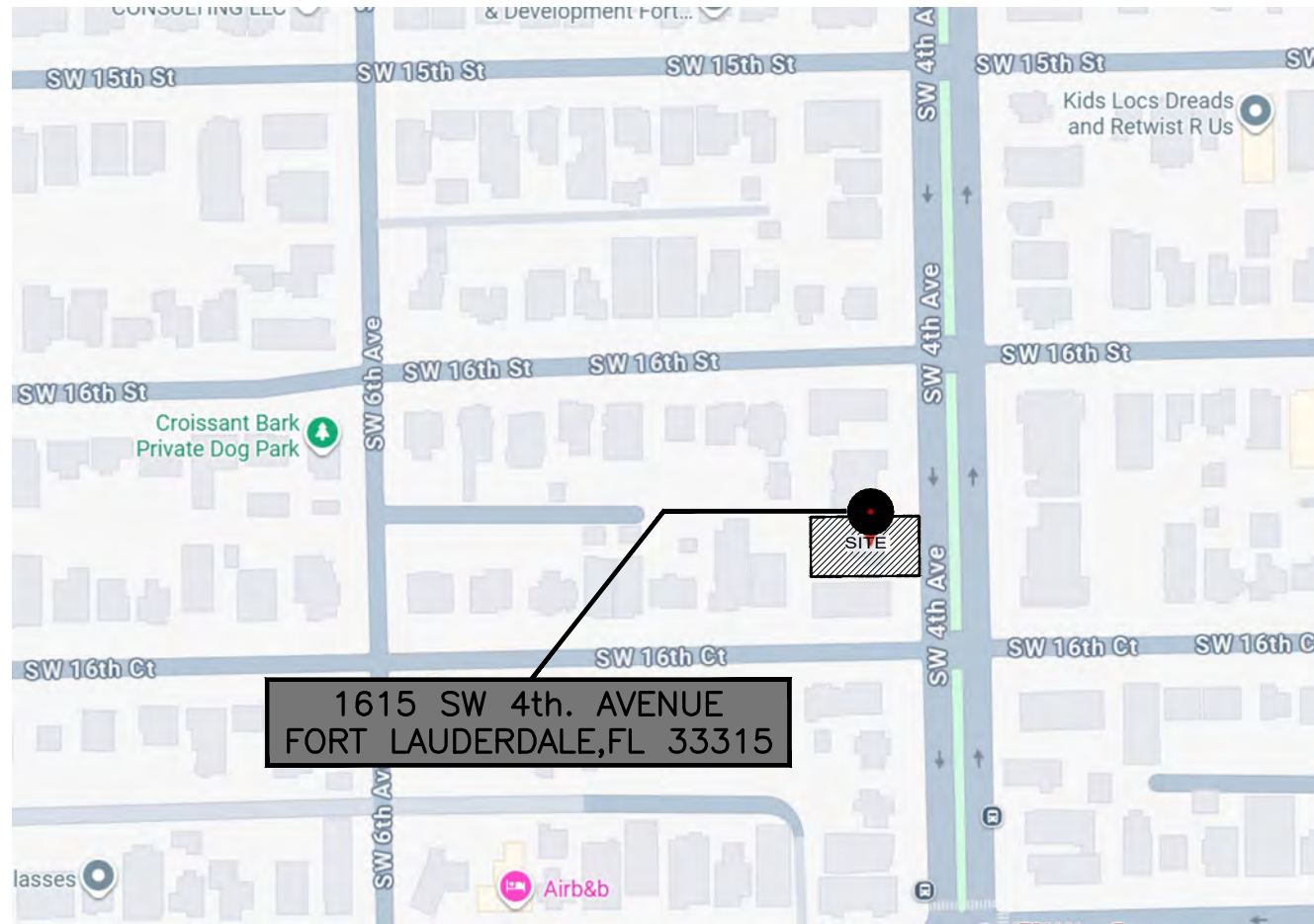
**PROPOSED 3 CLUSTER HOMES
DEVELOPMENT FOR:**
1615 SW 4th. AVENUE
FORT LAUDERDALE, FL



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	SEPT. 2025
SCALE	AS NOTED
JOB. NO.	25-022

SP-1.1
OF 1 SHEET

LAND DESCRIPTION:
LOTS 7, 8 AND 9, BLOCK 68 OF "LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

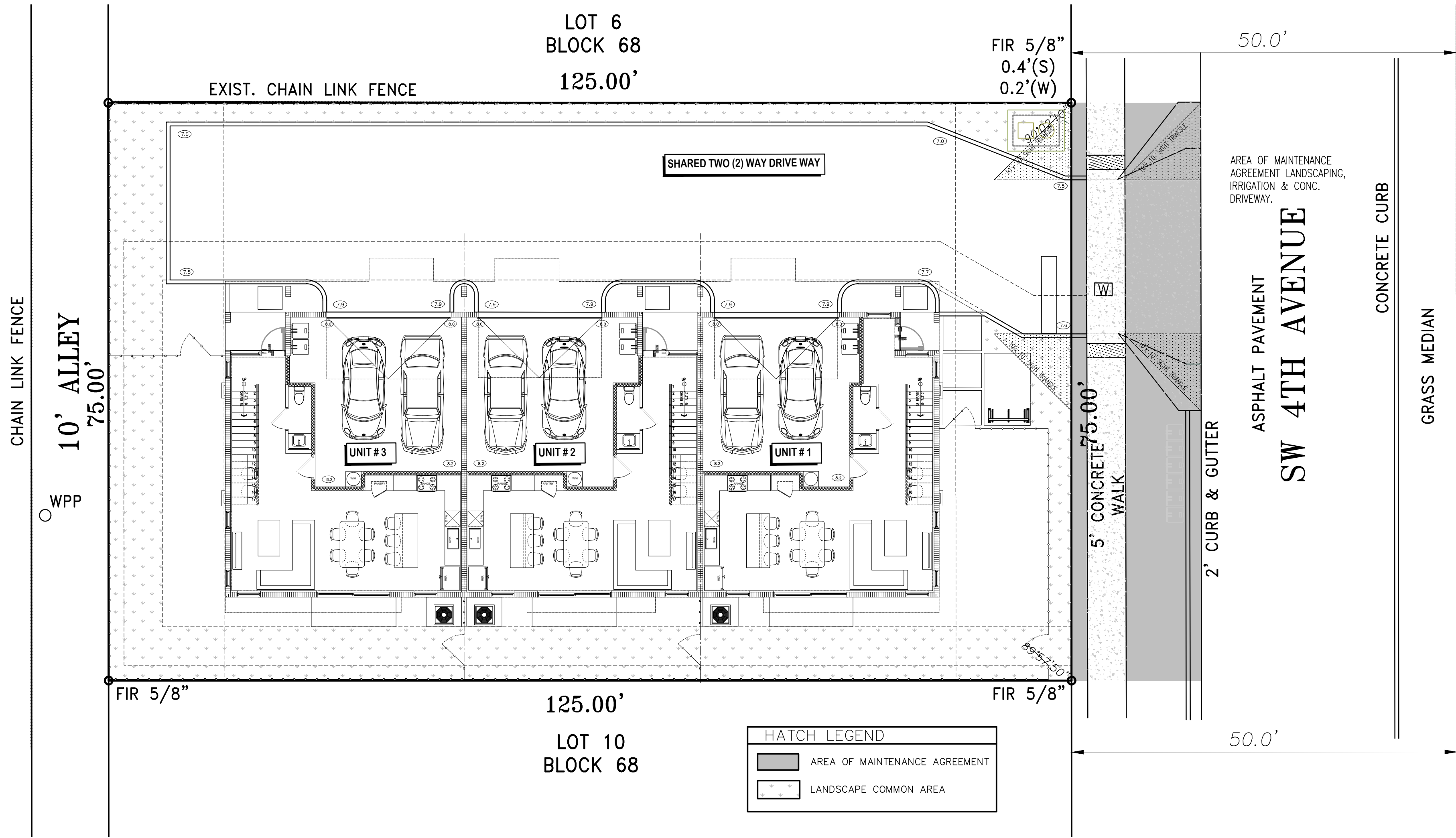


3 LEGAL DESCRIPTION

2 LOCATION MAP

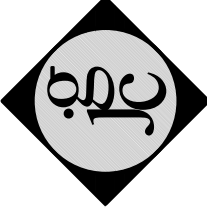


1 MAINTENANCE AGREEMENT EXHIBIT WITHIN THE R.O.W.

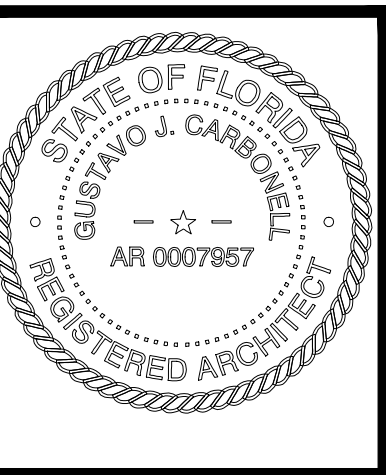


REVISION	BY:
△	

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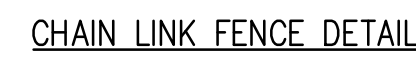


PROPOSED 3 CLUSTER HOMES
DEVELOPMENT FOR:
1615 SW 4th. AVENUE
FORT LAUDERDALE, FL

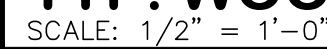
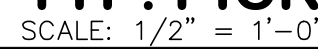


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SP-1.2
OF 1 SHEETS

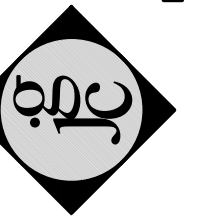


SCALE: 1/4" = 1'-0"

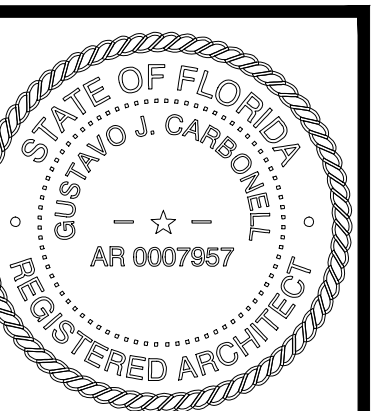


- A. PARKING - 8'-8" x 18' TEMP EMPLOYEE PARKING SHALL BE REMOVED FROM SWALE TO UNDERSIDE OF BUILDING AS SOON AS CONSTRUCTION ALLOWS.
- B. FENCING AT STREET SIDE - A TEMPORARY CHAIN LINK FENCE SHALL BE INSTALLED FOR THE DURATION OF THE PROJECT OR AT SUCH A TIME WHEN PERMANENT PERMITTED FENCES CAN BE CONSTRUCTED ALONG NE 16TH TERRACE.
- C. FENCING SECURITY - TEMPORARY CHAIN LINK FENCING CONSTRUCTION WITH SILT BARRIER, 6' HIGH ALL SIDES WHERE NONE EXISTING.
- D. CRANE - NO PERMANENT CRANE REQUIRED, TEMPORARY CRANES AND LIFTS SHALL BE SITUATED OFF OF STREET.
- E. DOWELING - WILL NOT BE REQUIRED AS SHALLOW SPREAD FOOTING ARE TO BE USED.

SCALE: 1"=10'

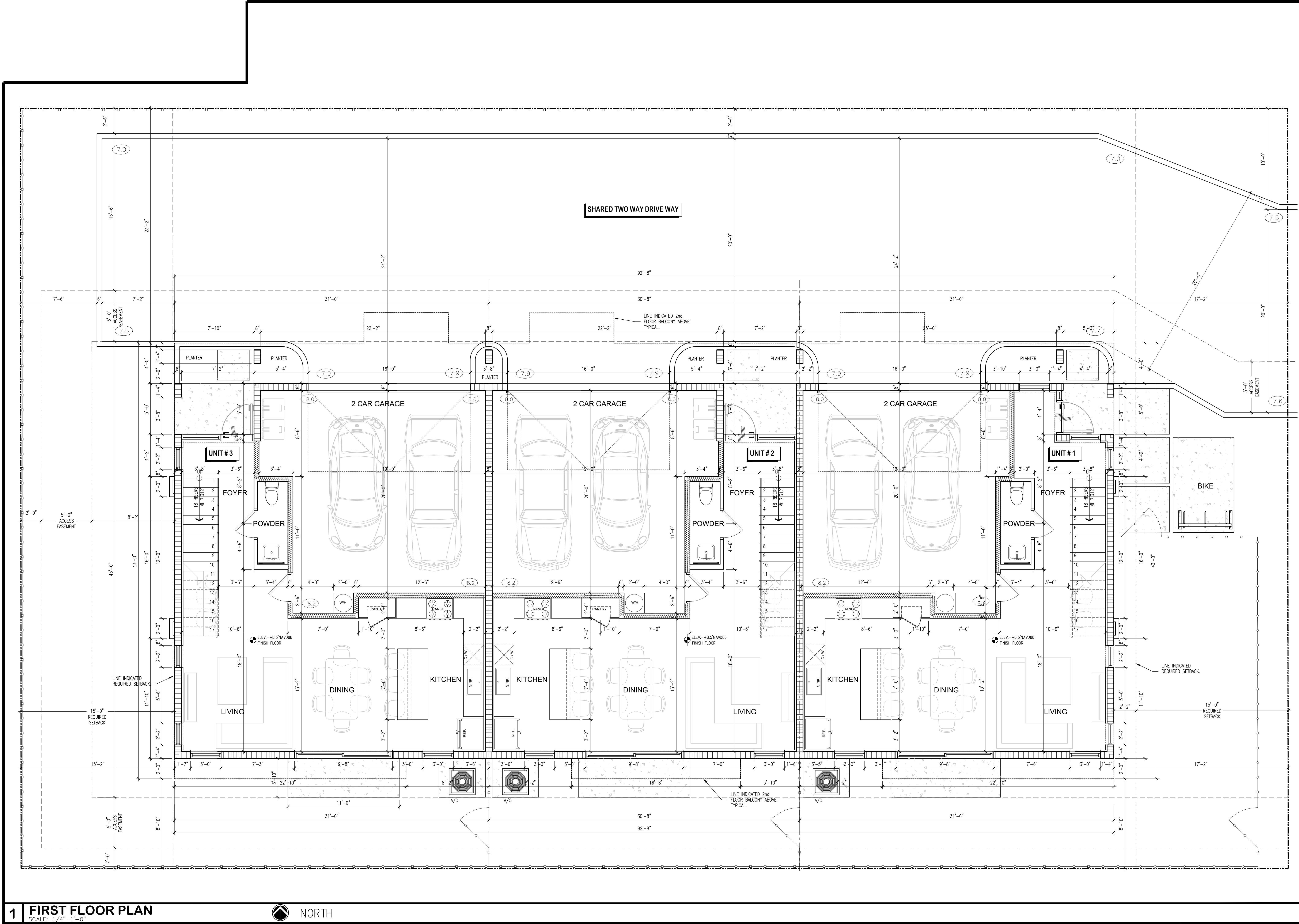


DEVELOPMENT FOR:
1615 SW 4th. AVENUE
FORT LAUDERDALE, FL



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	SEPT. 2025
SCALE	AS NOTED
SB. NO.	25-022

SP-1.3



REVISION

BY:

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PROPOSED 3 CLUSTER HOMES
DEVELOPMENT FOR:

1615 SW 4th AVENUE
FORT LAUDERDALE, FL

STATE OF FLORIDA
GUSTAVO J. CARBONELL, P.A.
REGISTERED ARCHITECT
AR 0007957

DRAWN M.J.G.

CHECKED G.J.C.

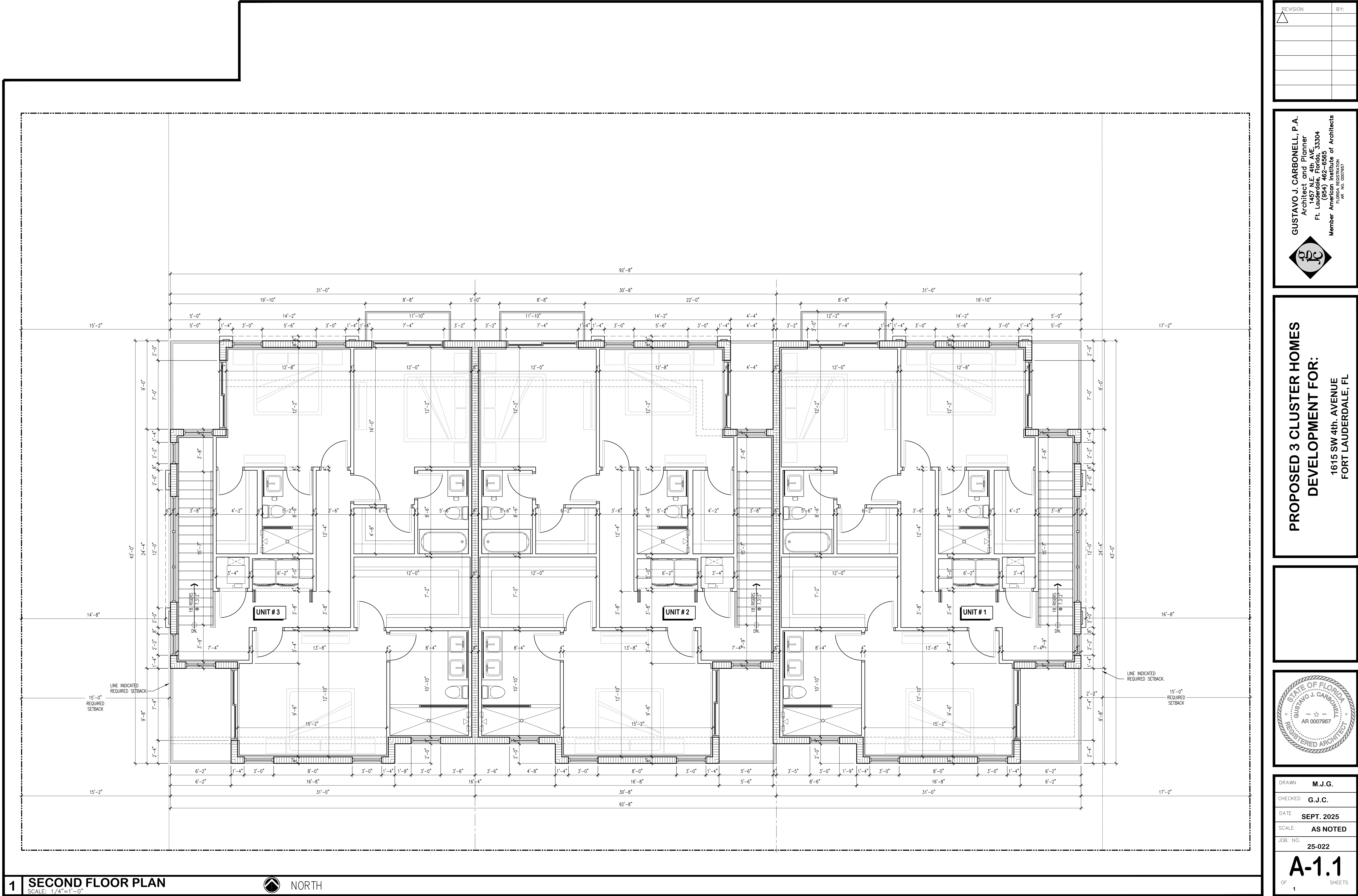
DATE SEPT. 2025

SCALE AS NOTED

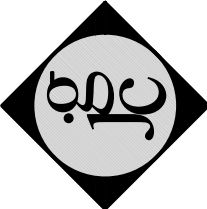
JOB NO. 25-022

A-1.0

OF 1 SHEETS



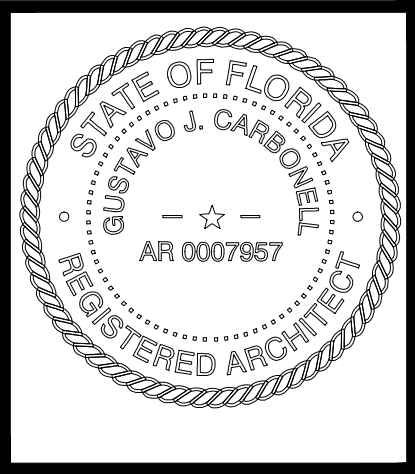
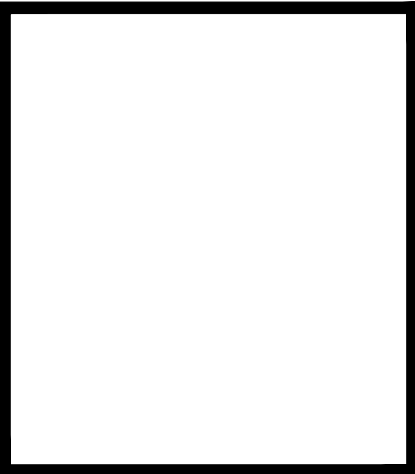
REVISION	BY:



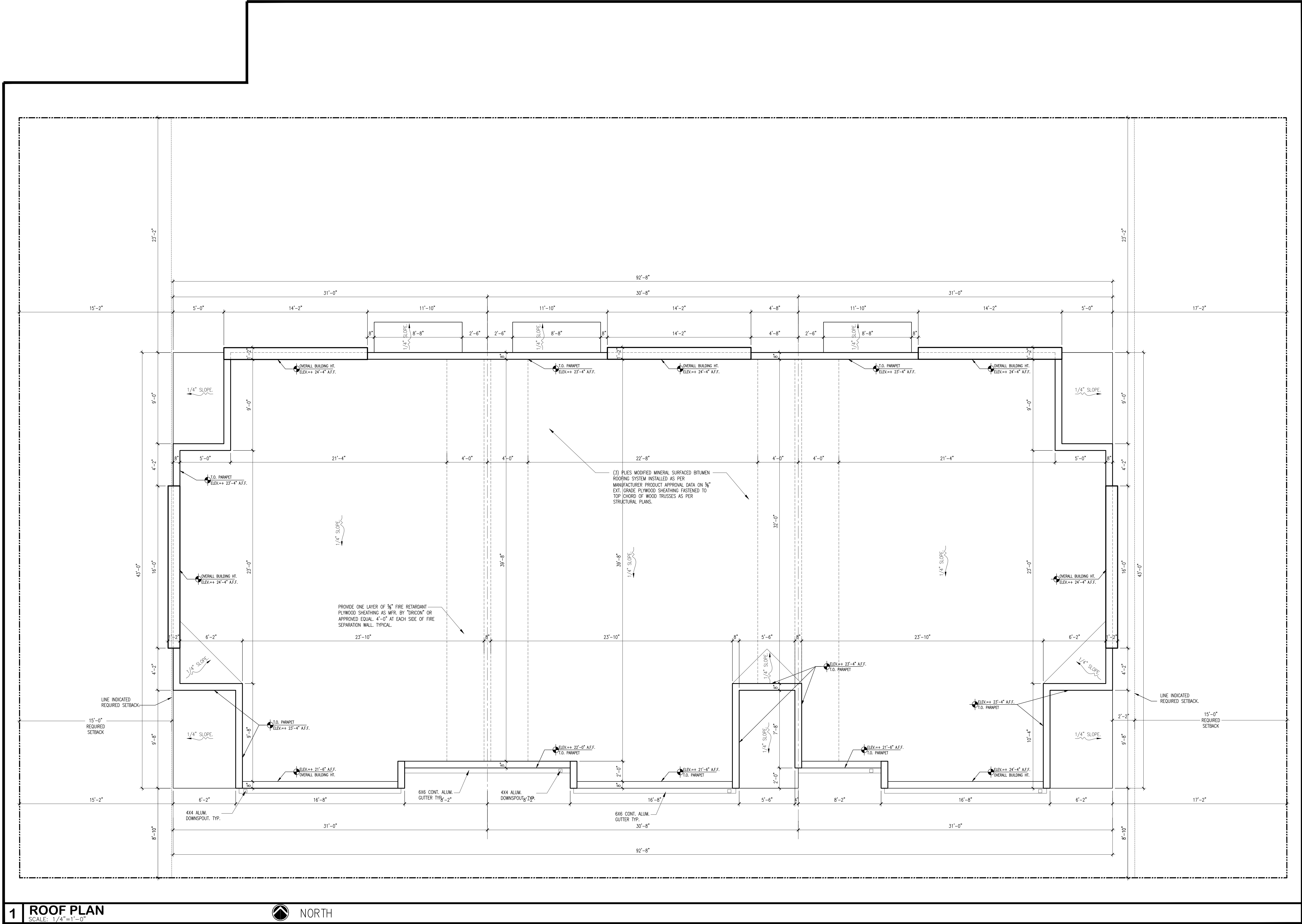
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AR NO. 0007857

PROPOSED 3 CLUSTER HOMES
DEVELOPMENT FOR:

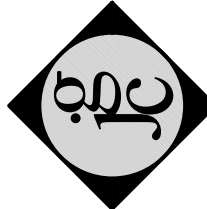
1615 SW 4th. AVENUE
FORT LAUDERDALE, FL



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	SEPT. 2025
SCALE	AS NOTED
JOB. NO.	25-022
A-1.1	
OF	SHEETS
1	



REVISION	BY:



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Architect and Planner

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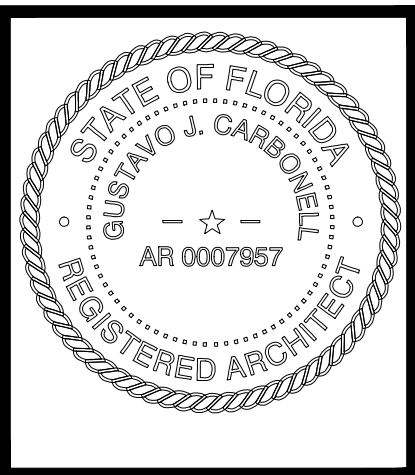
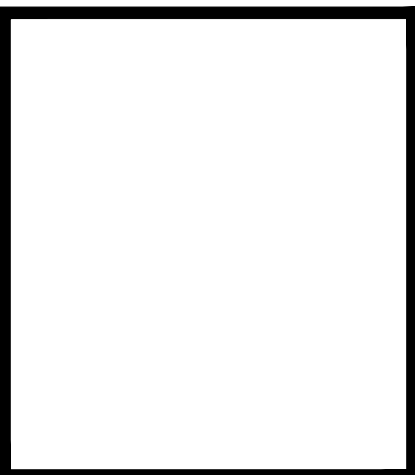
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DEVELOPMENT FOR:
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A-1.2	
OF 1	SHEETS

MARK	DESCRIPTION	SCHEDULE					NOTES
		MANUF.	COLOR TO MATCH	TYPE	FINISH	COATS	
①	SMOOTH STUCCO, PAINTED BASE COLOR	SHERWIN WILLIAMS	AS SELECTED BY OWNER	EXT. LATEX	FLAT	2	
②	SMOOTH STUCCO, PAINTED ACCENT COLOR	SHERWIN WILLIAMS	AS SELECTED BY OWNER	EXT. LATEX	SEMI GLOSS	2	
③	IMPACT RESISTANT ALUM./TINTED GLASS DOORS & WINDOWS	T.B.D.	FRAME COLOR: BRONZE	POWDER COAT	POWDER COAT	BY MANUF.	GENERAL CONTRACTOR TO SUBMIT N.O.A. FOR REVIEW PRIOR TO INSTALLATION.
④	42" HT. PRE-FINISHED ALUMINUM RAILING SYSTEM	T.B.D.	BRONZE	POWDER COAT	POWDER COAT	BY MANUF.	G. CONTRACTOR TO SUBMIT SHOP DWGS FOR REVIEW PRIOR TO INSTALLATION
⑤	6'-0" HT. WOOD FENCE. SEE SHEET SP-1 FOR DETAILS.	T.B.D.	AS SELECTED BY OWNER				
⑥	4'-0" HT. PICKET FENCE BETWEEN UNITS. SEE SHEET SP-1 FOR DETAILS.	T.B.D.	AS SELECTED BY OWNER				
⑦	GARAGE DOOR	T.B.D.	AS SELECTED BY OWNER				GENERAL CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION
⑧	6" STUCCO REVEAL. PAINTED BASE COLOR	SHERWIN WILLIAMS	AS SELECTED BY OWNER	EXT. LATEX	FLAT	2	
⑨	2" STUCCO REVEAL. PAINTED BASE COLOR	SHERWIN WILLIAMS	AS SELECTED BY OWNER	EXT. LATEX	FLAT	2	
⑩	ARCHITECTURAL LIGHT FIXTURE	T.B.D.	AS SELECTED BY OWNER	T.B.D.	BY MANUF.		GENERAL CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION

NOTE: ALL CORNER BEADS (U.O.N.) SHALL BE VINYL TYPE AS MANUFACTURER BY PLASTIC COMPONENTS OR APPROVED EQUAL TYPE.

GRADE CALCULATION:

- THE NATURAL ELEV. OF THE GROUND WHEN COMPARED TO ADJUTING PROPERTIES:
 $ELEV. = (7.5' + 7.8' + 8.2' + 8.0') / 4 = 7.88' \text{ AMSL}$
- FLOOD ZONE "X" ELEV. = N/A

GRADE = NATURAL ELEV. OF GROUND = 7.88' AMSL



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

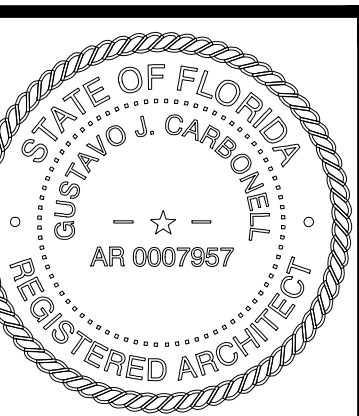
SCALE: 3/16" = 1'-0"

REVISION	BY:

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PROPOSED 3 CLUSTER HOMES
DEVELOPMENT FOR:
1615 SW 4th. AVENUE
FORT LAUDERDALE, FL



DRAWN	M.J.G.
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A-2.0

OF 1 SHEETS

MARK	DESCRIPTION	SCHEDULE					NOTES
		MANUF.	COLOR TO MATCH	TYPE	FINISH	COATS	
①	SMOOTH STUCCO, PAINTED BASE COLOR	SHERWIN WILLIAMS	AS SELECTED BY OWNER	EXT. LATEX	FLAT	2	
②	SMOOTH STUCCO, PAINTED ACCENT COLOR	SHERWIN WILLIAMS	AS SELECTED BY OWNER	EXT. LATEX	SEMI GLOSS	2	
③	IMPACT RESISTANT ALUM./TINTED GLASS DOORS & WINDOWS	T.B.D.	FRAME COLOR: BRONZE	POWDER COAT	POWDER COAT	BY MANUF.	GENERAL CONTRACTOR TO SUBMIT N.O.A. FOR REVIEW PRIOR TO INSTALLATION.
④	42" HT. PRE-FINISHED ALUMINUM RAILING SYSTEM	T.B.D.	BRONZE	POWDER COAT	POWDER COAT	BY MANUF.	G. CONTRACTOR TO SUBMIT SHOP DWGS FOR REVIEW PRIOR TO INSTALLATION
⑤	6'-0" HT. WOOD FENCE. SEE SHEET SP-1 FOR DETAILS.	T.B.D.	AS SELECTED BY OWNER				
⑥	4'-0" HT. PICKET FENCE BETWEEN UNITS. SEE SHEET SP-1 FOR DETAILS.	T.B.D.	AS SELECTED BY OWNER				
⑦	GARAGE DOOR	T.B.D.	AS SELECTED BY OWNER				GENERAL CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION
⑧	6" STUCCO REVEAL PAINTED BASE COLOR	SHERWIN WILLIAMS	AS SELECTED BY OWNER	EXT. LATEX	FLAT	2	
⑨	2" STUCCO REVEAL PAINTED BASE COLOR	SHERWIN WILLIAMS	AS SELECTED BY OWNER	EXT. LATEX	FLAT	2	
⑩	ARCHITECTURAL LIGHT FIXTURE	T.B.D.	AS SELECTED BY OWNER	T.B.D.	BY MANUF.		GENERAL CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION

NOTE: ALL CORNER BEADS (U.O.N.) SHALL BE VINYL TYPE AS MANUFACTURER BY PLASTIC COMPONENTS OR APPROVED EQUAL TYP.

GRADE CALCULATION:

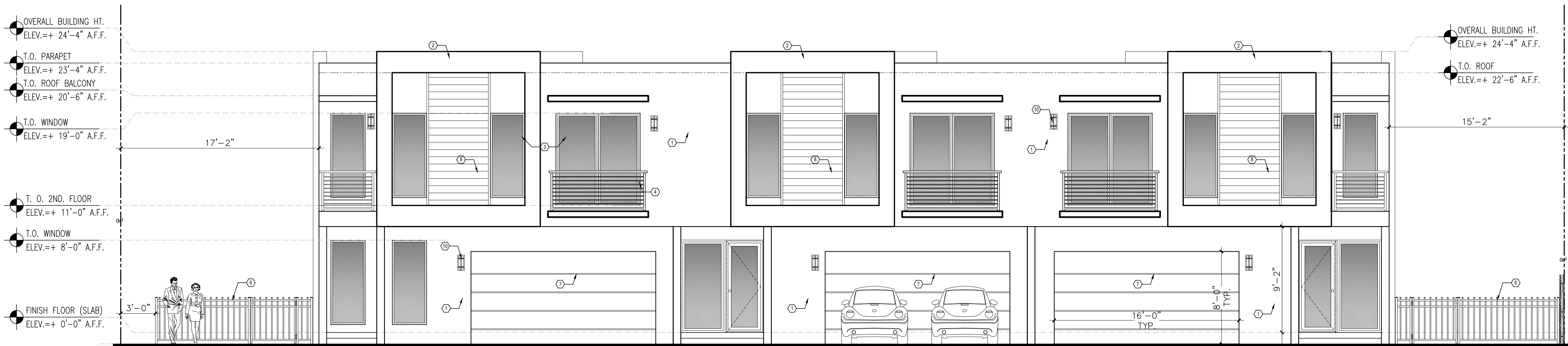
- THE NATURAL ELEV. OF THE GROUND WHEN COMPARED TO ADJUTING PROPERTIES:
 $ELEV. = (7.5' + 7.8' + 8.2' + 8.0') / 4 = 7.88' \text{ AMSL}$
- FLOOD ZONE "X" ELEV. = N/A

GRADE = NATURAL ELEV. OF GROUND = 7.88' AMSL



2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

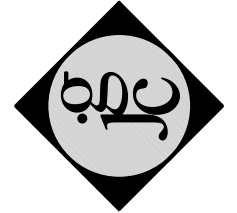


1 SOUTH ELEVATION

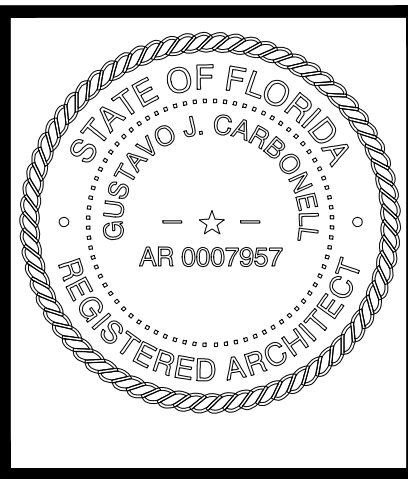
SCALE: 3/16" = 1'-0"

REVISION	BY:

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A-2.1

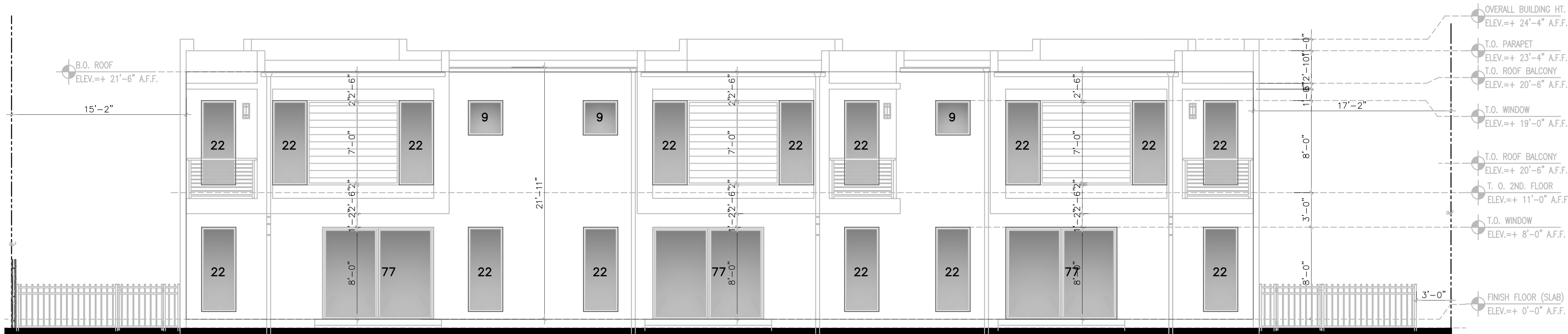
OF 1 SHEETS

FRONT FACADE - 25% GLASS CALCULATION			
ELEVATION	TOTAL AREA	25 % TOTAL AREA	PROVIDED
NORTH ELEVATION	N/A	N/A	N/A
SOUTH ELEVATION	1,993 SQ.FT.	498 SQ.FT.	588 SQ.F.T
EAST ELEVATION	875 SQ.FT.	219 SQ.FT.	310 SQ.F.T
WEST ELEVATION	N/A	N/A	N/A



2 EAST FACADE - 25% GLASS CALCULATION

SCALE: 3/16" = 1'-0"



1 SOUTH FACADE - 25% GLASS CALCULATION

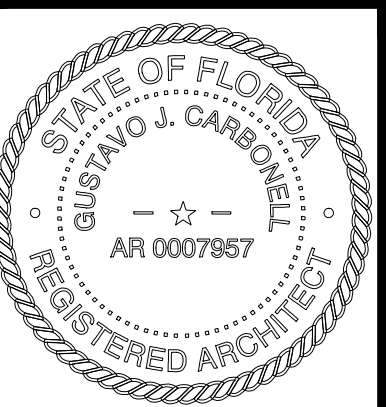
SCALE: 3/16" = 1'-0"

REVISION	BY:
△	

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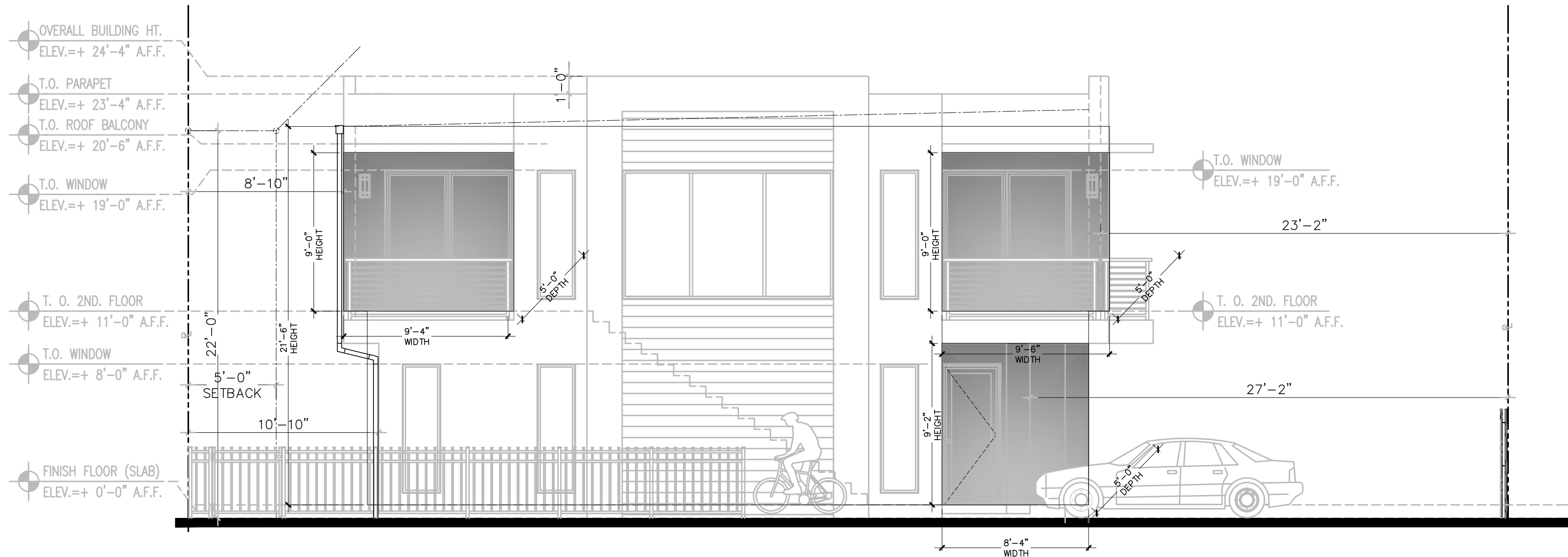


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A-2.2

OF 1 SHEETS

FACADE - 25% OFFSET CALCULATION			
ELEVATION	TOTAL AREA	25 % TOTAL AREA	PROVIDED
NORTH ELEVATION	2,085 SQ.FT.	521 SQ.FT.	940 SQ.FT.
SOUTH ELEVATION	2,085 SQ.FT.	521 SQ.FT.	791 SQ.FT.
EAST ELEVATION	908 SQ.F.T	227 SQ.FT.	250 SQ.FT.
WEST ELEVATION	908 SQ.F.T	227 SQ.FT.	250 SQ.FT.



2 EAST FACADE - 25% OFFSET CALCULATION

SCALE: 3/16" = 1'-0"

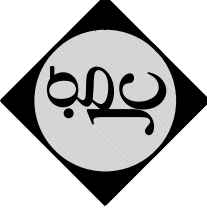


1 NORTH FACADE - 25% OFFSET CALCULATION

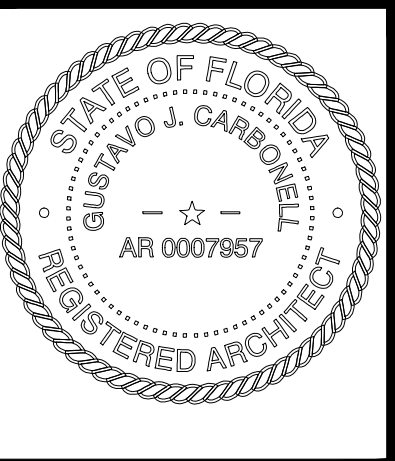
SCALE: 3/16" = 1'-0"

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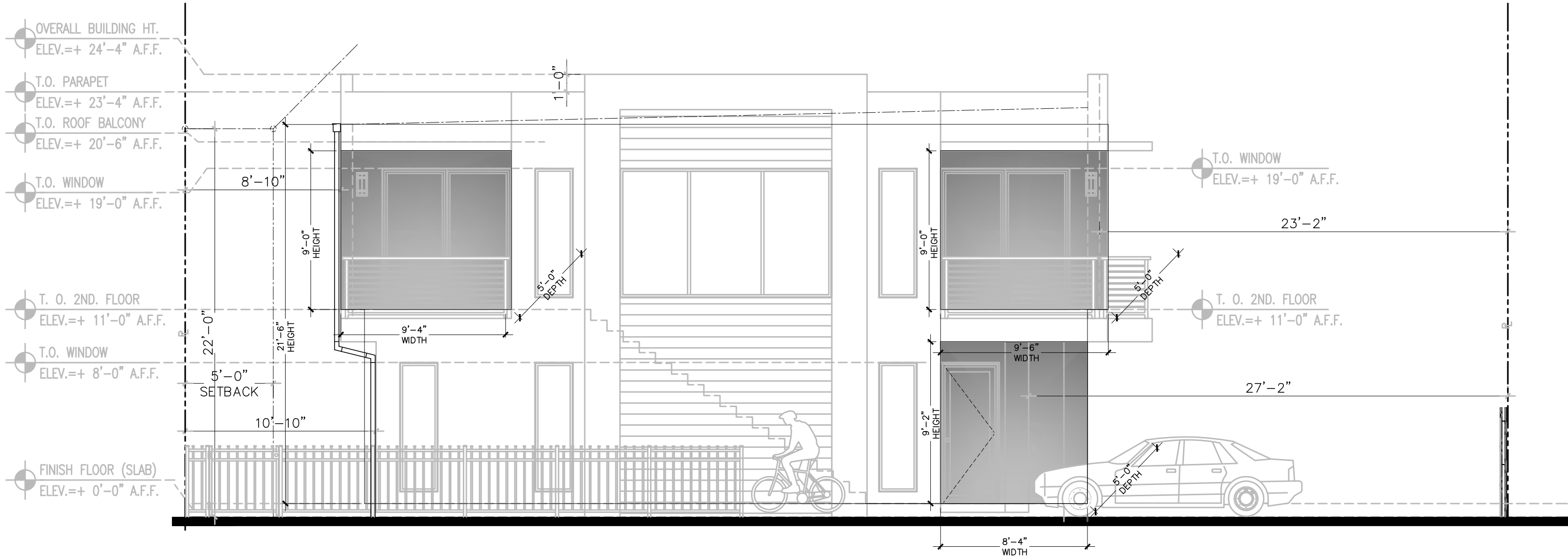
PROPOSED 3 CLUSTER HOMES
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JOB. NO.	25-022

A-2.3
OF 1 SHEETS

FACADE - 25% OFFSET CALCULATION			
ELEVATION	TOTAL AREA	25 % TOTAL AREA	PROVIDED
NORTH ELEVATION	2,085 SQ.FT.	521 SQ.FT.	940 SQ.FT.
SOUTH ELEVATION	2,085 SQ.FT.	521 SQ.FT.	791 SQ.FT.
EAST ELEVATION	908 SQ.F.T	227 SQ.FT.	250 SQ.FT.
WEST ELEVATION	908 SQ.F.T	227 SQ.FT.	250 SQ.FT.



2 EAST FACADE - 25% OFFSET CALCULATION

SCALE: 3/16" = 1'-0"



1 NORTH FACADE - 25% OFFSET CALCULATION

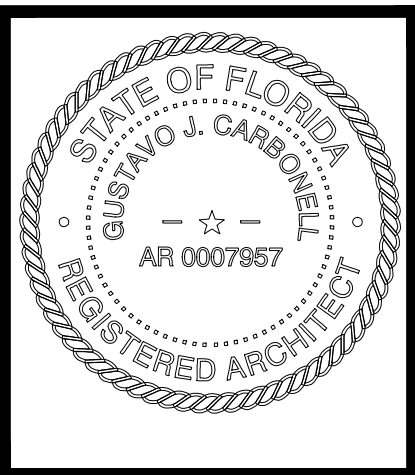
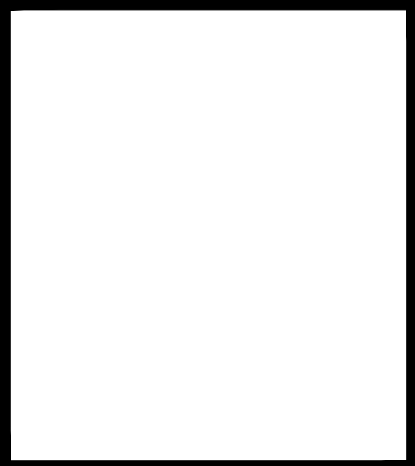
SCALE: 3/16" = 1'-0"

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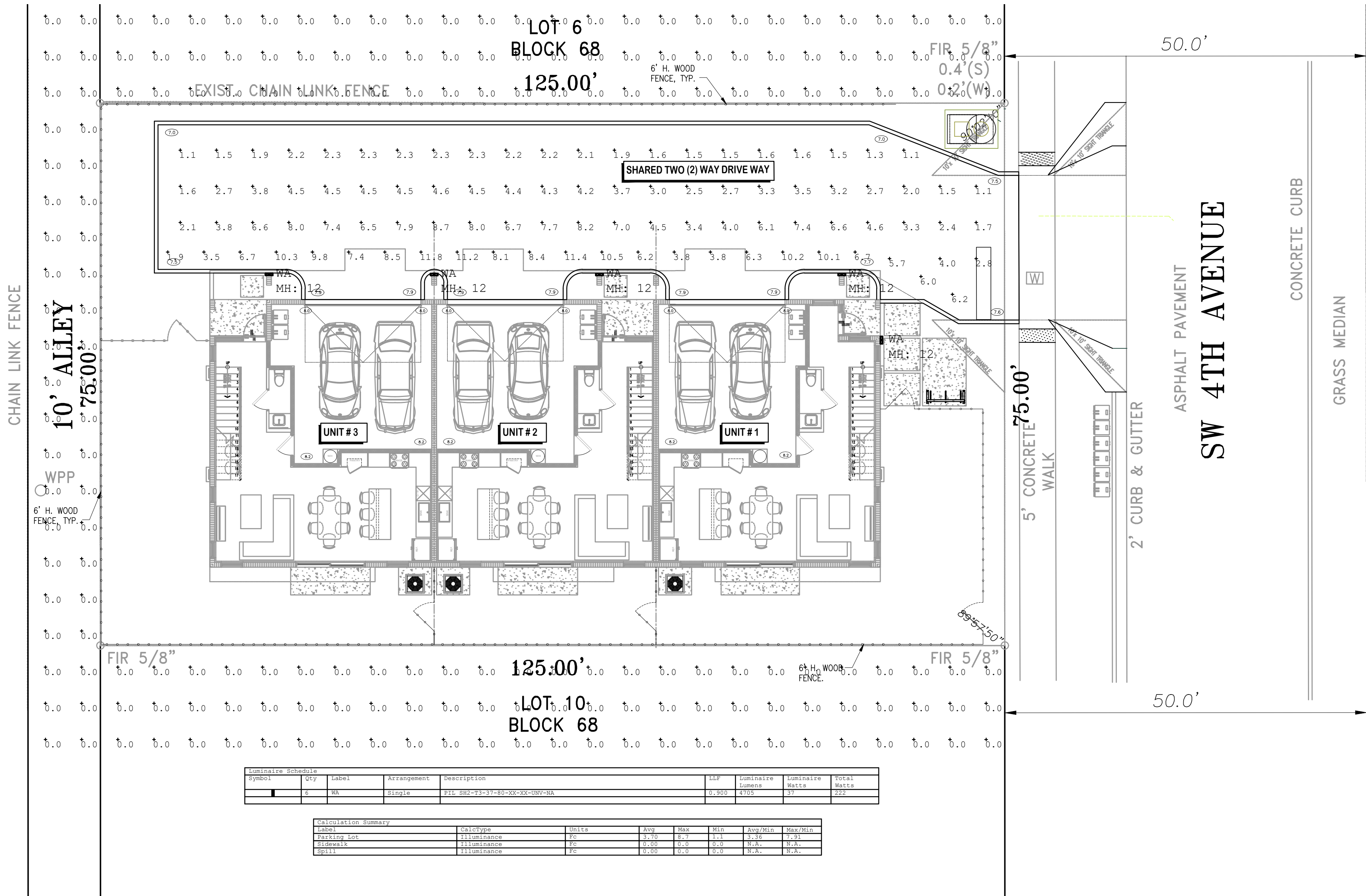


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A-2.4
OF 1 SHEETS



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	SLF
1	1	WA	Single	DEL SH2-T3-37-80-4K-XX-UNV-NA	0.800
Calculation Summary					
Area	CalcType	Units	Req	Max	Min
Parking Lot	Illuminance	FC	3.70	8.7	1.1
Driveway	Illuminance	FC	3.70	8.7	1.1
Spill	Illuminance	FC	0.00	0.0	0.0

Submitted by Genesis Lighting

Job Name:

PROPOSED 3 CLUSTER HOMES DEVELOPMENT FOR 1615 SW 4th AVENUE FORT LAUDERDALE, FL

Catalog Number:

SH2-T3-37-80-4K-XX-UNV-NA

Type:

WA

Notes:

DEL SH2-T3-37-80-4K-XX-UNV-NA

SHIELD+ 2

Long lasting energy efficient wall pack series. Features include:

- 40-watt power-out parking process, optimized against UV rays and corrosion
- Cooper the precision die-cast aluminum housing and mounting plate
- Easy-to-use, tamper-resistant, one-time glass
- Custom molded, anti-sagging gasket
- Customized steel control system
- High-efficiency CRI, combined with an optimized beam spreading optics provides long life
- Special vacuum installed polycarbonate effector provides full-cutoff to glass design and precision optical control
- ELV Type 4-1/2" distribution
- Input voltage: 120/277 V/50/60 Hz, integral 0-10V dimming driver
- Input voltage: 120/277 V/50/60 Hz, integral 0-10V dimming driver (0-10V dimming)
- Feature has two LEDs and two Drivers
- In DM Mode, One LED and Driver are powered

Field install integral 1-hour luminaire package (EIT 10/13/18) proprietary SP switch drive for SH2-Di

3-hour battery backup at the lowest level

Optional integral emergency battery pack designed for a minimum operation of 90 minutes (DMV)

Standard knock-out template for multiple junction box mounting options

Available for three surface mounted conduit entry points (up to 10" H x 10" W)

BUTTON and SHIELD, 120/277 V/50/60 Hz, polycarbonate with optional available standard separately

Control theory for dimming options, custom features (please specify M, color, and non-catalog CCT (related options)

Product meets Buy American Act requirements within 48%.

5-year warranty

Marine Grade finish

Suitable for Nautarium applications

FINISHES

- AL-94: Anodized / Textured
- GR-94: Aluminum metallic / Textured
- IR-94: Iron Rust / Textured
- WH-94: White / Textured
- GRN: Static Green
- BLU: Static Blue
- AMB: Static Amber
- RGBW: See below for details

Scan here for installation instructions

Revision 21

06/25

Submitted On: Mar 3, 2026

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SHIELD+2

Order Guide –

Order code example: SH2-T3-25-80-3K-IG-UNV-NA-REM

ADVISE

powered by

GEWIES

Series	Distribution	Wattage	CRI	CCT	Finish	Voltage	Controls	Accessories
SH2	T3	10	80	27K	AM	UNV	NA	EMPK
	T2	15	90	3K	IG	0-10V		CWEMPK
		25	35K	3500K	WH	ELV		OCC
		27	4K	5K	IR			H/L/O
		37	53	65K	BK			REM
		53	80	RED	CC			PHC-B
				GRN				PHC-S
				BLU				FRST
				AMB				BABAA
				RGBW				

80 CRI STANDARD - OTHER OPTIONS AVAILABLE

STANDARD OPTION, SHORTER LEAD TIME, NO MOQ

PERFORMANCE IN LIGHTING USA, INC.

2401 Northwest Division St. Suite 100

Fort Lauderdale, FL 33304

RE 779 622 2115

www.genesislighting.com

www.geowieslighting.com

Revision 21

06/25

Submitted On: Mar 3, 2026

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Index Page

REVISION	BY:

GUSTAVO J. CARBONELL, P.A.

Architect and Planner

1457 N.E. 4th Ave.

Ft. Lauderdale, Florida, 33304

(954) 462-6565

Member American Institute of Architects

FLORIDA REGISTRATION

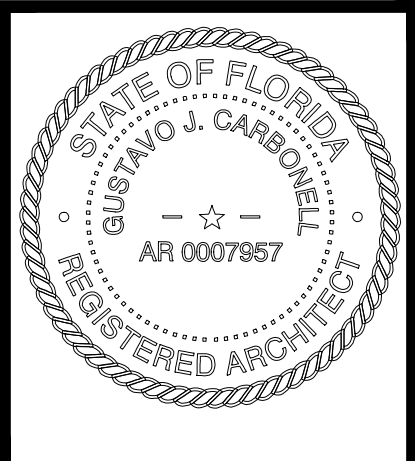
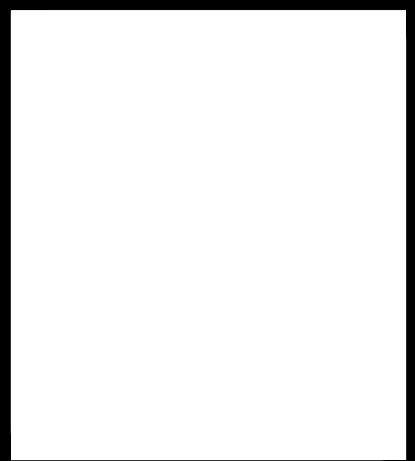
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PROPOSED 3 CLUSTER HOMES

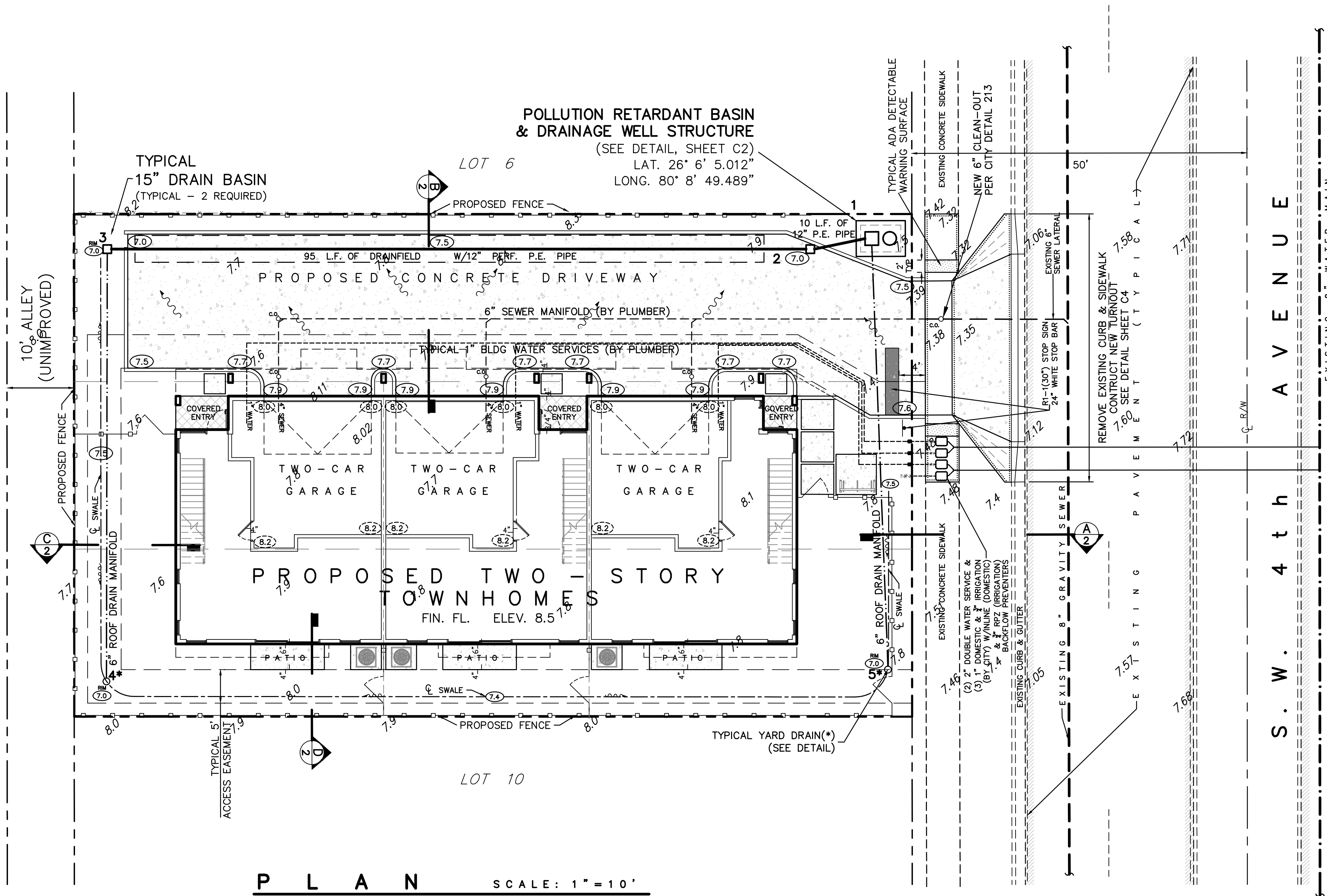
DEVELOPMENT FOR:

1615 SW 4th. AVENUE

FORT LAUDERDALE, FL



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	SEPT. 2025
SCALE	AS NOTED
JOB: NO.	25-022
PH-1.0	SHEETS



P L A N SCALE: 1" = 10'

- NOTES:**
1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM — NAVD 1988
 2. PROPERTY LIES IN FLOOD ZONE X — FEMA AUG. 18, 2014
 3. BROWARD COUNTY FUTURE (2060) 100 YEAR ELEVATION — 7.0
 4. THIS PLAN IS FOR PAVING AND DRAINAGE ELEVATIONS & DETAILS, AND UTILITIES LOCATIONS ONLY. FOR EXACT LAY-OUT, SEE SITE PLAN PREPARED BY ARCHITECT.
 5. CONTRACTOR TO VERIFY THE CONDITION OF THE EXISTING SEWER LATERAL AND REPLACE IF REQUIRED.
 6. AVERAGE EXISTING GRADE ELEVATION = 7.8+/-

CATCH BASIN TABLE						
STRUCTURE NO.	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATIONS			
			N	S	E	W
1	WELL BOX 4'x6'	7.5	—	4.0	4.0	—
2	12"ØDB	7.0	—	—	4.0	4.0
3	12"ØDB	7.0	—	4.0(6")	4.0	—
4*	YD	4.5	4.0(6")	—	—	—
5*	YD	4.5	4.0(6")	—	—	—

SITE DATA BREAKDOWN

SITE	9375 S.F. — 100%
BUILDING	3328 S.F. — 35%
DRIVEWAYS	2615 S.F. — 28%
PORCHS	330 S.F. — 4%
PERVIOUS AREA	3102 S.F. — 33%

DRAINAGE CALCULATIONS: (Retain greater of)

1a. 1" of Site = 9375 SF x 1" = 781 C.F. or

1b. 2-1/2" x Impervious area = 6273 S.F. x 2-1/2" = 1307 C.F.

2. Drainfield Provided:

H₂ = 4' W = 4'

D_U = 3' K = 1.0 x 10⁻⁴ (CFS/SF² — FT HEAD)

D_S = 1' L = 95'

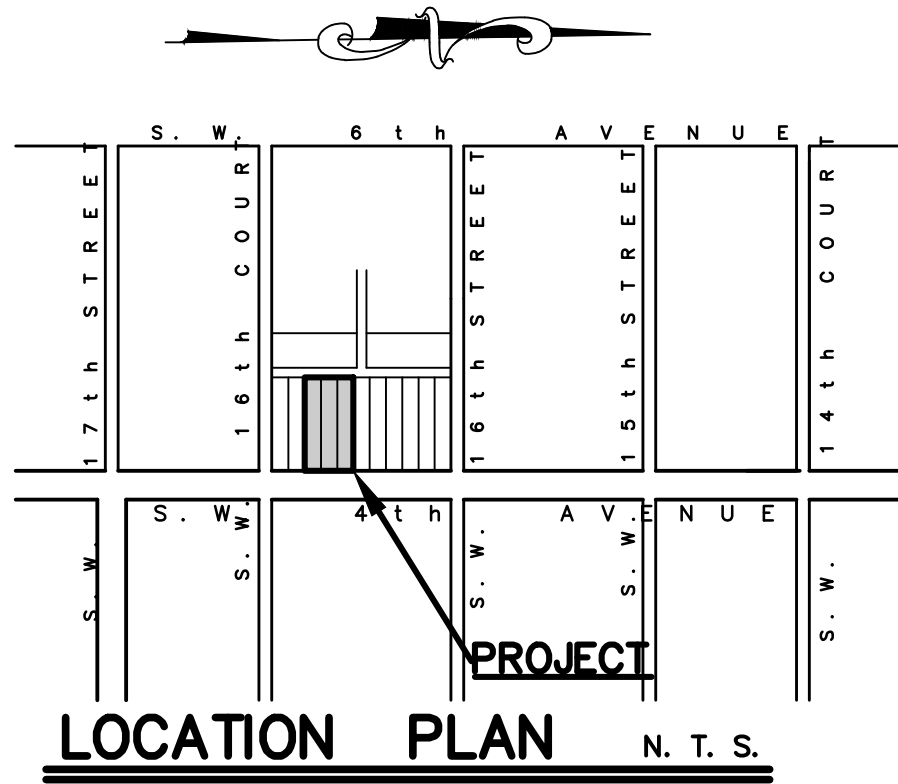
a. Volume Stored in Trench

V(C.F.) = 0.5 x W x D_U x L = 0.5 x 4 x 3 x 95 = 570 C.F.

b. Volume Exfiltrated

V(C.F.) = 3600 K L {H₂W + 2H₂D_U - D_U² + 2H₂D_S} = 3600 (1.0x10⁻⁴) (95) {4(4)+2(4)3-3²+2(4)1} = 1334 C.F.

Total = 1904 C.F.



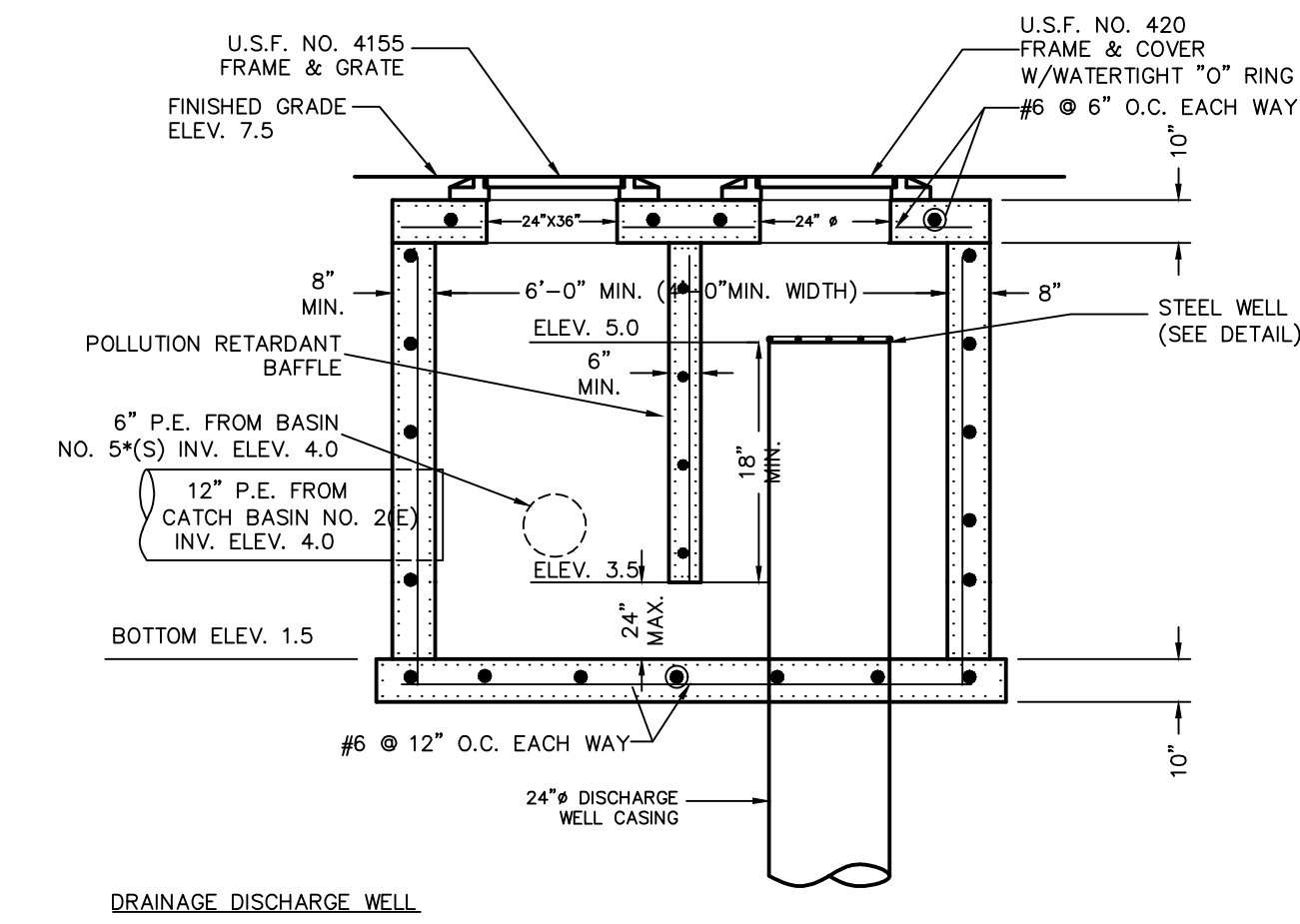
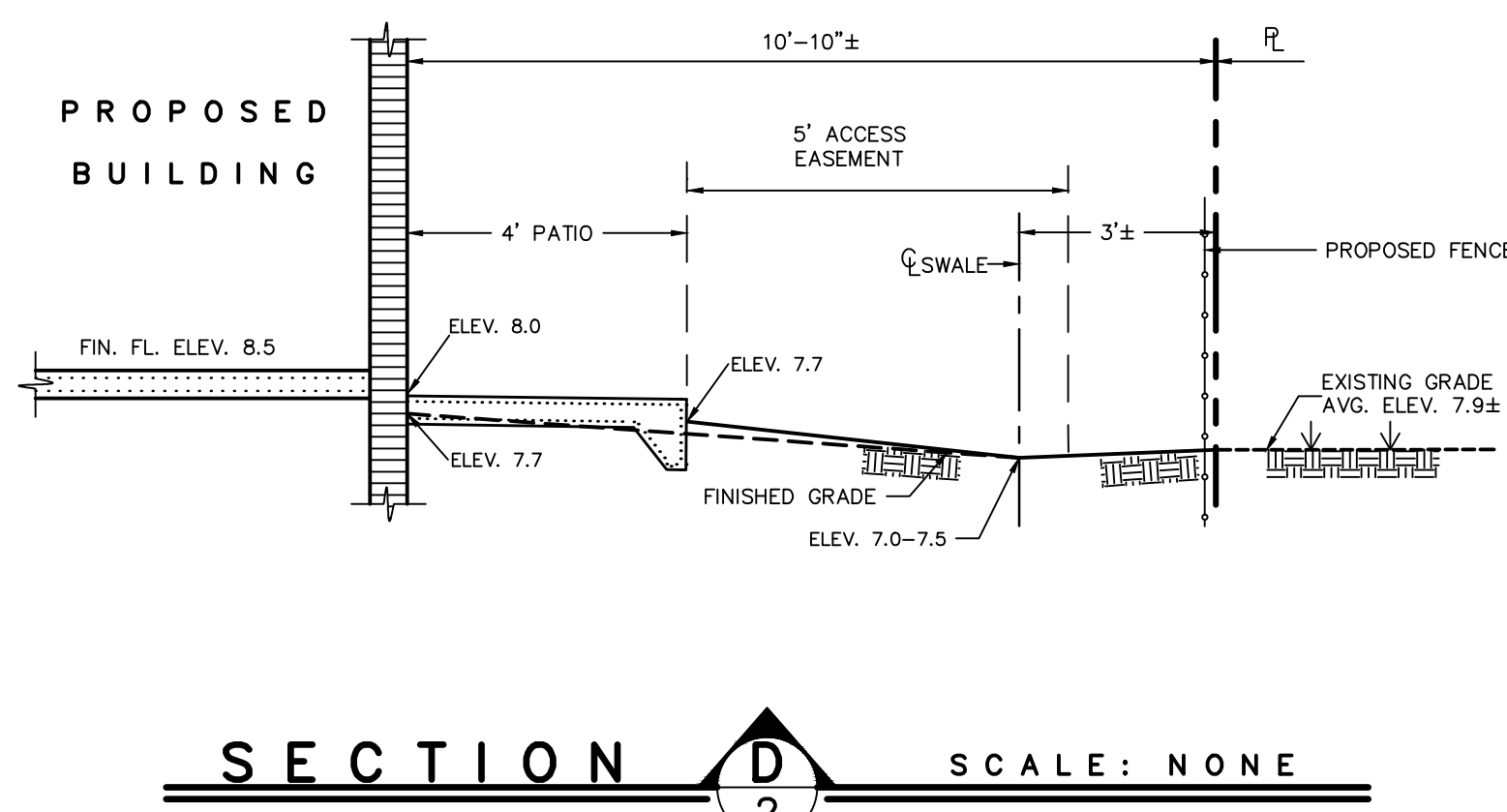
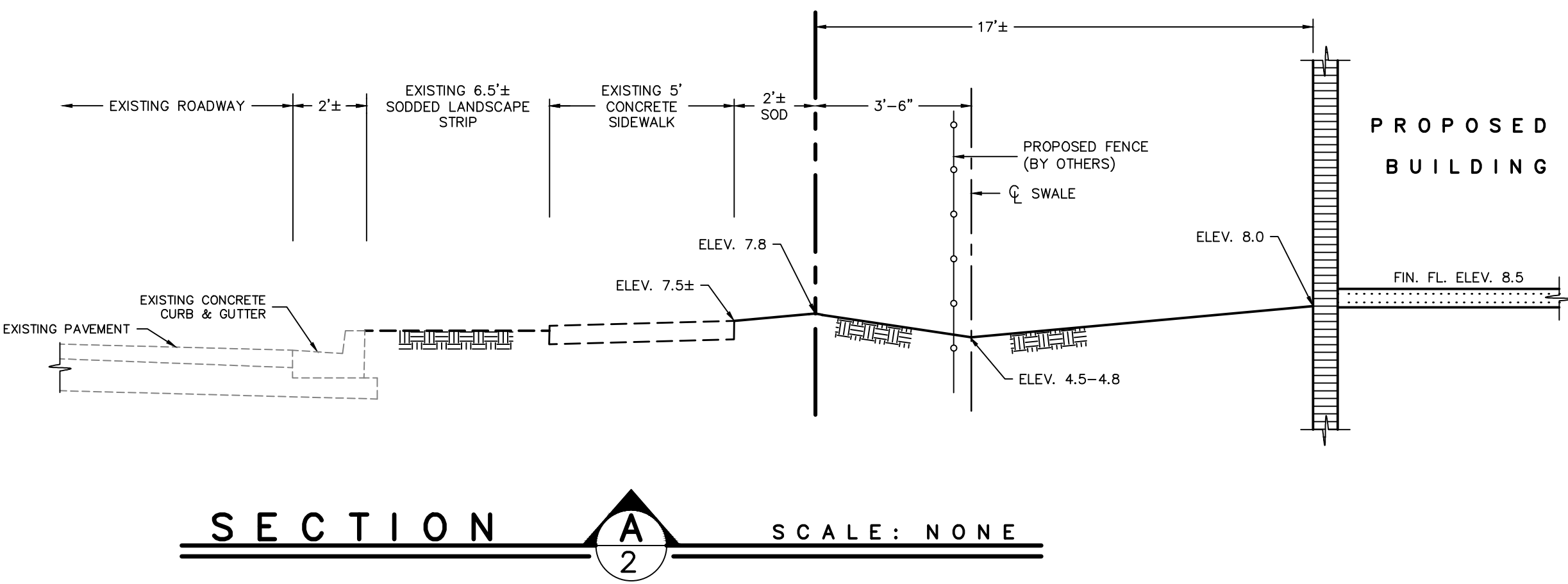
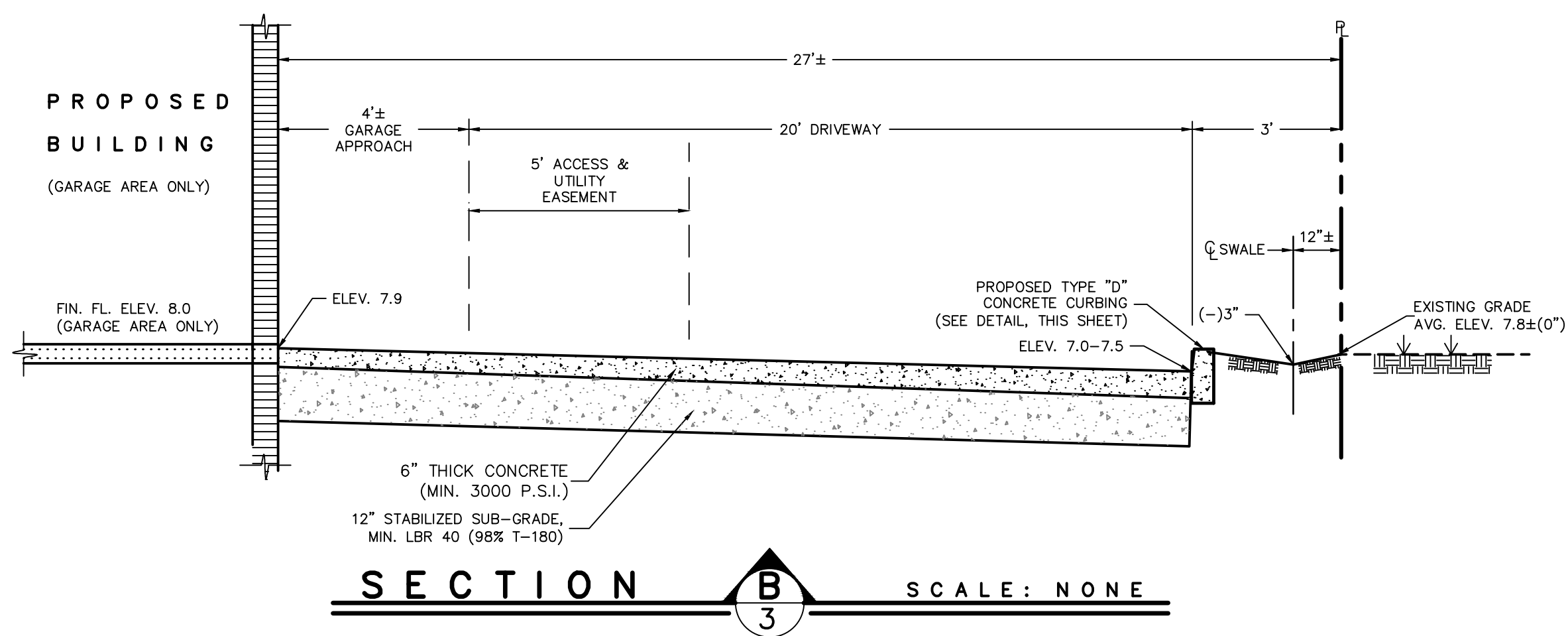
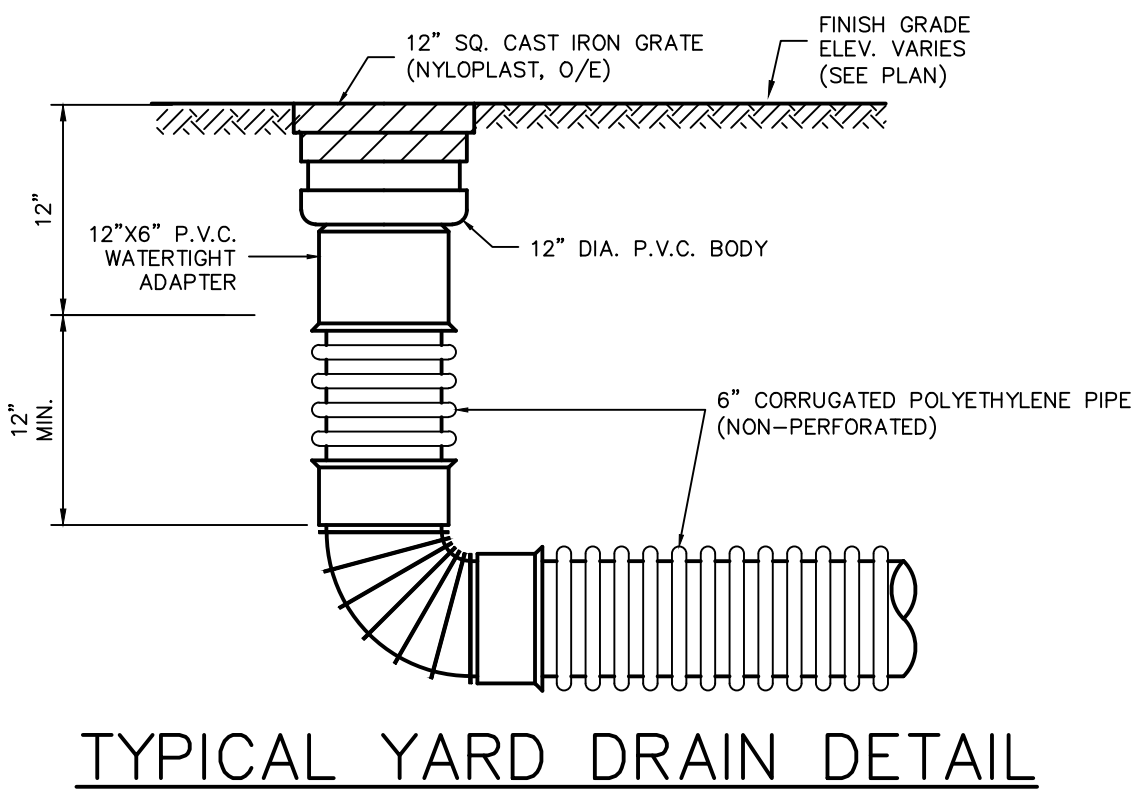
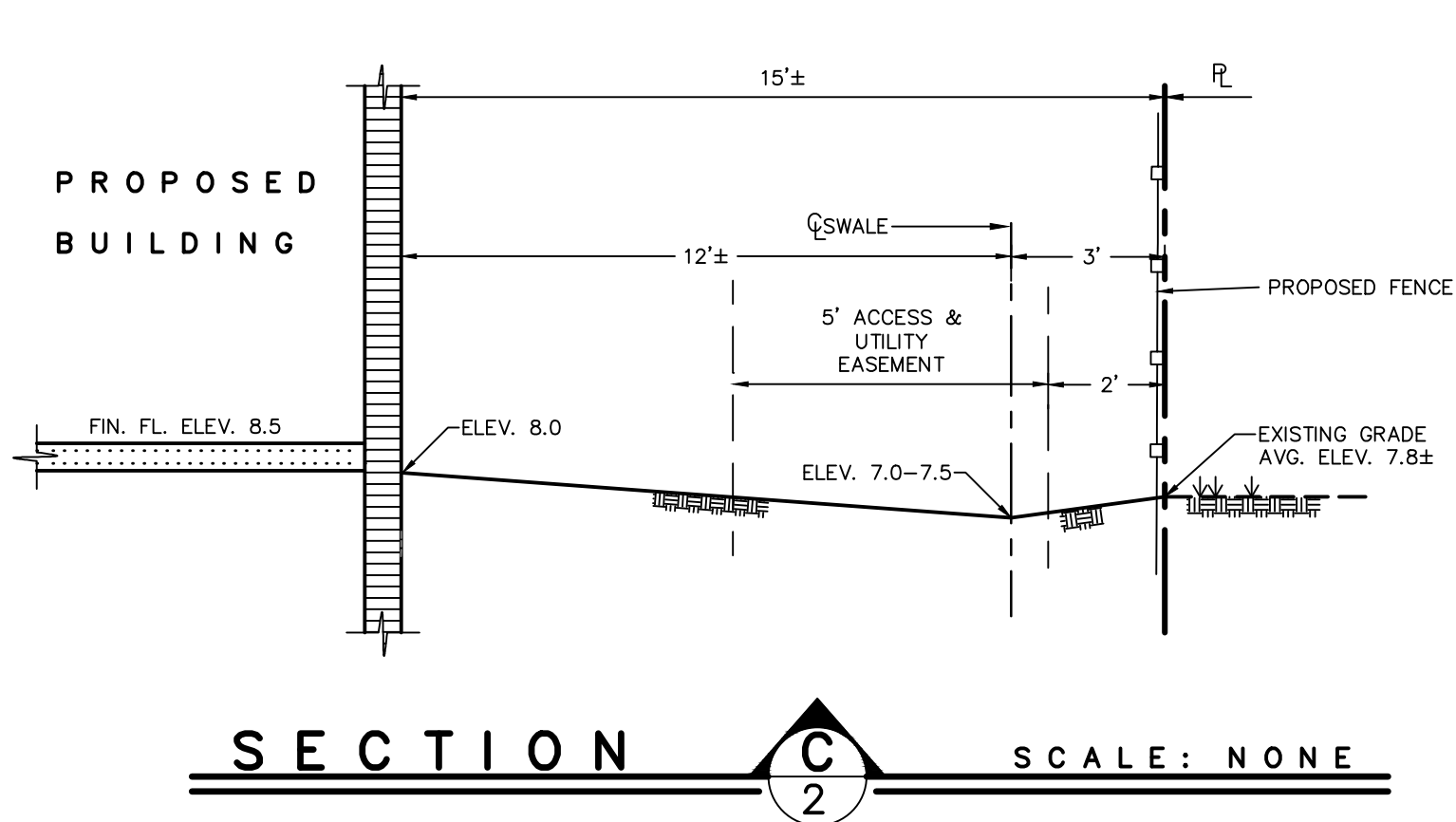
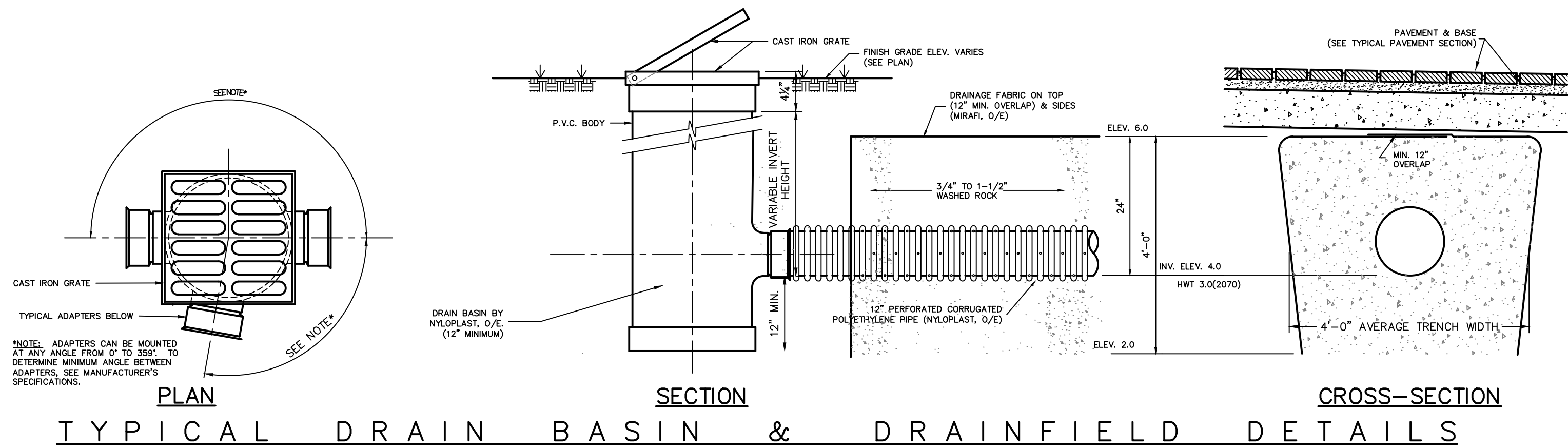
LEGAL DESCRIPTION:

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LEGEND:

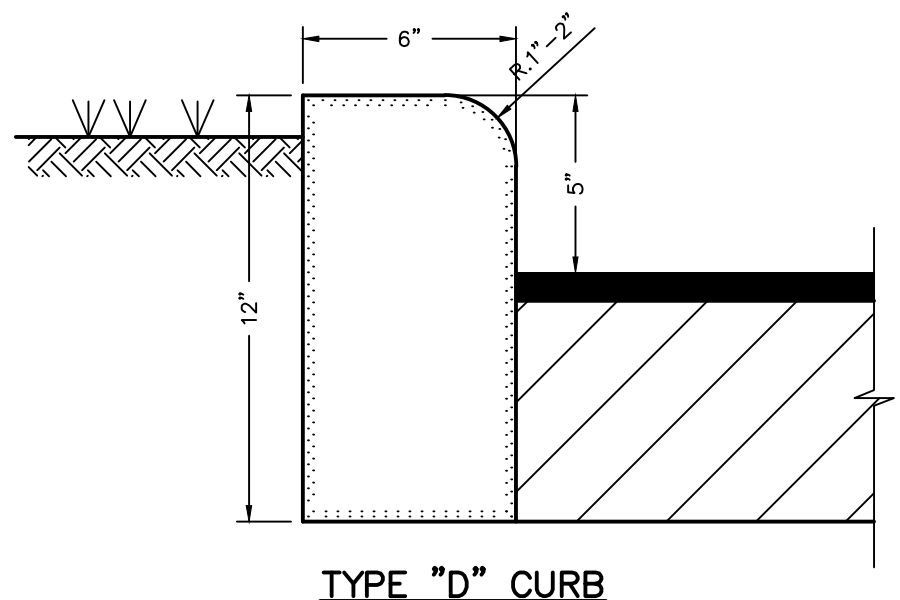
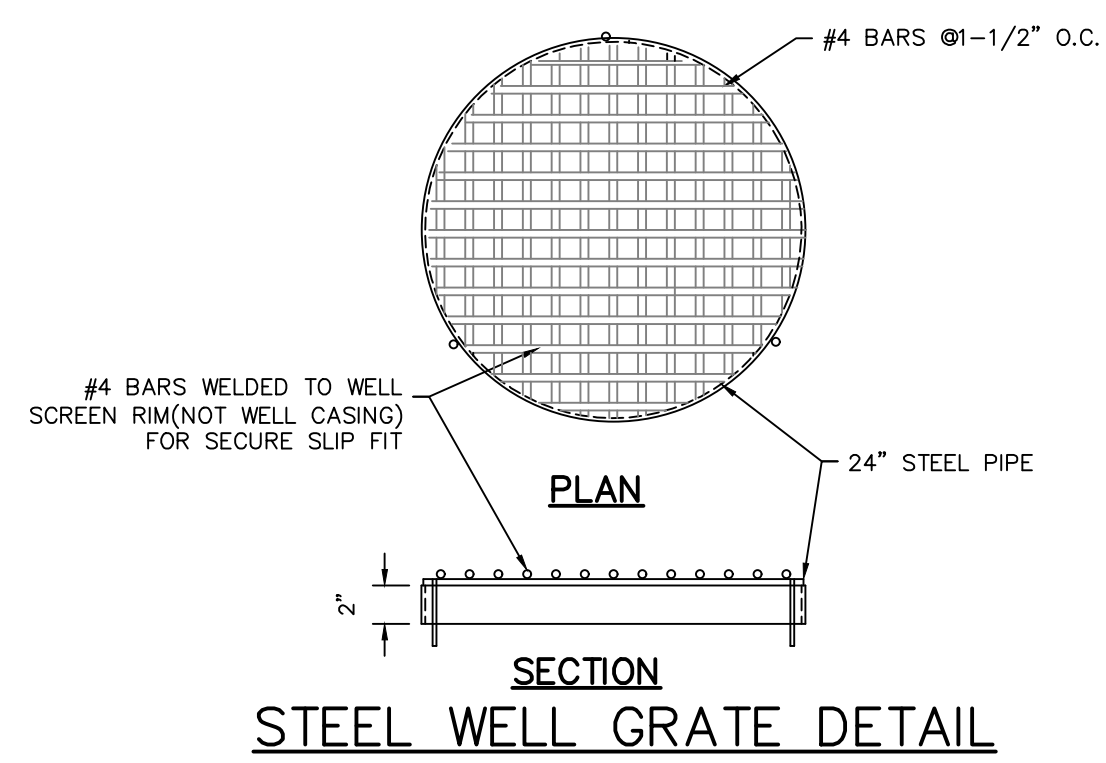
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	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING FIRE HYDRANT

PAVING, GRADING AND DRAINAGE WATER AND SEWER SERVICE CONNECTIONS PLAN			
GUSTAVO J. CARBONNEL ARCHITECT FORT LAUDERDALE, FLORIDA			
1615 S.W. 4th AVENUE			
JOHN B. SMITH ENGINEERS, INC. 1457 N.E. 4th AVENUE FORT LAUDERDALE, FLORIDA 33304 PHONE: (954) 763-4177 CERTIFICATE OF AUTHORIZATION NO. 1888			
DESIGN R.C.S.	DRAWN RCS	DATE MAR., 2026	FILE 26-113
Approved By: Robert C. Smith, P.E. Registered Engineer No. 31177			SHEET C10F 4



- DRAINAGE DISCHARGE WELL.**
1. DEPTH OF WELL SHALL BE DETERMINED BY WATER QUALITY AT THE DISCHARGE LEVEL. WATER QUALITY SHALL BE MIN. OF 3,000 P.P.M. CHLORIDE AND 10,000 P.P.M. TDS. APPROX. DEPTH 80-100 FEET. WELL CONTRACTOR SHALL SUBMIT WATER QUALITY ANALYSIS CERTIFYING THAT MINIMUM WATER QUALITY PARAMETERS ARE MET.
 2. LENGTH OF UNCASED PORTION OF WELL SHALL BE SUFFICIENT TO ALLOW FOR A DISCHARGE FLOW OF A MINIMUM OF 100 G.P.M./FT-HEAD BASED ON A STARTING ELEVATION OF 5.0. WELL CONTRACTOR TO SUPPLY TESTING AND CERTIFICATION AS TO WELL'S CAPACITY.
 3. WELL CASING SHALL BE STANDARD WEIGHT BLACK STEEL (ASTM) A53/A53M-99b, A 135-01, A252-98, A589-96
 4. WELL CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS IN THE CONSTRUCTION OF THE CLASS V WELL.
 5. DRAINAGE WELL CAPACITY TEST SHALL BE WITNESSED BY THE CITY AND THE ENGINEER AND A CERTIFIED COPY SHALL BE SUPPLIED TO THE ENGINEER OF RECORD.

DRAINAGE WELL DETAILS



- NOTES:**
- GENERAL**
- 1- ALL CONSTRUCTION, MATERIALS AND INSPECTIONS SHALL COMPLY WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE, BROWARD COUNTY ENGINEERING DIVISION'S "MINIMUM STANDARDS", AND FLORIDA DEPARTMENT OF TRANSPORTATION, WHERE APPLICABLE.
 - 2- LOCATION OF EXISTING UTILITIES ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE PRIOR TO CONSTRUCTION ALL EXISTING UTILITIES TO BE CONNECTED TO AND BRING TO THE ATTENTION OF THE ENGINEER ANY DEVIATIONS FROM THAT AS SHOWN ON THE PLANS.
 - 3- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL HOLD A PRECONSTRUCTION MEETING TO INCLUDE THE ENGINEER OF RECORD, CITY, AND ANY OTHER UTILITIES AND/OR AGENCIES INVOLVED.
 - 4- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
 - 5- ALL UTILITIES AND DRAINAGE INSTALLATIONS UNDER PROPOSED PAVEMENT SHALL BE COMPLETED PRIOR TO COMMENCING PAVEMENT SUB-GRADE CONSTRUCTION.
 - 6- THE CONTRACTOR IS REQUIRED TO HAVE INSPECTIONS MADE ON EACH OF THE FOLLOWING ITEMS BY THE ENGINEER AND CITY:
 - A) UTILITIES AND DRAINAGE
 - B) SUB-GRADE
 - C) ROCK BASE
 - D) PRIME COAT
 - E) ASPHALT
 - F) FINAL
 - 7- SHOP DRAWINGS OF ALL MATERIALS TO BE USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. APPROVAL FROM ALL APPROPRIATE AGENCIES SHALL BE OBTAINED PRIOR TO INSTALLATION.
 - 8- CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES.

- PAVING**
- 1- REMOVE MUCK, OVERBURDEN AND ROOT MATERIAL WITHIN 10 FEET OF ANY EDGE OF PAVEMENT OR BUILDING. BACKFILL TO REQUIRED SUB-GRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 12 INCH LIFTS, COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
 - 2- STABILIZED SUB-GRADE (MINIMUM L.B.R. 40) SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
 - 3- LIMEROCK BASE SHALL MEET FLORIDA D.O.T. STANDARD SPECIFICATIONS, SECTION 911, AND INSTALLED PER SECTION 200. DENSITY TESTS SHALL BE TAKEN AT A MINIMUM OF EVERY 5,000 S.F. FOR EACH LIFT WITH COPIES TO THE ENGINEER FOR APPROVAL. LIMEROCK BASE TO BE PRIMED IN ACCORDANCE WITH SECTION 300. BASE SHALL HAVE A COMPACTED THICKNESS AS SPECIFIED ON THE PLAN BUT IN NO CASE LESS THAN 6 INCHES.
 - 4- ASPHALTIC CONCRETE SURFACE COURSE SHALL BE TYPE S-III CONFORMING TO SECTION 311, FLORIDA D.O.T. STANDARD SPECIFICATIONS. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.
 - 5- FINISHED ROCK "AS-BUILT" GRADES BY A REGISTERED SURVEYOR SHALL BE SUBMITTED TO THE ENGINEER AND CITY FOR APPROVAL PRIOR TO PLACING ASPHALT.
 - 6- PAVEMENT MARKINGS SHALL BE THERMOPLASTIC (T.P.) IN ACCORDANCE WITH FLORIDA D.O.T. SPECIFICATION SECTION 711. REFLECTIVE PAVEMENT MARKER (R.P.M.) SHALL BE IN ACCORDANCE WITH SECTION 706. BOTH PAVEMENT MARKINGS AND R.P.M. SHALL BE INSTALLED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS. ALL TRAFFIC SIGNS SHALL BE HIGH INTENSITY REFLECTIVE MATERIAL.

- DRAINAGE**
- 1- DRAINAGE PIPE SHALL BE ONE OF THE FOLLOWING:
 - A) CORRUGATED POLYETHYLENE PIPE (P.E.) FABRICATED TO ASTM 405 AND AASHTO-M294. PIPE SHALL BE ADS N-12, OR APPROVED EQUAL.
 - B) HELICAL CORRUGATED ALUMINUM (C.A.P.) FABRICATED TO ASTM B209 AND AASHTO-196. PIPE SHALL HAVE 2-2/3" X 1/2" CORRUGATIONS AND SHALL HAVE A MINIMUM THICKNESS OF:
 - 1) 24" AND SMALLER - 16 GAUGE
 - 2) OVER 24" - 14 GAUGE
 - C) PIPE COUPLING BANDS SHALL BE SPLIT BANDS OF THE SAME ALLOY AS THE PIPE. POLYURETHANE OR OTHER MANUFACTURED SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS. THE BANDS SHALL BE A MINIMUM OF 12 INCHES WIDE.
 - D) REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE CLASS III AND MEET THE REQUIREMENTS OF ASTM C-78. THE PIPE JOINT SHALL BE OF THE BELL-AND-SPIGOT TYPE.
 - 2- PRECAST DRAINAGE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF ASTM C-478 WITH A CONCRETE MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE.
 - 3- ALL CONCRETE USED SHALL DEVELOP A MINIMUM OF 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
 - 4- CONTRACTOR SHALL PROVIDE THE ENGINEER "AS-BUILTS" OF THE PROJECT GIVING ALL HORIZONTAL DIMENSIONS AND VERTICAL INFORMATION BY A REGISTERED SURVEYOR.

PAVING, GRADING AND DRAINAGE WATER AND SEWER SERVICE CONNECTIONS PLAN

GUSTAVO J. CARBONNEL ARCHITECT
FORT LAUDERDALE, FLORIDA

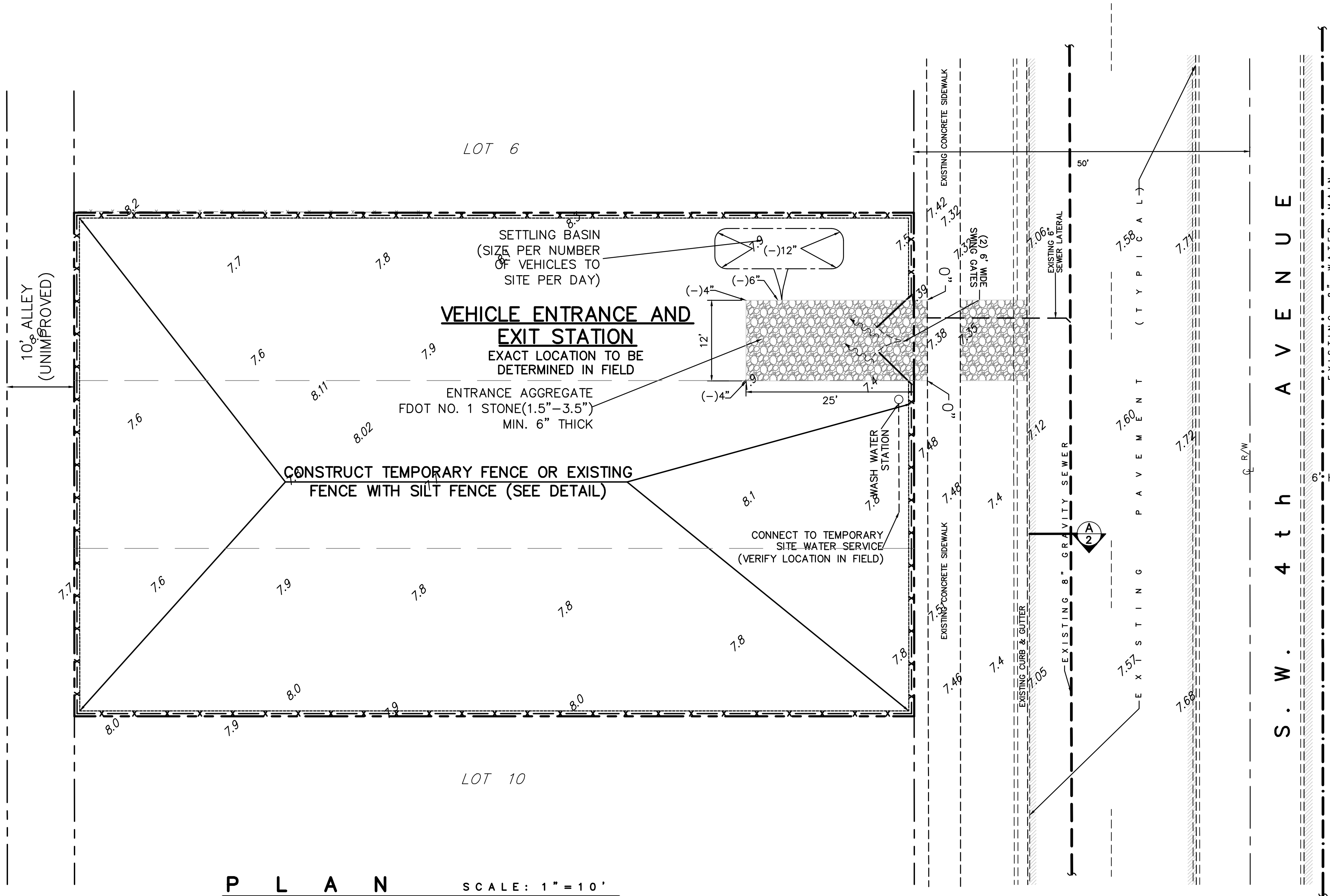
1615 S.W. 4th AVENUE

JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763-4177
CERTIFICATE OF AUTHORIZATION NO. 1888

DESIGN	DRAWN	DATE	FILE
R.C.S.	RCS	MAR., 2026	26-113

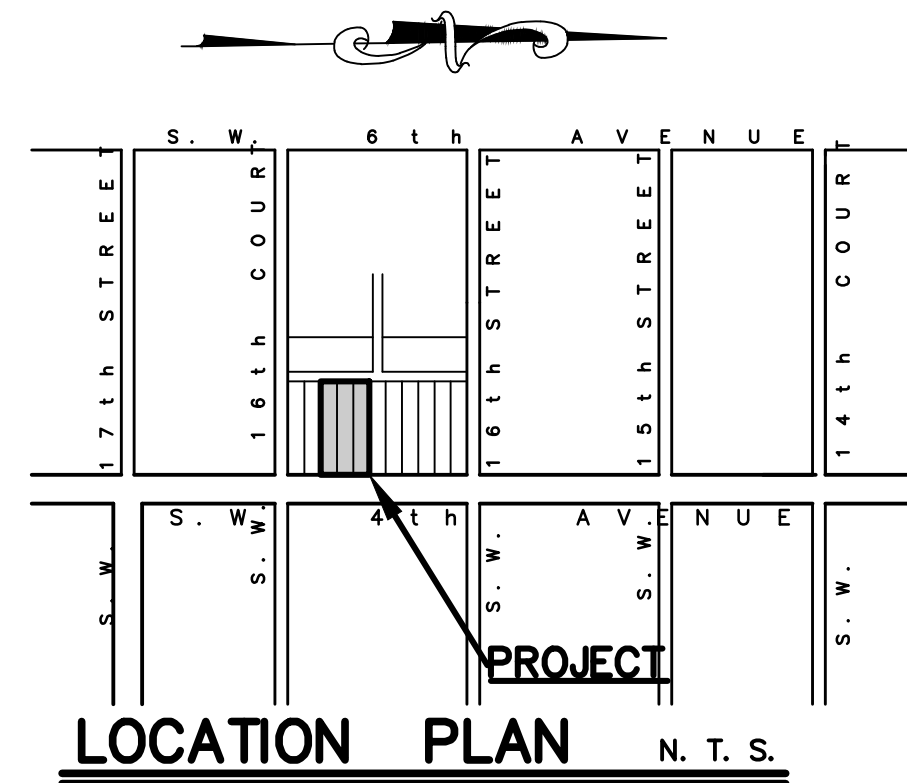
Approved By:
Robert C. Smith, P.E.
Registered Engineer No. 31177
State of Florida

SHEET
C20F 4



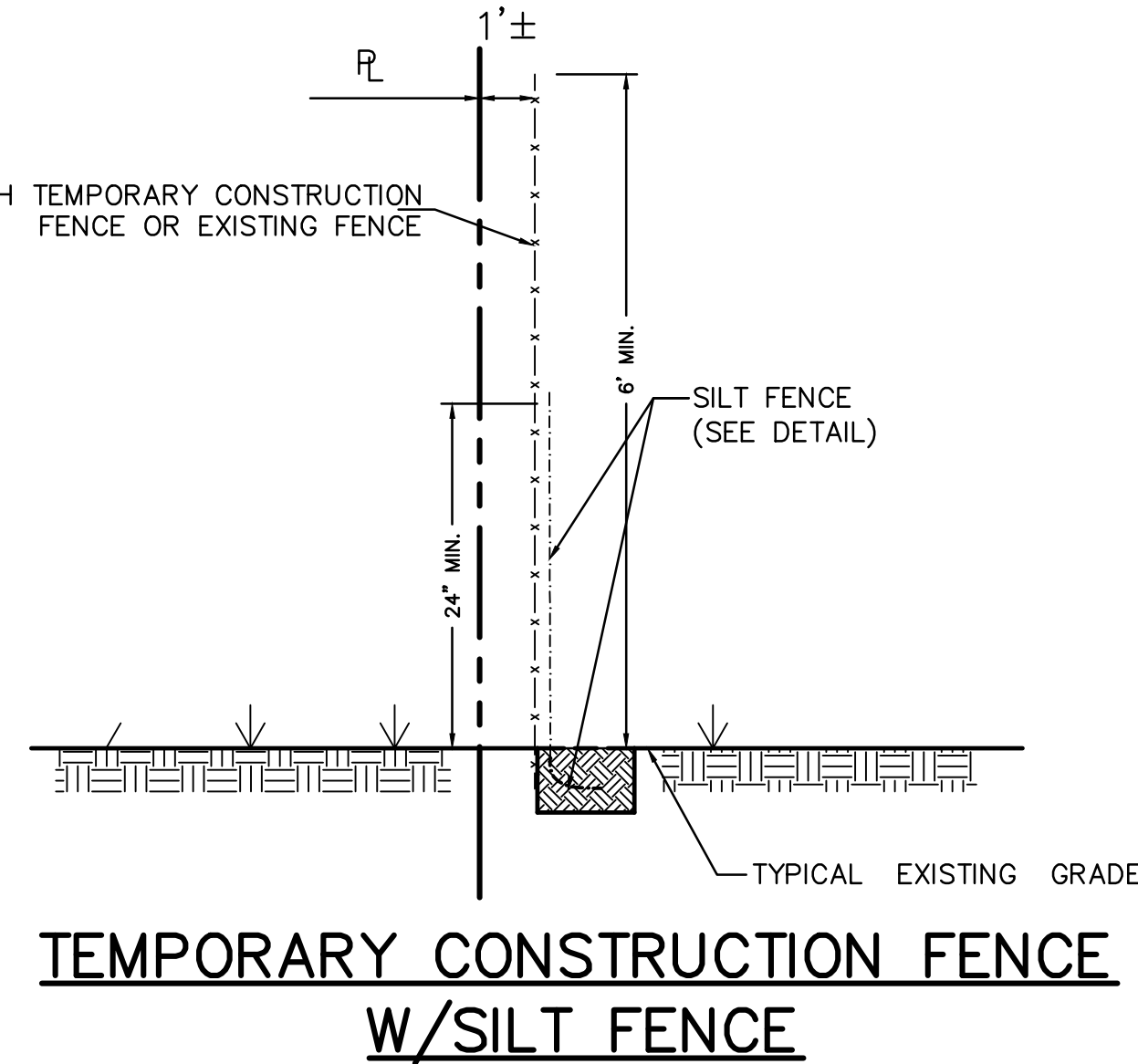
P L A N SCALE: 1" = 10'

NOTES:
1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM - NAVD 1988



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- LEGEND:**
- EXISTING WATER MAIN
 - PROPOSED WATER MAIN
 - EXISTING SEWER MAIN
 - PROPOSED SEWER MAIN
 - EXISTING DRAINAGE
 - PROPOSED DRAINAGE
 - PROPOSED PAVEMENT
 - EXISTING PAVEMENT
 - EXISTING ELEVATIONS
 - PROPOSED ELEVATIONS
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 - EXISTING TEE
 - PROPOSED TEE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING VALVE
 - PROPOSED VALVE
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - EXISTING FIRE HYDRANT



CITY POLLUTION PREVENTION NOTES

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
- i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
- ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
- iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
- iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
- v. Sweeping of public roadways shall be done periodically as condition demand.
- j) Dust generated from construction shall be minimized by daily watering of the site.
- k) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.
- The inspection report shall include at a minimum the following information:
- i. Name of inspector and his/her qualifications in erosion and sedimentation control
- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPPP and permit(s)

EROSION CONTROL PLAN			
GUSTAVO J. CARBONNEL ARCHITECT FORT LAUDERDALE, FLORIDA			
1615 S.W. 4th AVENUE			
JOHN B. SMITH ENGINEERS, INC. 1457 N.E. 4th AVENUE FORT LAUDERDALE, FLORIDA 33304 PHONE: (954) 763-4177 CERTIFICATE OF AUTHORIZATION NO. 1888			
DESIGN R.C.S.	DRAWN RCS	DATE MAR., 2026	FILE 26-113
Approved By Robert C. Smith, P.E. Registered Engineer No. 31177			SHEET C30F 4

- PERMIT SET
MUST BE ON JOB SITE AT ALL
TIMES DURING CONSTRUCTION

NOTICE

INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN
THE PUBLIC R/W CONTACT THE BROWARD
COUNTY HIGHWAY CONSTRUCTION AND
ENGINEERING DIVISION AT 954-577-4600
FOR INSPECTION.

ALL MATERIALS USED AND INSTALLATIONS
WITHIN THE PUBLIC RIGHT OF WAY OR
EASEMENTS SHALL BE IN ACCORDANCE
WITH BROWARD COUNTY HIGHWAY
CONSTRUCTION AND ENGINEERING
DIVISION SPECIFICATIONS.

NOTE:
APPROVAL OF THIS PLAN DOES NOT
CONSTITUTE A PERMIT FOR CONSTRUCTION.

A PERMIT FOR CONSTRUCTION MUST BE
OBTAINED FROM BROWARD COUNTY
HIGHWAY CONSTRUCTION AND ENGINEERING
DIVISION PRIOR TO COMMENCING
CONSTRUCTION IN THE PUBLIC RIGHT OF
WAY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS☐ PUBLIC RIGHT-OF-WAY APPROVAL FOR PAVING, GRADING, AND DRAINAGE

BY _____ DATE _____

CITY OF FT LAUDERDALE STANDARD DETAILS

BROWARD COUNTY ENGINEERING DETAILS

GUSTAVO J. CARBONNEL ARCHITECT
FORT LAUDERDALE, FLORIDA

1615 S.W. 4th AVENUE

JOHN B. SMITH ENGINEERS, INC.

1457 N.E. 4th AVENUE

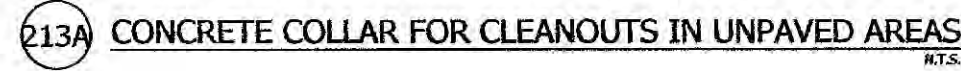
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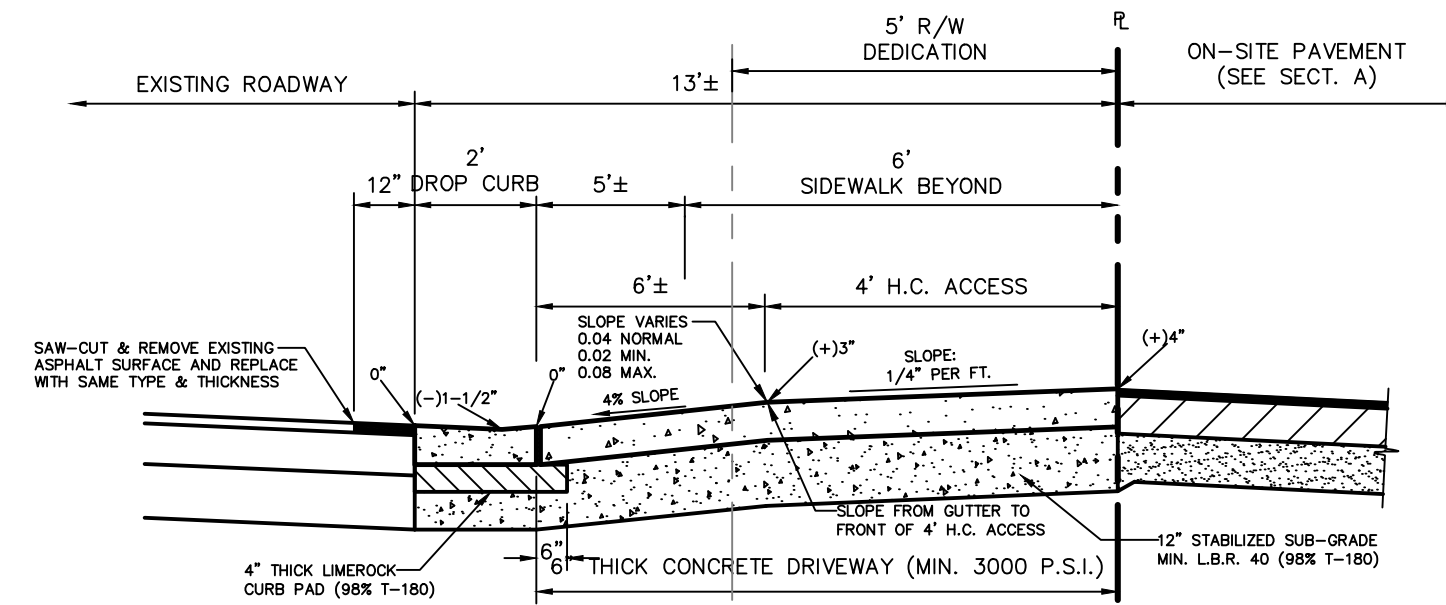
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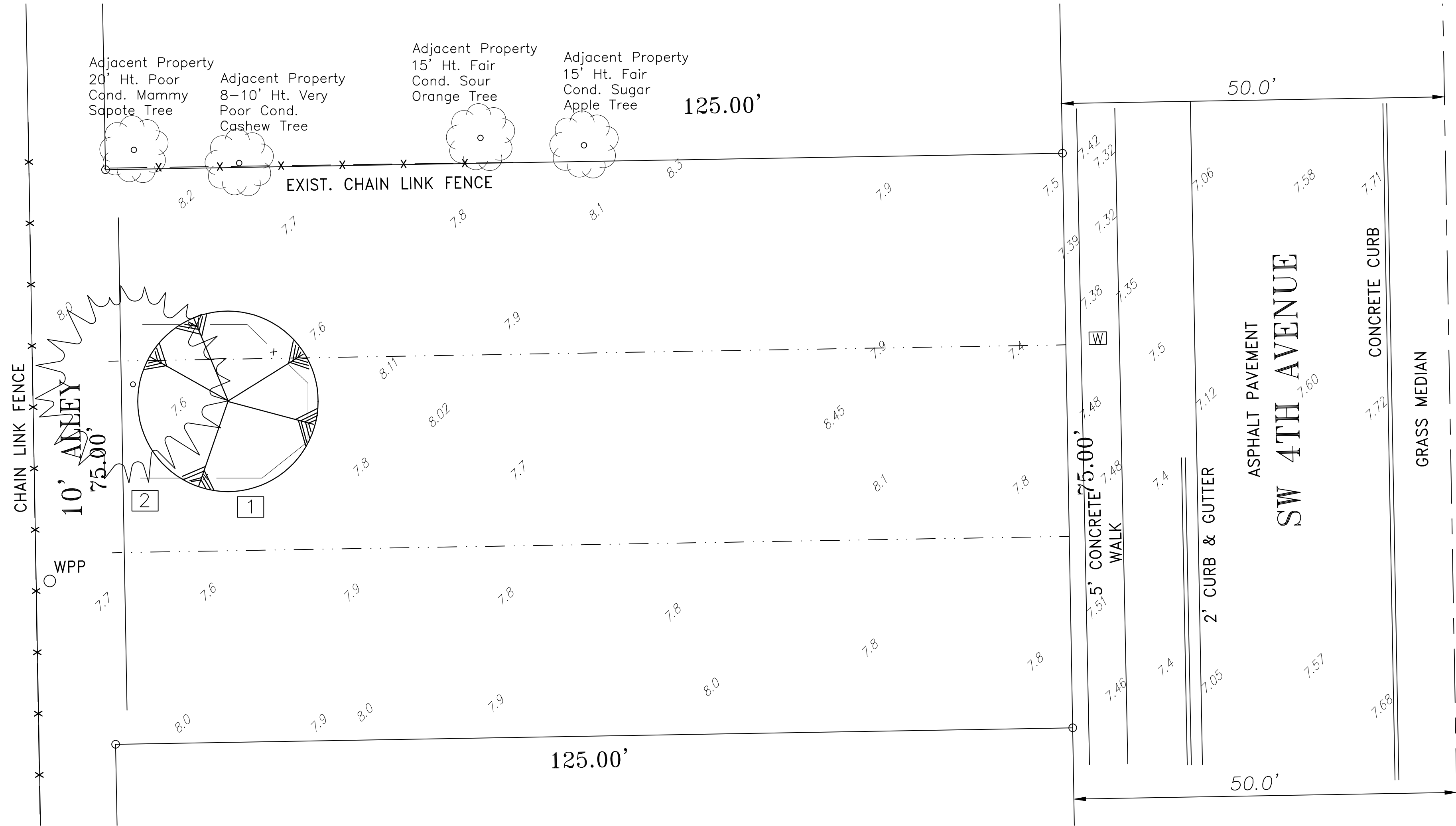
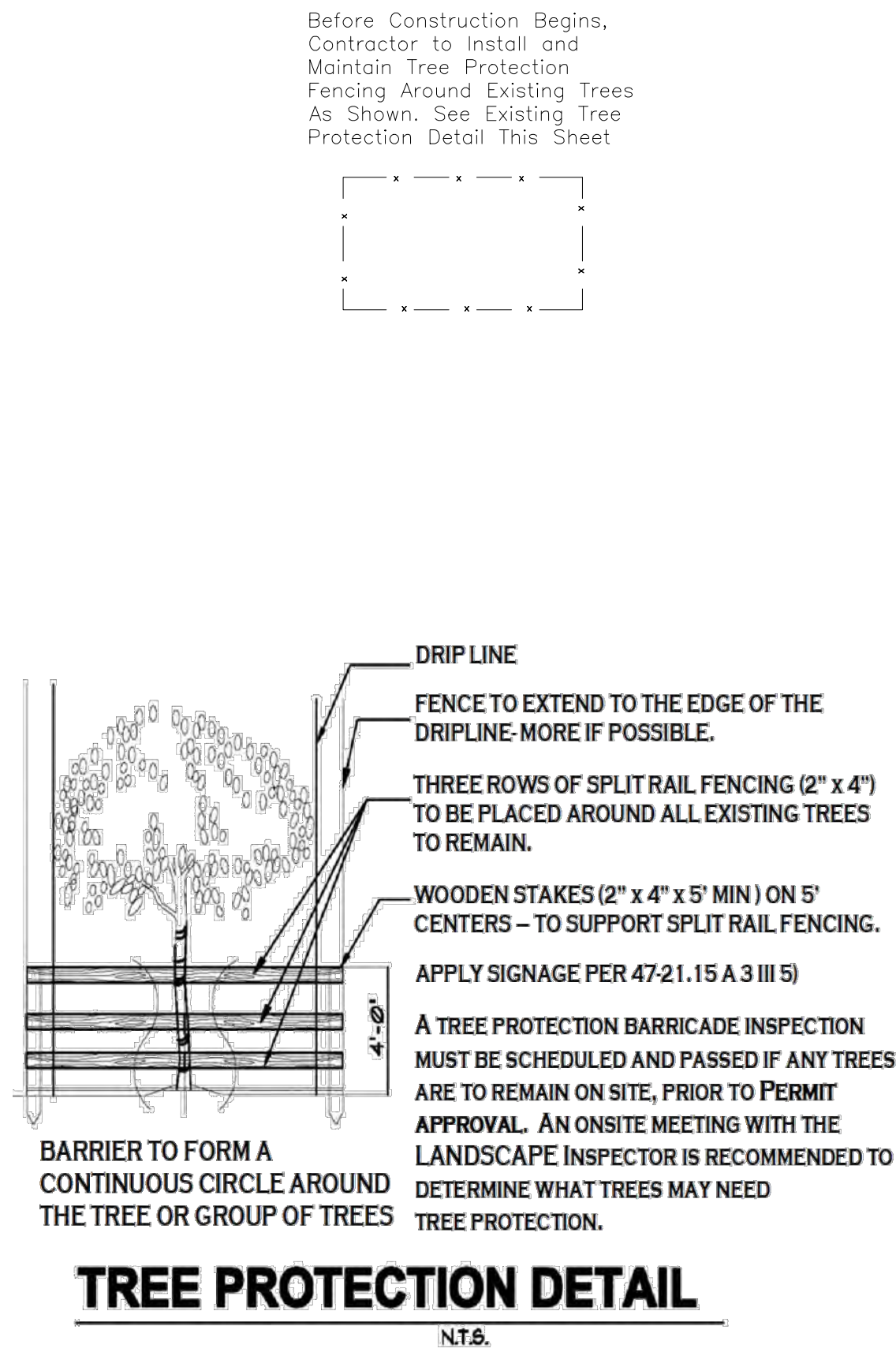
Approved By _____
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida



NOTE: TURNOUT CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 515



SECTION D
2 SCALE: NONE



Existing Tree List												
Note - All Trees Over 18" Caliper Are Not Specimen Trees due to their Poor <70% Condition Rating												
Guide for Plant Appraisal, 10th Edition												
Location: 1615 SW 4th Avenue												
Date: 4/6/2026												
Appraiser: by Others												
Tree #	Species (Botanical Name/ Common Name)	Height Feet	Spread Feet	Class	Rating %	=	X DBH Inches	X Condition	Condition %	=	Caliper Removed	Replacement Value (\$250 per Inch)
1	Mangifera indica / Mango, Multi Trunk	25	25	C	60	0.60	15	Poor-Fair	0.35	3.15	\$788	Remove
2	Persea americana / Avocado	30	20	C	60	0.60	17	Poor-Fair	0.35	0.00	\$0	Remain
Caliper Replacement Required = 3.15											\$787.50	
TOTAL TREE REMOVAL												
Pongam Tree (#18): Class B by City Standards, but Listed as a Florida Invasive species by the University of Florida's IFAS. The State of Florida has precedence over city jurisdiction												
Condition:												
	Specimen				100-80	%						
	Good-Healthy				79-60	%						
	Fair				59-40	%						
	Poor				39-20	%						
	Very Poor				19-1	%						
	Dead-Cull				0							
Class												
	A				100%							
	B				80%							
	C				60%							
Abbreviations:												
DBH	Diameter Breast Height											

Replacement Value Formula = DBH Caliper Inches x \$250



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

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LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST,
tcowhite@bellsouth.net
954-253-2265

REVISIONS

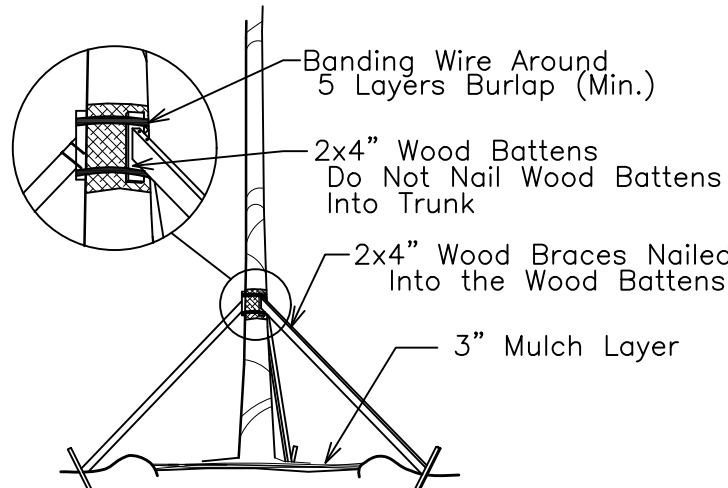
Tree Survey / Disposition Plan
3 Cluster Homes
1615 SW 4th Avenue
Fort Lauderdale, Florida 33315



DRAWN:
TW
CHECKED:
TW
DATE:
4-7-2026
SCALE: 1"=10'

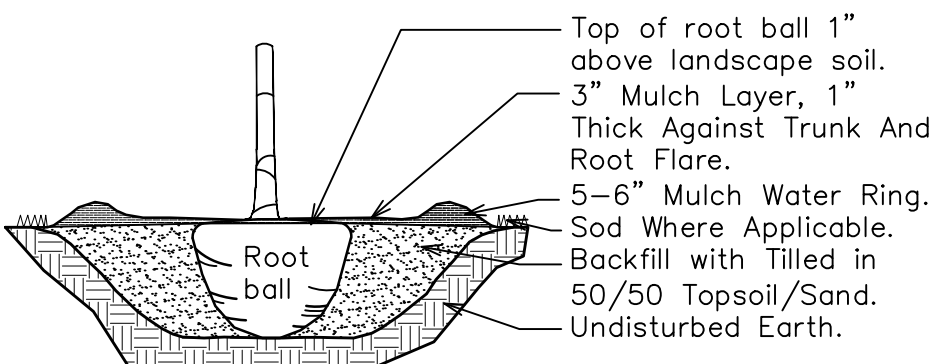
GENERAL LANDSCAPE NOTES

- The plan takes precedence over the plant list.
- 2 Full business days before digging, call toll free 1-800-432-4770
Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.
- All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks 1/2" or larger, sticks, and all objectionable non-native material including weeds, weed seeds. All limerock, road rock, asphalt shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds and top 2" of all sodded areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all rocks, concrete, asphalt, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative.
- All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details
- All landscape and lawn areas are irrigated by an existing fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. One bubbler shall be provided for each tree. The system is operational with a rain sensor and rust inhibitor.
- No fertilizers are required.
- All landscape areas shall be covered with a 3" layer of Melaleuca mulch or Florimulch when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.
- All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.
- Please refer to the planting details for a graphic representation of the above notes.
- All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Thomas L White, ASLA-ISA.
- All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.
- A min. 5 feet horizontal clearance / horizontal separation is required between city utilities infrastructure and proposed small trees and 10 foot separation from large trees.



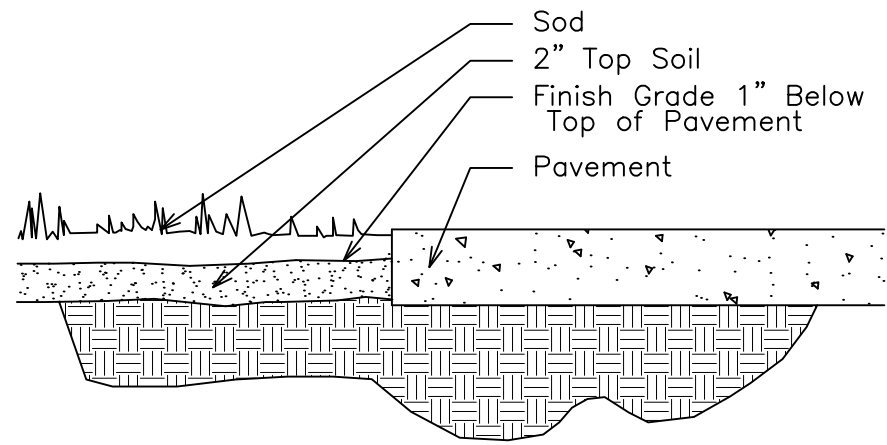
TREE/PALM BRACING DETAIL

NTS



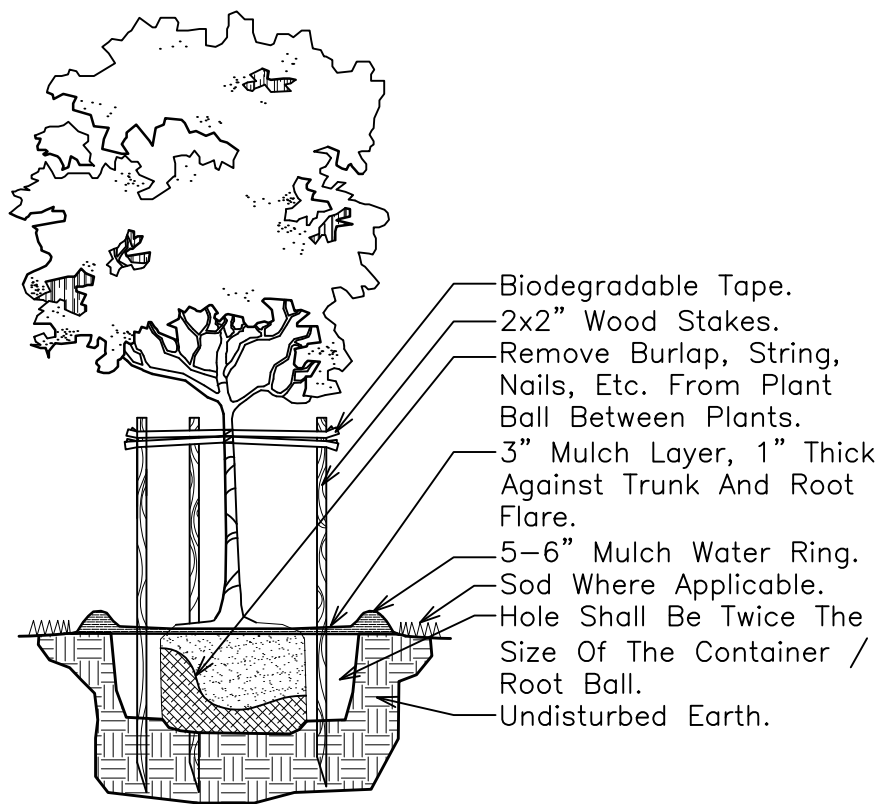
TREE/PALM PLANTING DETAIL

NTS



SOD INSTALLATION DETAIL

NTS

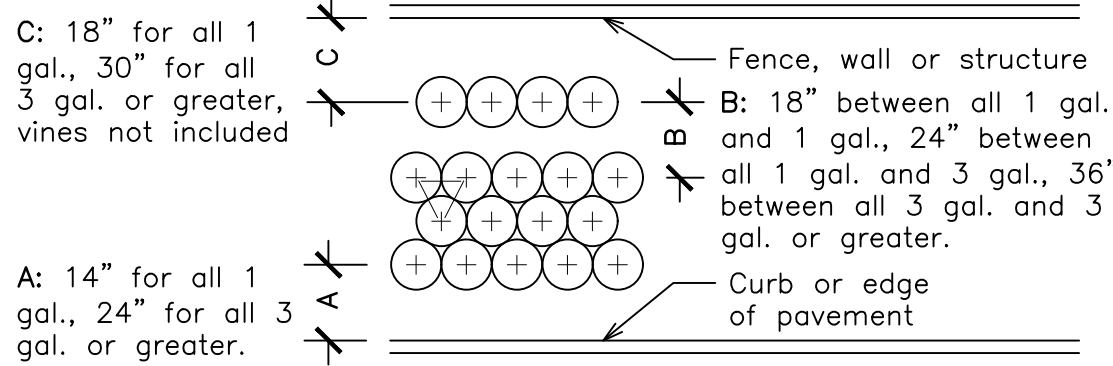


SMALL TREE PLANTING DETAIL

NTS

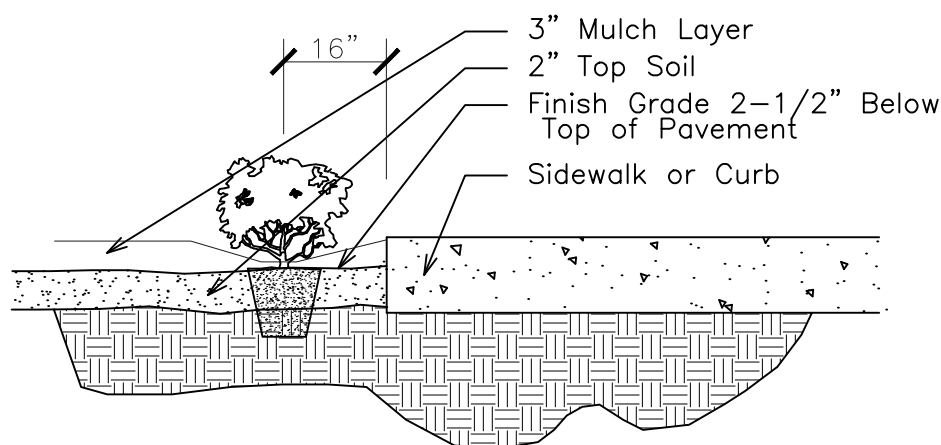
PLANT LIST

Code	Drought	Qty.	Botanical Name / Common Name	Specifications
EXISTING TREES TO REMAIN				
EPA	V	1	Persea americana / Avocado	30' OA Ht., 17' DBH
PROPOSED CODE REQUIRED TREES				
BS	(N)	V	2	Bursera simarubra / Gumbo Limbo
CE	(N)	V	2	Conocarpus erectus sericeus / Silver Buttonwood
CG	(N)	V	2	Conocarpus erectus / Green Buttonwood
LI		V	2	Lagerstroemia indica / Crape Myrtle
			9	Total Trees
			6	Native Trees
			67%	Native Trees
MITIGATION TREES				
LI	V	1	Lagerstroemia indica / Crape Myrtle	12' x 5-6', 4 Trunks Min., 1" DBH Each
				DBH Added 4
				DBH Total 4
				Total DBH Added 4
				Total DBH Removed 3.2
				DBH Deficiency 0
ACCENTS / HEDGES / SHRUBS				
CFS	(N)	V	12	Clusia flava / Small Leaf Clusia
CIR	(N)	V	40	Chrysobalanus icaco / 'Red Tip' Coccolupum
PMC		V	3	Podocarpus maki / Podocarpus Columns
PMP		V	20	Podocarpus maki / Podocarpus Hedge
			75	Total Shrubs
			52	Native Shrubs
			69%	Native Shrubs
GROUND COVERS				
LMV		V	32	Liriope m. 'Variegated' / Azetec Grass
SPG		V	25	Spathoglottis plicata / Ground Orchid
SOD / MISCELLANEOUS				
Sod		M	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'
SOIL			6 C.Y.	50-60% Sand / 40-50% Topsoil
				Solid application - no gaps
				Per Planting Details
	(N)			Florida Native Plant Species
	V			Very Drought Tolerant
	M			Medium Drought Tolerant



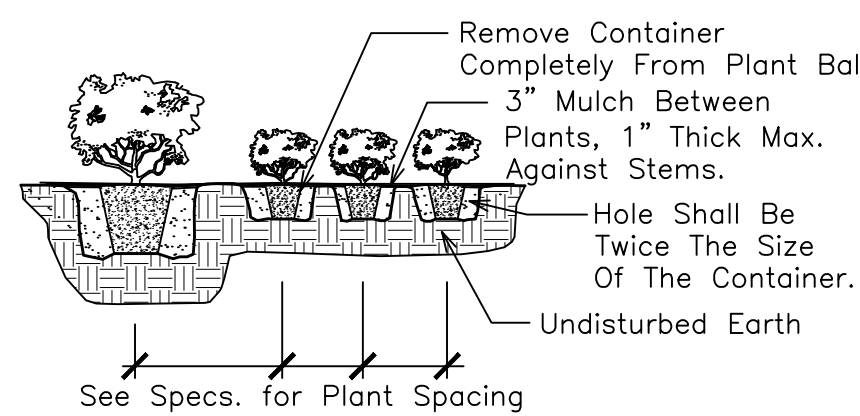
TYPICAL SHRUB SPACING DETAIL

NTS



SHRUB INSTALLATION DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

CITY OF FORT LAUDERDALE PLANTING CALCULATIONS

47-21.13.B.1.a	Site: 1 Tree Required per Every 1,000 Net Lot S.F. 5,009 Net Lot S.F. (Common + Landscape Areas)	Required 5	Provided 5
47-21.13.B.15	Plot Shrub Requirement: 12 Shrubs per Every 1,000 Net Lot S.F. 5,009 Net Lot S.F. (Common + Landscape Areas)	60	101
47-21.13.16	Street Trees: One Per 20' w/ Power Lines, one per 40' without 75 Feet of SW 4th Avenue (1 per 40')	2	2
47-21.12.C	VUA Calculations: One tree for every 1000 s.f. 2,410 Square Feet of Total Vehicular Use Areas per Site Plan 25% Required Shade Trees with a 3.5' min. DBH at 4.5' above ground 25% Required Shade Trees with a 2.5' min. DBH at 4.5' above ground 20% Required Flowering Tree Species. 20% Required Palm Species 10% Required Optional Species Six Shrubs for every 1000 s.f.	2 1 1 0 0 0 12	2 1 1 0 0 0 18
	Total Required Trees	9	9
47-21.8.R	60% Maximum Turfgrass Area:	Max 1442	Provided 1420 59.1%
47-21.9.K	10% Maximum Gravel Area:	Max 938	Provided 0 0.0%
47-21.8.E	50% Required Native Trees Total Trees / Palms Total Native or Drought Tolerant Trees / Palms % Native or Drought Tolerant Trees / Palms		9 6 67%
47-21.8.E	50% Required Native Shrubs Total Shrubs / Accents @ 24" planted ht. or greater Total Native or Drought Tolerant Shrubs / Accents % Native or Drought Tolerant Shrubs / Accents		71 48 68%

SITE PLAN INFORMATION			
Current Zoning Designation: RMM-25			
Current Land Use Designation: Residential Multi Family, Med High Density			
Gross Site Area:	9,375 Sq. Feet	=	0.22 Acres
Building and Rear Yards:	4,366 Sq. Feet	=	46.6%
Common Area:	2,606 Sq. Feet	=	27.8% of the Total Site Area
Landscape Area:	2,403 Sq. Feet	=	25.6% of the Total Common Area



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST,
tcwhite@bellsouth.net
954-253-2265

REVISIONS

Landscape Permit Plan
3 Cluster Homes
1615 SW 4th Avenue
Fort Lauderdale, Florida 33315

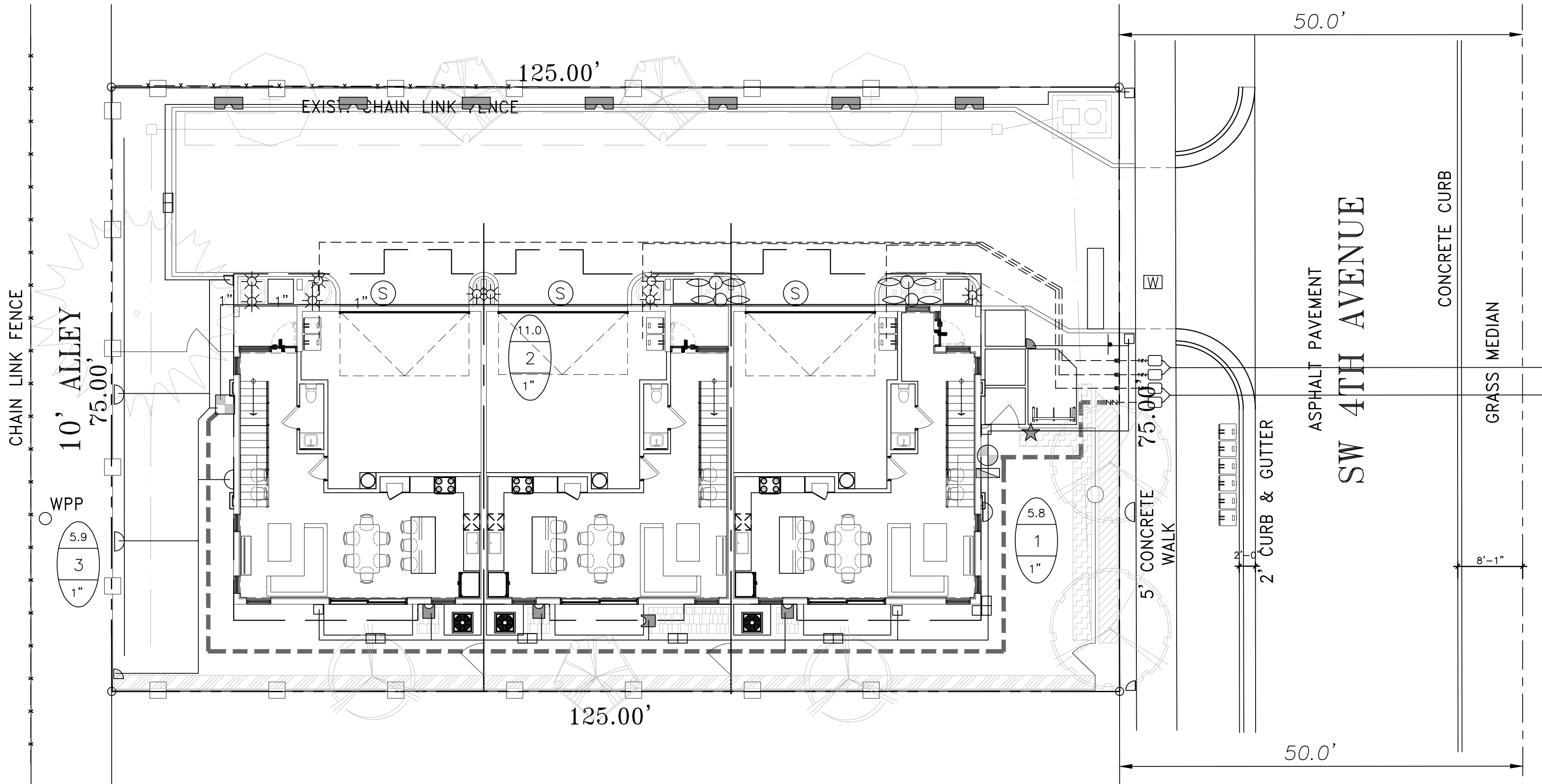
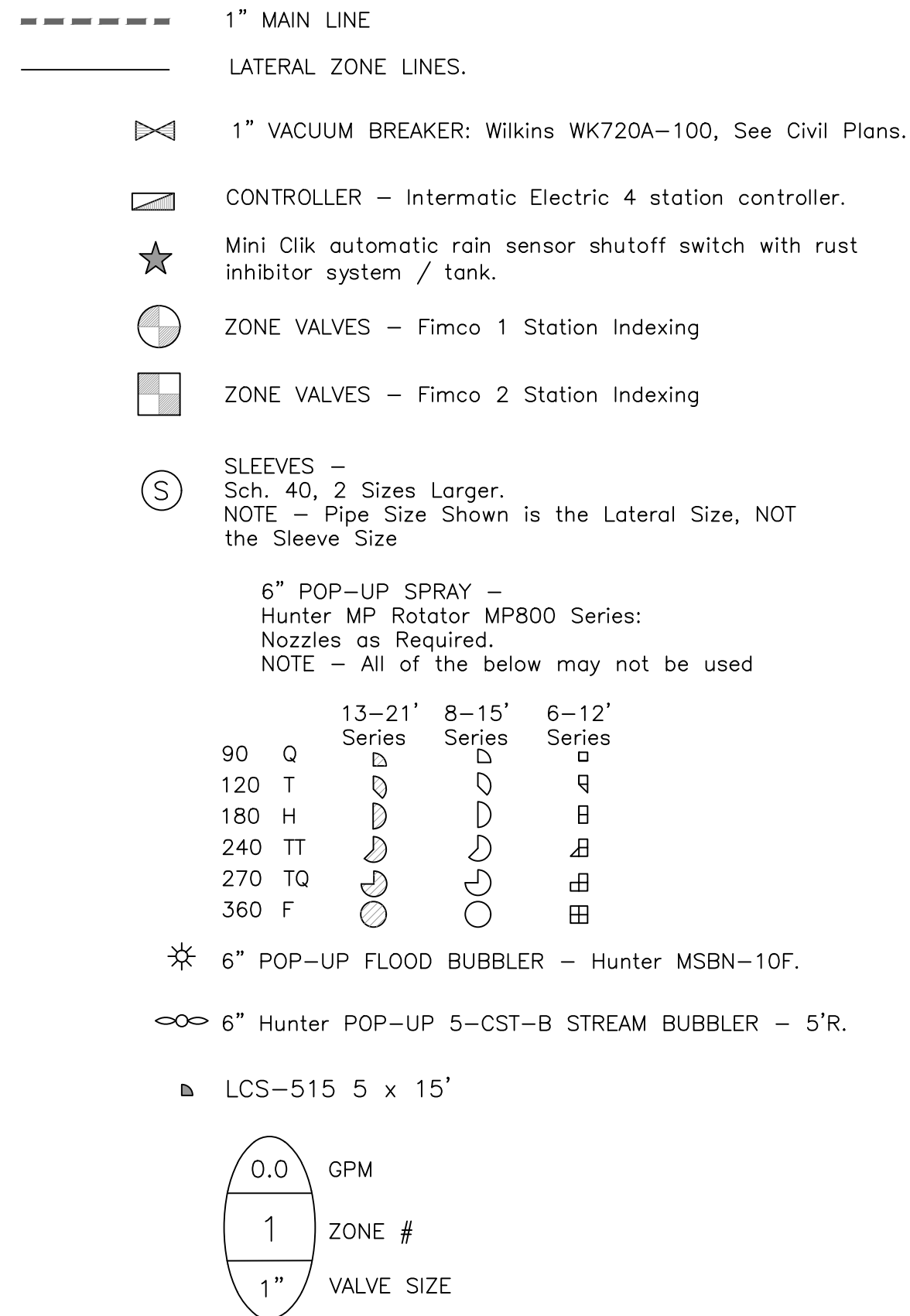


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DATE:
4-7-2026
SCALE: 1"=10'

Sheet No.

L-2
Sheet 2 Of 3

IRRIGATION LEGEND:



IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
All end of the line unmarked pipe = 3/4 inch.
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

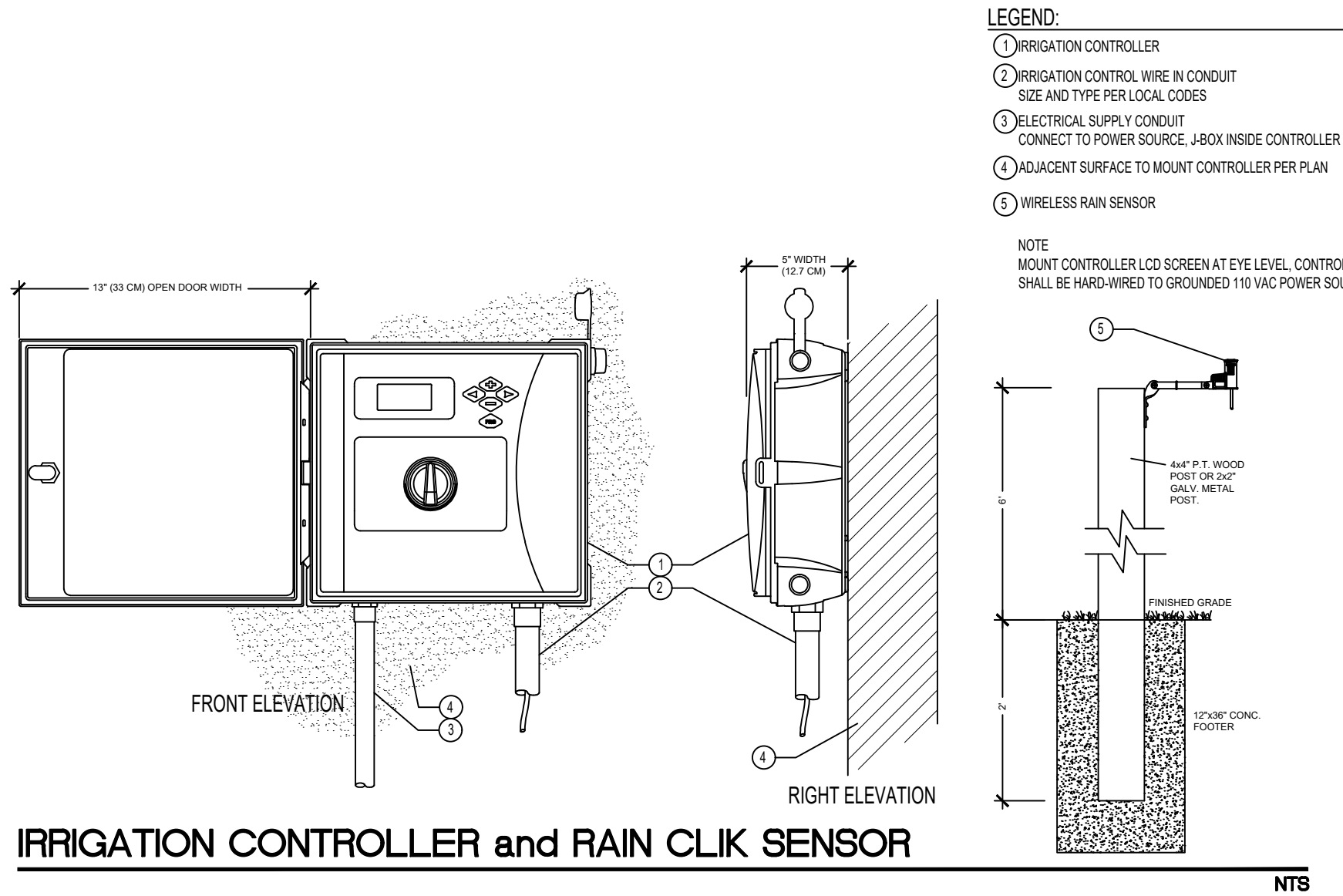
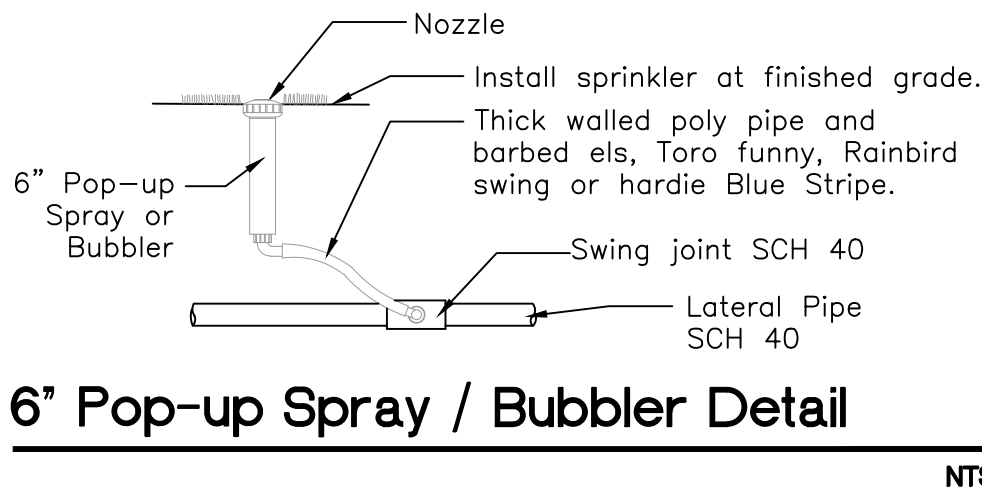
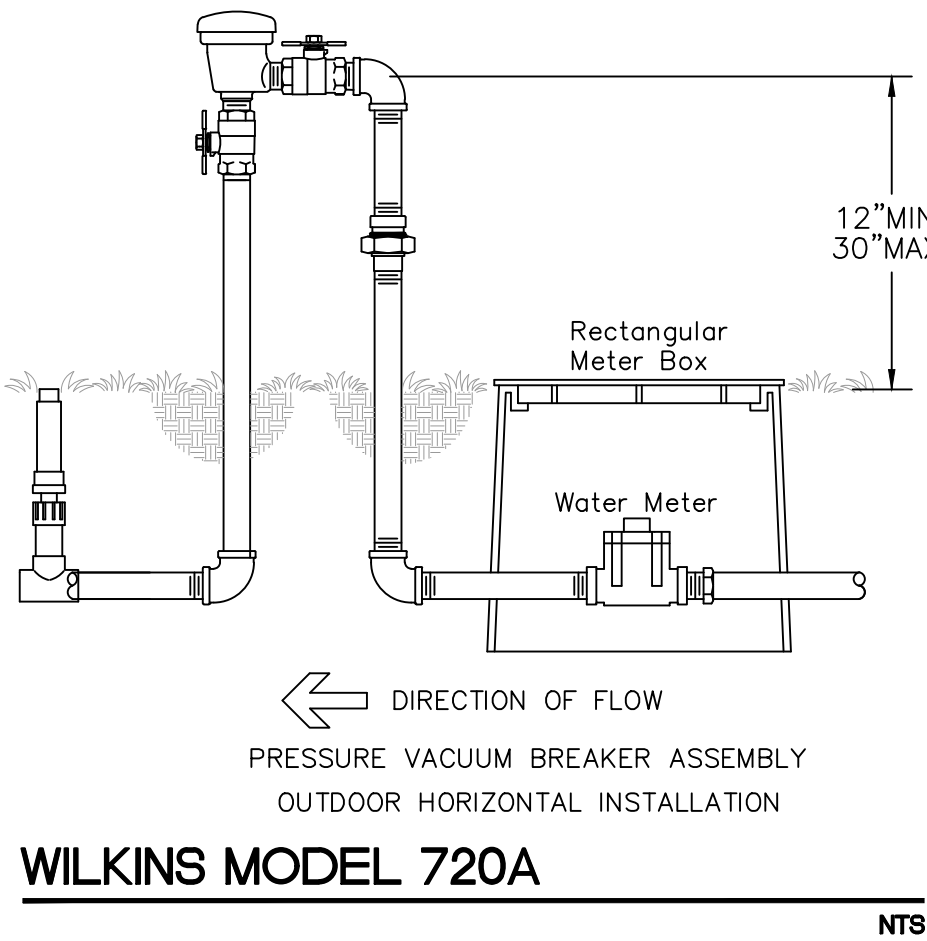
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit..

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage with 50% minimum overlap.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

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THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST,
tcowhite@bellsouth.net
954-253-2265

REVISIONS

3 Cluster Homes
1615 SW 4th Avenue
Fort Lauderdale, Florida 33315



DRAWN:
TW
CHECKED:
TW
DATE:
4-7-2026
SCALE: 1"=10'

Sheet No.
L-3
Sheet 3 Of 3

EXIST. CHAIN LINK FENCE

2' W

10' ALLEY





EAST ELEVATION



NORTH ELEVATION





SOUTH ELEVATION

Gustavo J. Carbonell, Architect P.A.

1457 N.E. Fourth Avenue

Ft. Lauderdale, FL 33304

Phone (954) 462-6565

Email; Gcarbonell@Gjcarch.com

AR 0007957

July 3, 2026

City of Ft. Lauderdale
Department of Sustainable Development
Planning and Zoning Department
700 NW 19th Avenue
Ft. Lauderdale, Florida 33311

Re: A three-unit, 2 story fee simple cluster homes development for;

PHD 1615-4 LLC

1615 SW 4TH AVENUE

Fort Lauderdale, Florida 33315

Our Job: 25-022

Sir or Madam;

Following please find narrative addressing the project description.

The referenced project consists of three 2-story, 3 bedroom and 3-1/2 baths cluster homes.

The cluster homes each contain a two car garage, living spaces, powder room, stair on the ground floor and bedrooms and baths on the second floor.

To meet the ULDR requirements, all facades include offsets, undulation, balconies, material variation, and a large percent of fenestration on the front façade facing SW 4th Avenue.

The three garages face the driveway on the side yard.

Each unit has a small private rear yard with a patio slab.

The air conditioning units are located on grade and screened with landscaping.

The style is modern, with a flat roof.

Sincerely,

Gustavo J. Carbonell, Architect

Gustavo J. Carbonell, Architect P.A.

1457 N.E. Fourth Avenue

Ft. Lauderdale, FL 33304

Phone (954) 462-6565

Email; Gcarbonell@Gjcarch.com

AR 0007957

July 3, 2026

City of Ft. Lauderdale
Department of Sustainable Development
Planning and Zoning Department
700 NW 19th Avenue
Ft. Lauderdale, Florida 33311

Re: A three unit, 2 story fee simple cluster homes development for;

PHD 1615-4 LLC

1615 SW 4TH AVENUE

Fort Lauderdale, Florida 33315

Our Job: 25-022

Sir or Madam;

Following please find narrative addressing how design of this project meets the Cluster Development ordinance.

Sec. 47-18.9. - Cluster development.

A.

For the purposes of this section, a cluster development is defined as one (1) or more cluster buildings and their required amenities occurring on abutting lots.

RESPONSE; Development consists of two cluster buildings, 4 units each. Two amenities provided and occurring on abutting lots.

B.

A cluster building is defined as a residential structure containing two (2), three (3), or four (4) dwelling units, which building is required to have at least one (1) shared amenity for use solely by the inhabitants of that building. Amenities may include, but are not limited to, a pool, spa, gazebo, outdoor grill, or covered terrace. Required amenities may be combined in one (1) location for use by the inhabitants of a

maximum two (2) cluster buildings only when those two (2) buildings are located back-to-back.

RESPONSE; Two amenities proposed. A gazebo and a plaza covered with a trellis. Building have 4 units each.

C.

Design criteria for cluster buildings. A cluster building shall meet the following design criteria:

1.

Lot requirements. The minimum lot size for a cluster building shall be as required by the zoning district where it is located.

RESPONSE; Noted and met. Zoning district is RD-15.

2.

Density. As regulated by the zoning district where the cluster development is located.

RESPONSE; Density provided is less than 15 units per acre.

3.

Access requirements. All units in a cluster building shall have vehicular access to a public street in the form of a private driveway. Provisions satisfactory to the city attorney shall be made for a recordable easement over the driveways for all public utilities and for use by owners within the group.

RESPONSE; Each building is provided with a 5 foot access and utility easement around all 4 sides. Along SW 12th Avenue this easement is shared with the proposed sidewalk easement.

4.

Yard requirements.

a.

Front yard. The minimum front yard shall be the same as for the district where the cluster building is located. A five (5) foot easement along the front property line of the cluster building shall be required. Provisions satisfactory to the city attorney shall be made for a recordable easement along the front property line of the cluster building for use by the owners of the units.

RESPONSE; A minimum of 25 feet front yard provided.

b.

Side yards. The minimum side yard shall be the same as required by the zoning district where the cluster building is located. The shared side yard of a cluster building shall be five (5) feet for the principal structure only. A five (5) foot easement which extends from front to

rear lot lines along a side lot line of the cluster building not abutting a public street shall be required for use by owners within the group.

RESPONSE; Side yard required is 5 feet. Much larger side yards proposed.

c.

Rear yard. The minimum rear yard shall be as required by the zoning district where the cluster building is located. The rear yard of a single cluster building shall be fifteen (15) feet for the principal structure. Provisions satisfactory to the city attorney shall be made for a five (5) foot recordable easement along the rear property line of the cluster building for use by the owners of the dwelling units in that building.

RESPONSE; Rear yard provided at least 15 feet.

d.

Additional setbacks.

i.

A minimum of twenty-five percent (25%) of the front facade shall be set back a minimum of an additional five (5) feet from the rest of the front facade. This setback shall be centered on the building and shall have a roof line a minimum of five (5) feet lower than the highest adjacent roof line.

RESPONSE; The front façades, in this case the façades facing SW 12th Avenue have a roofed recessed area in excess of 5 feet and 25 % of the façade area. The offset is centered. The rear wall of the covered entry porch is full height. The roof will be built with sloping exposed rafters and wood deck.

ii.

A minimum of twenty-five percent (25%) of the rear facade shall be set back a minimum of an additional ten (10) feet from the rest of the rear facade. This setback shall be centered on the building and shall have a roof line a minimum of five (5) feet lower than the highest adjacent roof.

RESPONSE; The rear façades, in this case the façades facing West have a roofed recessed area in excess of 10 feet and 25 % of the façade area. The offset is centered. The rear wall of the covered entry porch is full height. The roof will be built with sloping exposed rafters and wood deck.

iii.

Where two (2) cluster buildings share a rear property line, the minimum rear setback may be reduced to five (5) feet on each side of that rear property line if this additional portion of the building is set back an additional five (5) feet from the nearest side property line and has a roof line that is a minimum of five (5) feet lower than the highest adjacent roof line.

RESPONSE; N.A.

iv.

When any portion of a cluster building exceeds twenty-two (22) feet in height, that portion of the structure shall be set back an additional one (1) foot for each foot of height above twenty-two (22) feet.

RESPONSE; Condition met. Roof is mainly hip roof.

5.

Architectural style. A cluster building shall be designed of an architectural style compatible with and complementary to adjacent structures.

RESPONSE; The style is Key West or Tropical Island revival. The use of siding, window shutters, louvered vents, exposed roof rafters at porch, window glazing style, light fixtures, and building massing are compatible to many of the eclectic homes in the area.

6.

Entrance requirements. Any building facade facing a public right-of-way shall be considered the front facade for those units. Each dwelling unit must have, on a front facade, its own principal entrance. The principal entrance of each unit shall be a roofed concrete landing a minimum of three (3) feet by five (5) feet and shall be of architectural design and material similar to and integral with the principal structure. No two principal entrances shall share a roofed concrete landing. A minimum of eight (8) linear feet shall be provided between entrances which are located within the same plane of the facade.

RESPONSE; Front facades street and entry doors are on the front façades. The entrances have a cover and a concrete landing as a large entry porch. The entrances are not shared in the front façade.

7.

Minimum floor area. Each individual dwelling unit shall have a minimum floor area of seven hundred fifty (750) square feet.

RESPONSE; Area exceeded.

8.

Height. The maximum height shall not exceed thirty-five (35) feet. See Section [47-2](#), Measurements.

RESPONSE; Height less than 35 feet. Structures are only two stories.

9.

Fence requirements. Seventy-five percent (75%) of all fences within twenty-five (25) feet of a public right-of-way must be of non-opaque materials such as vertical bars or picket fence.

RESPONSE; Fences along the front or the Row will be 75% translucent metal or wood picket.

10.

Maintenance agreement. A cluster development shall have a recorded maintenance agreement for the common areas.

RESPONSE; Noted. Will comply.

11.

Sidewalk/street tree requirements. A cluster development shall provide the following:

a.

A minimum five (5) foot wide sidewalk along each public street abutting the property along the full length of the front property line.

RESPONSE; Provided.

b.

Street trees shall be planted and maintained along the public street abutting the property to provide a canopy effect. The type of street trees may include shade, flowering and palm trees and shall be planted at a minimum height and size in accordance with the requirements of [Section 47-21](#), Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on height, bulk, shadow, mass and design of the structures on the site and the proposed plan's compatibility to surrounding properties.

RESPONSE; Will comply.

12.

Landscape requirements. As required by the zoning district where located, pursuant to [Sec. 47-21.10](#), Landscaping and Tree Preservation Requirements.

RESPONSE; Will comply.

End of narrative.



February 3, 2014
City of Ft. Lauderdale
Department of Sustainable Development
Planning and Zoning Department
700 NW 19th Avenue
Ft. Lauderdale, Florida 33311

Re: An eight unit, 2 story fee simple cluster homes development for;
IDP DEVELOPMENT LLC
623 thru 639 SW 12th Avenue
Fort Lauderdale, Florida

Our Job: 13-057

Sir or Madam;

As per requirements of the City of Fort Lauderdale ULDR regulations please find narrative addressing Section 47-25.2, Adequacy Requirements below in order to plat the property and subsequently obtain necessary approvals for referenced project.

Narrative for Section 47-25.2 adequacy Requirements

Sec. 47-25.2. Adequacy requirements.

A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

This Development will not interfere with any of the city's communication network. All structures planned will be only 2 stories in height.

C. *Drainage facilities.* Adequacy of storm water management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Proper drainage will provided by use of exfiltration trenches, a deep well, and dry detention areas.



D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.
- b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
- c. Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Site is not considered environmentally sensitive land.

E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Adequate water supply and fire hydrants exist or will be added as required.

F. *Parks and open space.*

1. For all residential plats, a minimum of three (3) acres property per anticipated one thousand (1,000) residents, or cash equivalent value, or combination thereof as determined by the department shall be provided by the applicant to meet the needs for additional parks. In addition, contribution to sub regional and regional parks in accordance with the Broward County Land Development Code is required, and an applicant shall provide documentation to the department that such contribution has been satisfied.

Not applicable.

2. If there is adequate acreage available to service the proposed residential development, the city shall reserve the capacity necessary to serve the development.

Not applicable.

3. Open space requirements provided in the ULDR shall be in addition to and shall not replace the park and open space required by this subsection F.

Not applicable.

G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.



This development will have adequate police protection by the use of proper site lighting for the occupants, all new glazing will be impact resistant, and each structure will be pre-wired for an automatic alarm system. The development will also have a see thru fencing facing the street and gated.

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. Potable water facilities.

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Adequate potable water facilities to serve development exist.

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Adequate sanitary sewer facilities exist.



J. *Schools.* For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Not a new plat.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

A private solid waste hauler will be provided. Designated area provided to store. Carts will be brought curb side on pickup days for neighborhood.

L. *Storm water.* Adequate storm water facilities and systems shall be provided so that the removal of storm water will not adversely affect adjacent streets and properties or the public storm water facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Storm water disposal to be provided to meet code with use of exfiltration trenches, dry detention area and a well.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

Site is not located within a Compact Deferral Area.

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the



county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

Bus routes nearby serve the development. Existing road infrastructure is adequate.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Right of way dedications will be provided as part of the site plan approval process as a five foot sidewalk easement.

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.



vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Traffic study is not applicable.

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Traffic ways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

This project is located on a local street, a five foot sidewalk easement is proposed.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Adequate pedestrian facility will be provided for the development. Safe pedestrian circulation can be accomplished by the use of walkways on site, these walkways will also connect to the city sidewalk.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a no access reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

N.A.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Will be provided as needed. Development consists of only 8 residential units.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation



Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Street trees will be provided and will be in compliance to the City of Ft. Lauderdale's landscape ordinance.

N. Wastewater.

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Existing waste water service to the site.

O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Not applicable.

P. Historic and archaeological resources.

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Not a historic site.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane



evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Not applicable.

Gustavo J. Carbonell, A.I.A.

End of narrative.



July 3, 2026

City of Ft. Lauderdale
Department of Sustainable Development
Planning and Zoning Department
700 NW 19th Avenue
Ft. Lauderdale, Florida 33311

Re: A three unit, 2 story fee simple cluster homes development for;
PHD 1615-4 LLC
1615 SW 4TH AVENUE
Fort Lauderdale, Florida 33315

Our Job: 25-022

Sir or Madam;

As per requirements of the City of Fort Lauderdale ULDR regulations please find narrative addressing Section 47-25.3, Neighborhood Compatibility Requirements below to obtain necessary approvals for a 3 unit cluster home development.

Sec. 47-25.3. Neighborhood Compatibility Requirements:

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.

See a separate attached adequacy requirements report.

2. *Smoke, odor, emissions of particulate matter and noise.*

This development consists of residential units and will not produce noise, smoke, odor or emissions. Improvements are in a large parcel with a use that is compatible with residential uses surrounding the site.

a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

This development will not produce noise, smoke, odor or emissions.

b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.



Proper applications will be submitted as required.

c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Will comply.

3. *Design and performance standards.*

a. *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

The site illumination is designed to not overspill on adjacent properties.

i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.

Item addressed above.

ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

Item addressed above. The vehicular use areas are located internally within the site.

iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

This development will follow the city of Ft Lauderdale's lighting standards.

b. *Control of appearance.* The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. *Architectural features.* The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

a) Fenestration such as windows, doors and openings in the building wall; and



- b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
1. Detail and embellishments:
 - a. Balconies,
 - b. Color and material banding,
 - c. Decorative metal grates over windows,
 - d. Uniform cornice heights,
 - e. Awnings.
 2. Form and mass:
 - a. Building mass changes including projection and recession,
 - b. Multiple types and angles of roofline, or any combination thereof.
 - c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

The architecture and developments proposed will encompass necessary requirements to comply with the items listed as part of the control of appearance. The style and massing is compatible with the cluster ordinance.

ii. *Loading facilities.* Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

N.A.

iii. *Screening of rooftop mechanical equipment.* All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

All mechanical equipment will be screened as required as part of the site plan application process. No roof mounted equipment.

- c. *Setback regulations.* When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:
- i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (1/2) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

This project is complying to the setback requirements.

- d. *Buffer yard requirements.* When a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be



required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

- i. *Landscape strip requirements.* A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.
- ii. *Parking restrictions.* No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.
- iii. *Dumpster regulations.* All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.
- iv. *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:
 - a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,
 - b) Shall be located within, and along the length of the property line which abuts the residential property,
 - c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,
 - d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

NA. The proposed development is residential.

- v. *Application to existing uses.* Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:
 - a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;
 - b) Reduction of required parking spaces;



- c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;
- d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;
- e) Access to the land would be substantially impaired;
- f) Installation of the wall as provided in subsections iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;
- g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

- i. All developments subject to this Sec. 47-25.3 shall comply with the following:
 - a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.
 - b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass,



and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Development is a typical use like the surrounding area.

ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:

Section does not apply. Development not located within the RAC.

Gustavo J. Carbonell, A.I.A.

End of narrative.

Mr. Gustavo J. Carbonell
Gustavo J. Carbonell Architects & Planner, P.A.
1457 NE 4th Avenue
Fort Lauderdale, Florida 33304

March 30, 2026

Re: 3 Cluster Homes on SW 4th Avenue, Fort Lauderdale – Traffic Statement

Dear Gus:

Traf Tech Engineering, Inc. has prepared this traffic statement in connection with a proposed three (3) attached single family homes planned to be located at 1615 SW 4th Avenue in the City of Fort Lauderdale, Florida. The site is currently developed with one (1) single family home. The survey of existing conditions and proposed site plan for the project are contained in Attachment A. This traffic memorandum addresses the following topics:

- Trip Generation and Need for Traffic Study
- Driveway Volumes and Stacking Needs

Trip Generation and Need for Traffic Study

A trip generation analysis was performed for the site using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (12th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions. According to ITE's *Trip Generation Manual (11th Edition)*, the trip generation equations used for the analyses are presented below:

Single Family Attached Housing (ITE Land Use 215)

Daily Trips

$$T = 6.57 (X)$$

Where T = average daily vehicle trip ends and X = number of units

AM Peak Hour

$$T = 0.47 (X) \text{ with 25\% inbound and 75\% outbound}$$

Where T = AM peak hour trip ends and X = number of units

PM Peak Hour

$$T = 0.51 (X) \text{ with 57\% inbound and 43\% outbound}$$

Where T = PM peak hour trip ends and X = number of units

Using the above-listed trip generation equations from the ITE document, a trip generation comparison analysis was undertaken between the existing and proposed residential buildings. The results of this effort are documented in Tables 1 and 2. As shown in the tables, the proposed 3-unit residential development is projected to generate approximately 20 daily trips, approximately one (1) AM peak hour trips (0 inbound and 1 outbound) and approximately two (2) trips during the typical afternoon peak hour (1 inbound and 1 outbound). Hence, the trips generated by the proposed residential development are de-minimus (one new peak hour trip every 60 minutes).

TABLE 1 Trip Generation Summary - Existing Use 1615 SW 4th Avenue, Fort Lauderdale, Florida								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Single Family Attached (LUC 215)	1 units	7	0	0	0	1	1	0
Proposed External Trips		7	0	0	0	1	1	0

Source: ITE Trip Generation Manual (12th Edition)

TABLE 2 Trip Generation Summary - Proposed Use 3 Cluster Homes on SW 4th Avenue (Fort Lauderdale)								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Single Family Attached (LUC 215)	3 units	20	1	0	1	2	1	1
Proposed External Trips		20	1	0	1	2	1	1

Source: ITE Trip Generation Manual (12th Edition)

Difference	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Proposed - Existing	2 units	13	1	0	1	1	0	1

Based on the above analysis, the proposed 3-cluster home development is not required to prepare a detailed traffic study for the following reasons:

- According to the City of Fort Lauderdale ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 daily trips, a traffic impact study is required. The project will generate 13 new daily trip when compared against the current development at the site.
- If the daily trips are less than 1,000 and more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented at the bottom of Table 2, the maximum number of new trips anticipated within one-half hour is zero (0).

Driveway Volumes and Stacking Needs

Since the proposed driveway for the project will be restricted to right-turns only due to the presence of a raised median, the projected PM peak hour trips include on right-turn in trip and one right-turn out trips.

The projected queue for exiting vehicles is one (1) vehicle. As depicted in the site plan contained in Attachment A, a stacking dimension of approximately 28 feet is provided between the property line and the first internal conflict point. The 28-foot dimension is sufficient to prevent inbound traffic from backing into the southbound lanes of SW 4th Avenue or the sidewalk.

Summary

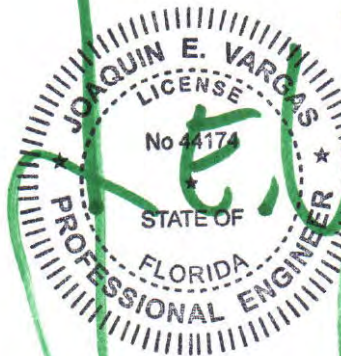
In summary, the proposed 3-unit residential development is projected to generate two (2) peak-hour trips during the critical PM peak hour (de-minimus traffic impacts). The proposed stacking at the project's driveway is sufficient for safe ingress and egress into and out of the project.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

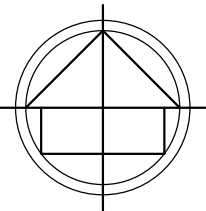
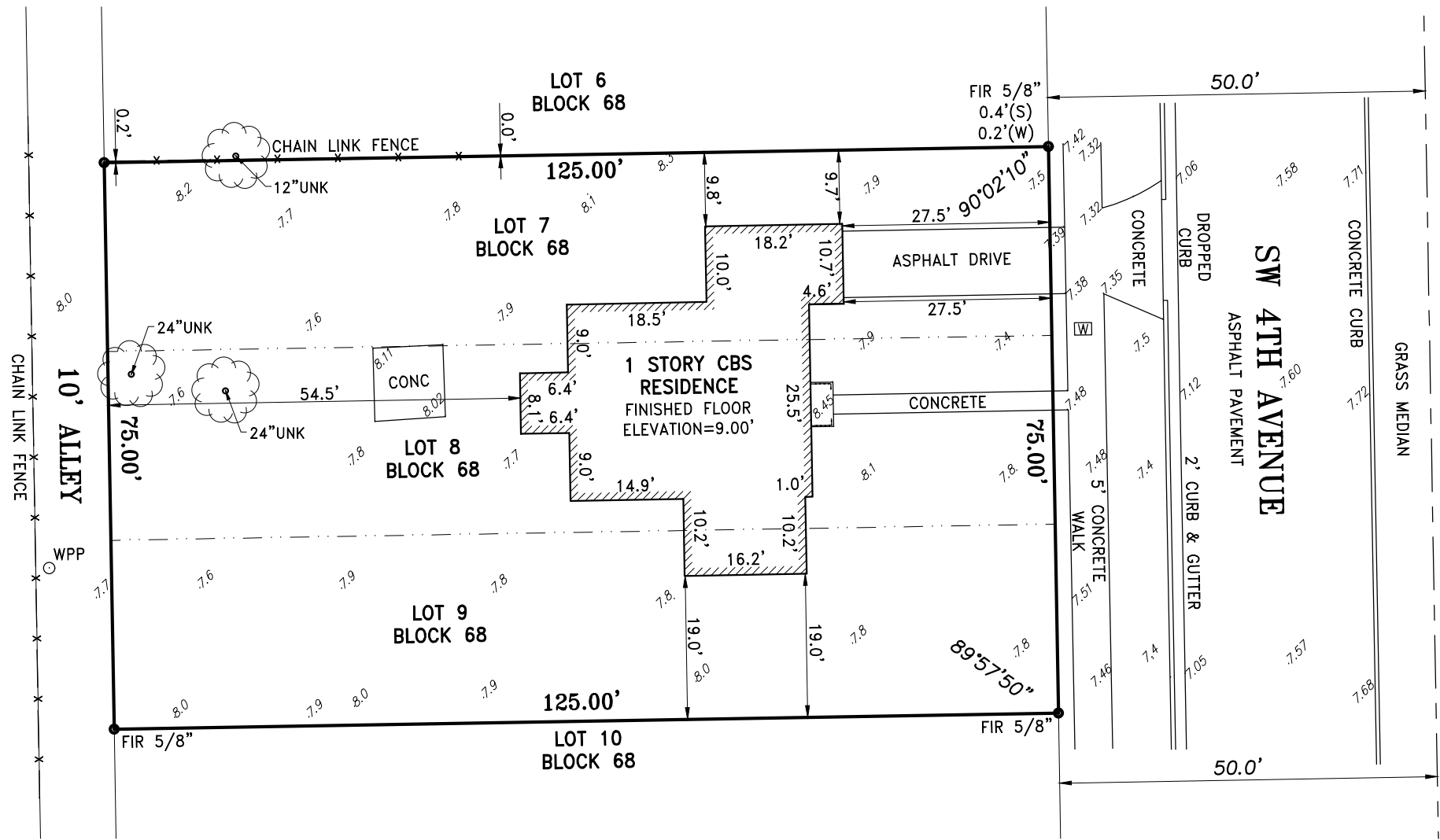


March 30, 2026

ATTACHMENT A

Survey and Site Plan for 3 Cluster Homes on SW 4th Avenue

SKETCH OF SURVEY



- LEGEND:
- | | |
|----------|------------------------------|
| CKD | CHECKED BY |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8"IRON ROD & CAP #6448 |
| SNC | SET NAIL & CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL & CAP |
| FND | FOUND NAIL & DISK |
| PRM | PERMANENT REFERENCE MARKER |
| P.B. | PLAT BOOK |
| M/D.C.R. | MIAMI/DADE COUNTY RECORDS |
| B.C.R. | BROWARD COUNTY RECORDS |
| CONC | CONCRETE |
| -X- | CHAIN LINK FENCE |
| -E- | OVERHEAD UTILITY LINES |
| AC | AIR CONDITIONER |
| PE | POOL EQUIPMENT |
| WM | WATER METER |
| WV | WATER VALVE |
| CO | CLEAN OUT |
| BFP | BACK FLOW PREVENTER |
| ICV | IRRIGATION CONTROL VALVE |
| EB | ELECTRIC BOX |
| WPP | WOOD POWER POLE |
| MLP | METAL LIGHT POLE |
| CLP | CONCRETE LIGHT POLE |
| SDMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| 0.00 | ELEVATIONS |

- NOTES:
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK #2886, ELEVATION = 4.69' (NAVD88)

LAND DESCRIPTION:

LOTS 7, 8 AND 9, BLOCK 68 OF "LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 12/24/25

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 10591-25

CLIENT:

PHD-4 LLC

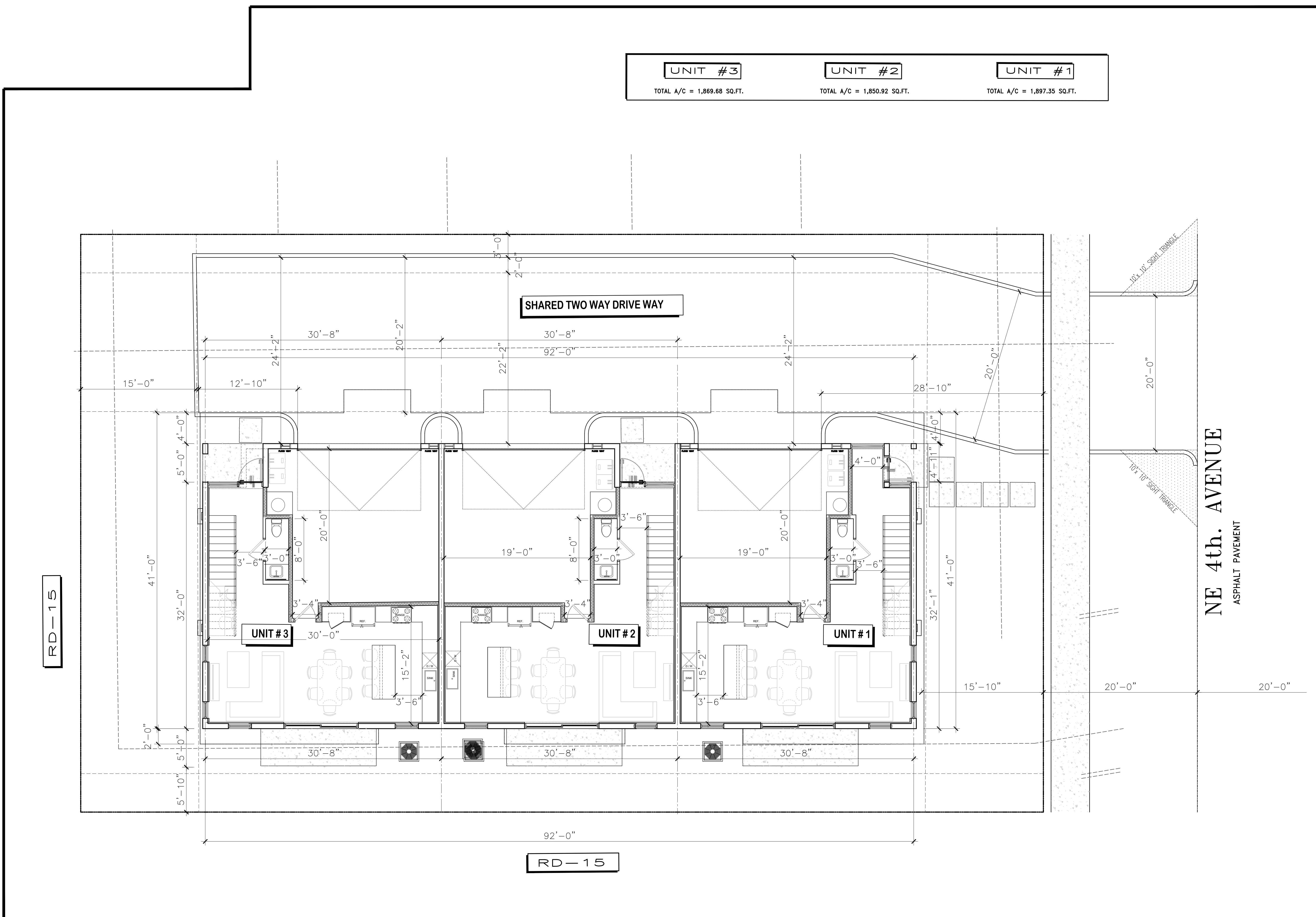
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY W/ TREES	12/24/25	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0557J
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	07/31/24

PROPERTY ADDRESS:
1615 SW 4TH AVENUE
FORT LAUDERDALE, FL

SCALE: 1"= 20'

SHEET 1 OF 1



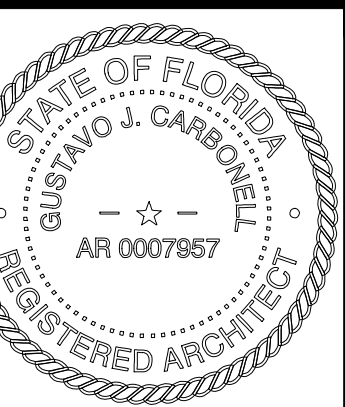
UNIT #3	UNIT #2	UNIT #1
TOTAL A/C = 1,869.68 SQ.FT.	TOTAL A/C = 1,850.92 SQ.FT.	TOTAL A/C = 1,897.35 SQ.FT.

REVISION	BY:

GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N.E. 4th Ave.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
Member American Institute of Architects
FLORIDA REGISTRATION
A/R NO. 0007957



PROPOSED 3 CLUSTER HOMES
DEVELOPMENT FOR:
1615 SW 4th. AVENUE
FORT LAUDERDALE, FL



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	SEPT. 2025
SCALE	AS NOTED
JOB. NO.	25-022

A-0
OF 1 SHEETS



63 E. 57th Street - Hialeah, FL 33013

305-557-8595

arborcareinc@aol.com

April 6, 2026

PHD 1615-4 LLC

2900 Glades Cir Ste 250

Weston, FL 33327

Property ID- 504215013720 1615 SW 4 Ave Ft. Lauderdale, FL 33315

Thank you for contacting me to provide Tree Assessment/Inventory and Tree Protection information for the acquisition of a Demolition/Development Permit on the site.

The purpose of this letter is for documenting and recommending ways to preserve existing trees during demolition and development at **1615 SW 4 Ave, Ft.Lauderdale, FL 33315**. Attached is Certified Arborist Tree Inventory Report and photos.

Tree Inventory List

Tree Protection Zone- TPZ/ Critical Root Zone- CRZ / Tree Protection Barrier Fencing- TPBF.

Tree #	Common Name	Botanical Name	D.B.H./Dia.	Height	Canopy Value (Spread)	Condition	Discription/Disposition
--------	-------------	----------------	-------------	--------	-----------------------	-----------	-------------------------

1	Mango Tree	Mangifera indica	15"	28'	25'	60%	Multiple codominants at DBH DBH based on area of codominants REMOVAL-Interfering with development
---	------------	------------------	-----	-----	-----	-----	---



2	Avocado Tree	<i>Persea americana</i>	17"	30'	27'	60%
---	--------------	-------------------------	-----	-----	-----	-----

DBH measured below
codominants at 1'ft height
CRZ-6'ft radius from center
of trunk
TPBF-6'ft radius from center
of trunk
TPZ-13.5'ft from center of
trunk



3	Neighbor's Cashew Tree	<i>Anacardium occidentale</i>	9"	10'	20'	30%
---	---------------------------	-----------------------------------	----	-----	-----	-----

History of rootball failure
Currently resting on chainlink
fencing
Encroaching 15'ft onto
client's property at 12'ft
height
CRZ-3.5'ft radius from center
of trunk
TPBF-3.5'ft radius from
center of trunk
TPZ-10'ft from center of



3A	Neighbor's Mamey Sapote	Pouteria sapota	7"	20'	19'	75%	Encroaching 9'ft onto client's property
							CRZ-3'ft radius from center of trunk TPBF-3'ft radius from center of trunk TPZ-9.5'ft from center of trunk



							DBH measured below codominants at 1'ft height Encroaching 6'ft onto client's property
3B	Sour Orange	Citrus x aurantium	4"	15'	12'	60%	CRZ-3'ft radius from center of trunk TPBF-3'ft radius from center of trunk TPZ-6'ft from center of trunk
							DBH measured below codominants at 1'ft height Encroaching 8'ft onto client's property
3C	Sugar Apple	Annona squamosa	3"	14'	12'	60%	CRZ-3'ft radius from center of trunk TPBF-3'ft radius from center of trunk TPZ-6'ft from center of trunk



Should any additional information be required, please contact me.

Sincerely,

Joe R
Rodriguez

Digitally signed by Joe R
Rodriguez

Date: 2026.04.06 11:27:05
-04'00'

Joe R. Rodriguez

Arborcare, Inc.

ISA-Certified Arborist FL0124A /TRAQ

ASCA Member/ASCA Academy Graduate

LIAF-C.L.I. #171

Critical root zone (CRZ): The CRZ is as large or larger than the minimum recommended root area for a tree as stated in the ANSI A-300 Standards for transplanting trees, usually measured and presented as root ball diameter.

Tree protection barrier fencing (TPBF): Barriers, fences, or barricades that are placed around existing trees to provide protection during construction on a subject property. Examples are contained in the tree protection specifications and tree protection details as described in the Landscape Manual and ANSI A-300 Standards.

Tree protection zone (TPZ): An area defined by a certified arborist surrounding the trunk of a tree to protect roots and soil within at least the CRZ area. This area is necessary to protect tree health and stability. The TPZ is an area within which certain activities are prohibited or restricted, especially during construction or development activity.

No demolition, materials/equipment, storage/staging, grade changes or other ground disturbing activity is to be performed/proposed within the tree protection zone of any tree/palm to remain- Unless specified and assessed by Certified Arborist.



63 E. 57th Street - Hialeah, FL 33013

305-557-8595

arborcareinc@aol.com

April 6, 2026

PHD 1615-4 LLC

2900 Glades Cir Ste 250

Weston, FL 33327

Property ID- 504215013720 1615 SW 4 Ave Ft. Lauderdale, FL 33315

Tree Ledger

Tree #	Common Name	Botanical Name	D.B.H./Dia.	Height	Canopy Value (Spread)	Condition	Native	Specimen
1	Mango Tree	Mangifera indica	15"	28'	25'	60%	No	No
2	Avocado Tree	Persea americana	17"	30'	27'	60%	No	No
3	Neighbor's Cashew Tree	Anacardium occidentale	9"	10'	20'	30%	No	No
3A	Neighbor's Mamey Sapote	Pouteria sapota	7"	20'	19'	75%	No	No
3B	Sour Orange	Citrus x aurantium	4"	15'	12'	60%	No	No
3C	Sugar Apple	Annona squamosa	3"	14'	12'	60%	No	No

Should any additional information be required, please contact me.

Sincerely,

Joe R Rodriguez Digitally signed by Joe R Rodriguez
Date: 2026.04.06 10:39:49 -04'00'

Joe R. Rodriguez

Arborcare, Inc.

ISA-Certified Arborist FL0124A /TRAQ

ASCA Member/ASCA Academy Graduate

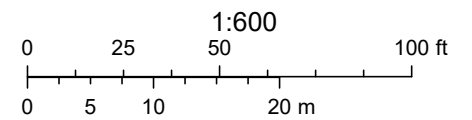
LIAF-C.L.I. #171

Property Id: 504215013720

**Please see map disclaimer



September 9, 2025





GUSTAVO J. CARBONELL, P.A.

Member American Institute of Architects – A.I.A.

Architect & Planner

AR 0007957 & AA 26001131

July 3, 2026

City of Ft. Lauderdale
Sustainable Development Department
Planning and Zoning 700 NW 19th Avenue
Fort Lauderdale, Florida 33311

Re; Site plan approval process for parcel located at 1615 S.W.4th Avenue
Ft. Lauderdale, Florida, 33315
Folio Number 5042 1501 3720

Sir or Madam.

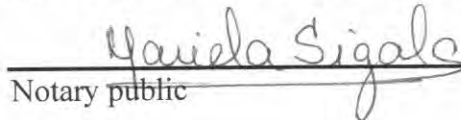
I, Adnan Kabarra, owner of referenced property at 1615 SW 4TH AVE Ft. Lauderdale, Fl , 33315,
as an officer of PHD 1615-4 LLC, authorize my architect, Gustavo J. Carbonell, to act as my
agent for any submissions and approval processes about the referenced 3-unit cluster homes
project.

Respectfully.


Adnan Kabarra

07/06/26
Date:

Signed and notarized before me this 06 day of July 2026


Notary public



Mariela Sigala
Comm.: HH 353284
Expires: February 25, 2027
Notary Public - State of Florida



RECEIPT

Receipt No.: 2333157

Receipt Date: 07/03/2026

Cashier:

Paid Online

Payer: JOHN Smith

Payment Method:

Credit Card

Check No. / Payment Reference: 7831024820456695504151

Total Paid:

\$286.00

Permit No.: ENG-USR-26070001

Record Type: Utility Service Request

Address: 1615 SW 4 AVE, FORT LAUDERDALE, FL 33315

Fee Description	Fee Amount	Prior Paid	Paid
Application for water service - (Fire Hydrant, Fire Service, Domestic/Irrigation 4" and Larger	\$286.00	\$0.00	\$286.00
Totals:	\$286.00	\$0.00	\$286.00

Thank you for using LauderBuild, the City of Fort Lauderdale online permitting self-service portal

CITY HALL

100 North Andrews Avenue, Fort Lauderdale, FL 33301

WWW.FORTLAUDERDALE.GOV

Equal Opportunity Employer

Page 1 of 1





Site Address	1615 SW 4 AVENUE, FORT LAUDERDALE FL 33315	ID #	5042 15 01 3720
Property Owner	PHD 1615-4 LLC	Millage	0312
Mailing Address	2900 GLADES CIR STE 250 WESTON FL 33327	Use	01-01
Abbr Legal Description	LAUDERDALE 2-9 D LOT 7 TO 9 BLK 68		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$140,630	\$382,700	\$523,330	\$402,800	
2024	\$140,630	\$394,570	\$535,200	\$366,190	\$8,537.81
2023	\$140,630	\$386,380	\$527,010	\$332,900	\$8,170.51

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$523,330	\$523,330	\$523,330	\$523,330
Portability	0	0	0	0
Assessed/SOH	\$402,800	\$523,330	\$402,800	\$402,800
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$402,800	\$523,330	\$402,800	\$402,800

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/30/2007	QCD-T	\$100	44781 / 126	\$15.00	9,375	SF
6/12/2007	WD-D	\$273,500	44216 / 198			
1/25/2005	WD	\$315,000	38942 / 826			
9/5/2002	ODH		33785 / 1092			
2/3/1999	WD	\$97,600	29246 / 743	Adj. Bldg. S.F. (Card, Sketch)		1083

Units/Beds/Baths	1/2/1
Eff./Act. Year Built: 1952/1949	

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PHD 1615-4 L.L.C.

Filing Information

Document Number	L07000098921
FEI/EIN Number	43-1959669
Date Filed	09/27/2007
Effective Date	09/27/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/19/2015

Principal Address

2900 GLADES CIR
250
weston, FL 33327

Changed: 04/24/2023

Mailing Address

2900 GLADES CIR
250
weston, FL 33327

Changed: 04/24/2023

Registered Agent Name & Address

KABBARA, ADNAN
2900 GLADES CIR
250
weston, FL 33327

Name Changed: 10/19/2015

Address Changed: 04/24/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

kabbara, adnan
1592 Blue Jay Circle
weston, FL 33327

Annual Reports

Report Year	Filed Date
2024	03/19/2024
2025	03/10/2025
2026	03/30/2026

03/30/2026 -- ANNUAL REPORT	View image in PDF format
03/10/2025 -- ANNUAL REPORT	View image in PDF format
03/19/2024 -- ANNUAL REPORT	View image in PDF format
04/24/2023 -- ANNUAL REPORT	View image in PDF format
04/07/2022 -- ANNUAL REPORT	View image in PDF format
04/05/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
03/30/2017 -- ANNUAL REPORT	View image in PDF format
02/22/2016 -- ANNUAL REPORT	View image in PDF format
10/19/2015 -- REINSTATEMENT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
03/19/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
11/04/2008 -- REINSTATEMENT	View image in PDF format
11/06/2007 -- LC Amendment	View image in PDF format
09/27/2007 -- Florida Limited Liability	View image in PDF format