

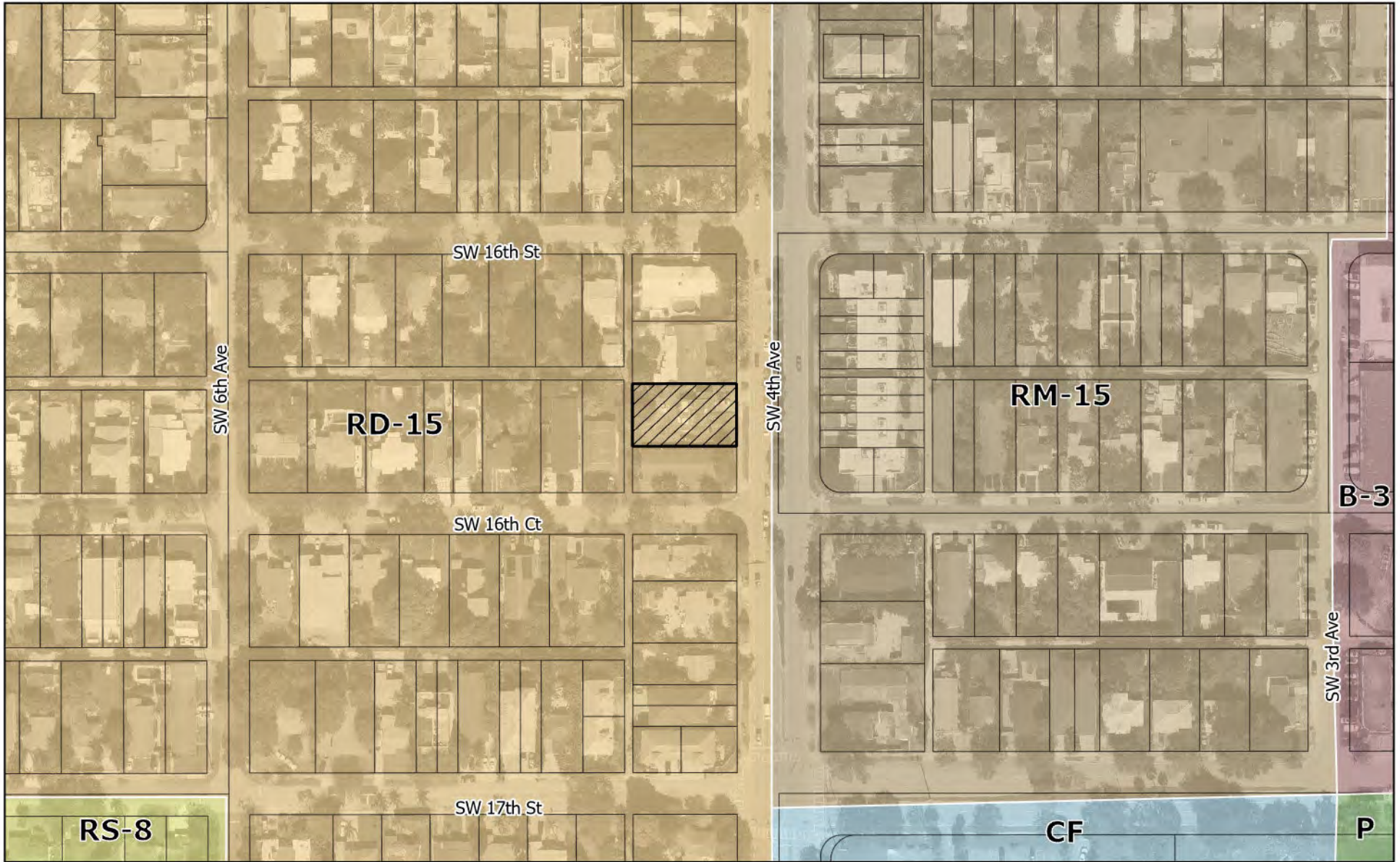
CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S26021



UDP-S26021

Legend

 Subject Site

300

Feet

GRAPHIC SCALE



Date Exported: 8/24/2026

CASE INFORMATION

CASE	UDP-S26021
PROJECT NAME	PHD 1615-4 LLC – 3 Unit Cluster Development
APPLICATION TYPE	Site Plan Level III Review
APPROVAL LEVEL	Planning and Zoning Board Approval, Subject to City Commission Request to Review
REQUEST	Three (3) Residential Unit Cluster Development
APPLICANT	Adnan Kabbara, PHD 1615-4
AGENT	Gustavo Carbonell, Architect
PROPERTY ADDRESS	1615 SW 4 Avenue
ABBREVIATED LEGAL DESCRIPTION	Lauderdale 2-9 D Lot 7 To 9 Blk 68
ZONING DISTRICT	Residential Single Family and Duplex/Medium Density (RD-15) District
LAND USE	Medium Residential
COMMISSION DISTRICT	4 - Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Croissant Park Civic Association
SUBMITTED	August 7, 2026
COMPLETENESS ISSUED	August 14, 2026
REVIEW PERIOD EXPIRATION	February 10, 2027 (180 Days)
CASE PLANNER	Yvonne Redding, Urban Planner

REVIEWER CONTACT INFORMATION

BUILDING	Shalanda Nelson	snelson@fortlauderdale.gov	954-828-5242
ENGINEERING	Edgar Barrera	ebarrera@fortlauderdale.gov	954-828-4773
LANDSCAPING	Mark Koenig	mkoenig@fortlauderdale.gov	954-828-7106
POLICE	Nicholas Herring	nherring@flpd.gov	954-828-4239
SOLID WASTE AND RECYCLING	George Woolweaver	gwoolweaver@fortlauderdale.gov	954-828-5371
URBAN DESIGN AND PLANNING	Yvonne Redding	yredding@fortlauderdale.gov	954-828-6495

RESUBMITTAL STEPS AND INSTRUCTIONS

RESUBMITTAL	All resubmittals must be conducted through LauderBuild
	Plans must be flattened and reduced in file size
	Sheet numbers must be consistent for each version
	Only upload sheets containing changes
RESPONSES	Applicants must provide a written response to each issue
	Responses must specify revisions and sheet
ADDITIONAL DOCUMENTS	Must be provided at time of resubmittal
QUESTIONS	Please contact the case planner



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BUILDING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
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General

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.

Shalanda
Nelson

Yes

3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

a.

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2026 the 9th Edition of the Florida Building Code will be adopted.



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2. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work.

3. Each building, structure, and/ or built element; i.e. fencing, paving, etc. will require a separate permit.

4. The following websites will assist in the design considerations:

b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>

c. https://floridabuilding.org/bc/bc_default.aspx

d. <http://www.broward.org/codeappeals/pages/default.aspx>



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ENGINEERING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Capacity Letter Required Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at https://www.fortlauderdale.gov/Government/Departments/Development-Services/Permitting-Services/Engineering-Permits/Water-and-Wastewater-Capacity-Availability-Request.		Edgar Barrera	Yes
Driveway Approach Driveway apron design shall be shifted to the North to align with onsite driveway. Ensure sight triangles remain depicted and show no conflict with surrounding right-of-way surface improvements. Consider flare location and any encroachment to neighboring right of way a. Pollution retardant basin and drainage well structure may require relocation if impact to free flow of traffic is present after relocation of driveway apron		Edgar Barrera	Yes



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Survey Requirements

Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submitting the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).

Edgar
Barrera

Yes

Sidewalk Requirements

Existing sidewalk adjacent to the development along Southwest 4th Avenue shall be shifted or extended westward line to show the back of sidewalk at the property line.

Edgar
Barrera

Yes

Cross Sections

Provide and label typical roadway cross-sections for the proposed development side of Southwest 4th avenue at driveway access points, at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate, and crown of the road. Cross-sections should show both existing and proposed right of way elevations

Edgar
Barrera

Yes

Stormwater Adequacy Compliance

Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System.

a. Additional proposed grading elevations are required along the entire site. Provide

Edgar
Barrera

Yes



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sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite. Include flow arrows based on provided elevations for constructability.
b. Provide additional grades, a system or facility to prevent stormwater runoff from driveway into the right of way.

Existing Utilities

Provide the disposition of the existing water utilities. City records indicate that an existing water meter currently serves the property. Clearly identify the existing water meter and service, indicating whether it is to remain in service, be relocated, or be abandoned.

Plan Set

John
Fernandez

Yes

Proposed Irrigation

The proposed irrigation connection must have a separate tap/connection to a City main.

Plan Set

John
Fernandez

Yes

Profiles

Please note profiles for the proposed water services within public ROW will need to be provided. This can be deferred for the permitting submittal.

Plan Set

John
Fernandez

No

Proposed Water

Show information for pipe diameter, size, LF, and horizontal separations within public ROW.

Plan Set

John
Fernandez

Yes



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LANDSCAPE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Landscape-Utility Coordination			
1. Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed underground utilities on the landscape plan, as per proposed civil engineering and site plans. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities.			
2. Underground utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable. Provide root barrier fabric wrap detail.		Mark Koenig	Yes
3. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.			
Tree Protection Zone			
Per ULDR 47-21.6.B.3 and 47-21.15.A.3., please illustrate tree protection zones for existing		Mark Koenig	Yes



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trees proposed to remain on all landscape and site plans that include underground installations. Protection zone placement is to include the critical root zone (CRZ) of the existing trees proposed to remain to the dripline or as indicated by Arborist recommendation. Please also include for CRZs of adjacent lot trees within 5'-0" of property line to remain, as applicable.

Please refer to ULDR 47-21.15.A.3.b. and 47-21.15.B. for allowed activity within tree protection zone. If work is to be performed within the CRZs, please provide report detailing compliance with the City's Tree Preservation Ordinance and ANSI A300 standards and best management practices, or shift work outside of CRZs.

Street Tree-Sidewalk Coordination

Please coordinate proposed planting locations of required street trees with Civil Engineering sidewalk improvement review comment.

*Provide street trees in the right of way swale area, as per ULDR 47-21.13. B.16. Required street trees shall be planted in an area located between the roadway and the property line. Where such a planting strip does not exist or is impractical to provide, street trees may be located in a perimeter planting area where this perimeter landscaping area adjoins the street right-of-way.

Mark Koenig Yes

A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance, if applicable.



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Structural Soil

The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at

<http://www.hort.cornell.edu/uhi/outreach/index.htm#soil>. This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans. Please provide as applicable, especially for any proposed Street Tree reduced-width planting areas and/or VUA reduced planting width areas.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.

b. Provide Structural Soil Detail and composition.

*A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.

VUA Landscape Requirements

Per ULDR 47-21.13.B.2, for multifamily developments in the RD-15 Zoning district, when the parcel of land includes off-street parking, VUA landscaping shall be required in accordance with this section.

Mark Koenig Yes

Mark Koenig Yes



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Planting Calculations Table, sheet L-2, lists compliance with VUA Landscape requirements, however, landscape plan illustrates no proposed shrub planting adjacent to the VUA, but rather in the side and front yards. Please revise to include required VUA shrubs adjacent to the VUA.

General Comments:

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. The amended ordinance may be found within the City's ULDR published online by MuniCode:
https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE.
2. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Approval from jurisdiction for landscape installation in Right Of Way (SW 4 AVE - Broward County) preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
5. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR

Mark Koenig Yes



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47-21.6. A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.

6. Additional comments may be forthcoming after next review of new plans and written comment responses.
-



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POLICE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u>			
1. Residential Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area.		Nicholas Herring	Yes
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt.		Nicholas Herring	Yes
3. Sliding glass doors and windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.		Nicholas Herring	Yes
4. All glazing should be impact resistant.		Nicholas Herring	Yes
5. Units should be pre-wired for an alarm system.		Nicholas Herring	Yes



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6. All Lighting should conform to IES and CPTED standards and illumination requirements.	Nicholas Herring	Yes
7. The exterior of the units should be well lit, including in the driveway and around any potential entry/exit points such as doors and windows. These areas should be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provides light from dusk until dawn.	Nicholas Herring	Yes
8. All landscaping on the property should conform to CPTED guidelines and be placed in a manner so as not to obstruct and render useless any lighting or cameras on the property.	Nicholas Herring	Yes
9. Ground shrubbery should not exceed 2-3ft in height and larger shrubs and trees should have a canopy no lower than 6ft to provide clear sight lines throughout.	Nicholas Herring	Yes
10. Any fencing should follow CPTED guidelines and is preferable when compared to solid walls which limit visibility and natural surveillance.	Nicholas Herring	Yes
11. Units should be pre-wired for a video surveillance system (VSS).	Nicholas Herring	Yes



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General Comments:

It is highly recommended that the managing company make arrangements for private security or site monitoring, temporary fencing, access control, and cameras during construction.

Please submit responses in writing prior to DRC sign-off.



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SOLID WASTE & RECYCLING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u>			
1. Garbage, Recycling and Bulk Trash shall be provided.		George Woolweaver	Yes
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.		George Woolweaver	Yes
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.		George Woolweaver	Yes
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).		George Woolweaver	Yes
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.		George Woolweaver	Yes
6. Service Days shall be per the City's residential routing schedule.		George Woolweaver	Yes



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7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.

George
Woolweaver

Yes

8. Containers: must comply with 47-19.4

George
Woolweaver

Yes

9. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.

This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov. The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.

George
Woolweaver

Yes

Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

General Comments:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

Please provide specific details of solid waste and recycling collection per building



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URBAN DESIGN & PLANNING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
General Pursuant to Unified Land Development Regulations, Section 47-24.1.I., the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before February 10, 2027, unless a mutually agreed upon time extension is established between the City and the applicant. An extension, then subsequent continuance, may be requested to complete review of the project. If the applicant fails to request an extension or complete review of the project within the permitted timeframes, the application will be scheduled for a Planning and Zoning Board hearing for failure to meet ULDR, Section 47-24.1.I., Review Process, and the applicant may be required to refile a new application and fees to proceed with the project.		Yvonne Redding	Yes
General Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following: a. Prior to submitting an application to the Planning and Zoning Board (PZB), the applicant shall: i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB		Yvonne Redding	Yes



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meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website:

<https://www.fortlauderdale.gov/Government/Departments/City-Managers-Office/Neighbor-Support/Neighborhood-Associations>; and,

ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the meeting are at the discretion of their applicants. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made as part of the case file. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

General

The site is designated Medium Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

Yvonne
Redding

Yes

General

The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying

Yvonne
Redding

Yes



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whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: Administrative Review Application.

General

Be advised, proposed development must meet minimum floodplain regulations at time of building permit submittal. It is most advantageous for applicants to determine the impact of floodplain regulations during the DRC process. For example, minimum floor elevations may require stairs, ramps, and other elements that would impact the overall site plan design. In the event these items are not addressed during the DRC process and the inclusion of such are identified during the building permit review, the applicant will need to amend the DRC approved plans.

Yvonne
Redding

Yes

General

Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structures. Provide the following:

- Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
- Identify the location of equipment on building elevations by outlining the equipment with dash lines; and

Yvonne
Redding

Yes



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c. Provide screening product material including images or pictures of actual application of such.

General

The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate fee is required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect, nor shall a building permit be issued until seven (7) business days after approval, and then only if no motion is adopted by the City Commission seek to review the application.

Yvonne
Redding

Yes

General

Pursuant to Section 47-18.9 – Cluster Development, provide a point-by-point narrative how this project is compliant with the requirements of this section including a detailed explanation of how the architectural style of the project is compatible and complementary with adjacent structures. Please review the Cluster narrative dated July 3, 2026, it appears to reference a different project.

Yvonne
Redding

Yes

General

Ensure compliance with the Florida Building Code to determine the Occupancy Group and Class as well as the Type Construction. When the permits for Cluster Development are submitted to the building department, the buildings will be reviewed as an R-2 Occupancy under the Florida Building Code. For more information, please contact Joe Pasquariello, Structural Plans Examiner, at jpasquariello@fortlauderdale.gov.

Yvonne
Redding

Yes



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General

An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Yvonne Redding (Email: yredding@fortlauderdale.gov, Phone: 954-828-6495) to review project revisions and/or to request notification for signoffs by applicable disciplines. Additional comments may be forthcoming at the DRC meeting.

Yvonne
Redding

Yes

Site Plan

Pursuant to ULDR Section 47-18.9. - Single family dwelling, attached, Cluster; each dwelling unit within a cluster building shall have access from a shared driveway or from individual driveways fronting an alley and a five (5) foot pedestrian access easement along the front, side, and rear property lines of the cluster building is required when the cluster development does not directly front a public right-of-way. The access easement and pedestrian easements must be depicted on the site plan and on a separate plan sheet with the easements depicted and shaded in color along with any improvements including landscaping, accessory structures, and equipment (including FPL), identified on the plan. There can be no impediments located within the five (5) foot pedestrian easements. A cluster development should also have a recorded maintenance agreement for all common areas and any required guest parking spaces. Applicants shall coordinate with the City Attorney's Office to ensure the proposed easements are adequate prior to recordation, which may include specific language in the HOA documents or declaration agreement. City Attorney approval and recordation must be completed prior to any request for a Partial Certificate of Occupancy (PCO), Temporary Certificate of Occupancy (TCO), or Certificate of Occupancy (CO). Applicants are advised to start the recordation process as early as possible to avoid any unnecessary delays to the completion of the project.

Yvonne
Redding

Yes



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Plans and Elevations

Pursuant to Section 47-18.9.C, Site design criteria, the project does not meet the following requirements:

a. Pursuant to Section 47-18.9.C.5, Illustrate that the elevations of the front façade have been designed with 25% transparent glass.

Yvonne
Redding

Yes
