DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-926-5831 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Innovative Development (ID) $12,760.00
- Site Plan Level IV $ 4,590.00
- Site Plan Level III $ 3,500.00
- Site Plan Level II $ 2,470.00
- Site Plan Level II in DRAC/SRAC-SA $ 4,290.00
  (DRAC - includes all requests for residential units and/or new construction only;
  SRAC-SA - includes all new construction and/or changes to existing structures subject to 47-3.6)
- Change of Use $ 930.00
- Requiring DRC review
- Parking Reduction $ 970.00
  (In addition to above site plan fee)
- Request for Flexibility Units/ Acreage $ 60.00
  (In addition to above site plan fee)
**Case Number:** R19001  
**Date of complete submittal:** DECEMBER 7, 2018

**Property Owner's Name:** SIVEL INVESTMENTS LLC

**Address, City, State, Zip:** 9560 SW 107 AVE STE 201 MIAMI FL 33176-2790

**E-mail Address:** leonardoinnocenti@gmail.com

**Phone Number:** 786 277 9172

**Proof of Ownership:** [ ] Warranty Deed  
[ ] Tax Record

**Applicant / Agent's Name:** GUSTAVO J. CARBONELL ARCHITECT

**Address, City, State, Zip:** 1457 NE 4TH AVENUE , FT. LAUDERDALE, FL. 33304

**E-mail Address:** Gcarbonell@gjarch.com

**Letter of Consent Submitted:** YES

**Development / Project Name:** NORTH OCEAN BOULEVARD TOWNHOUSES FOR SIVEL INVESTMENTS LLC

**Development / Project Address:** 4201 N OCEAN BLD

**Legal Description:** LOT 5 BLK B BERMUDA RIVIERA SUB OF GALT OCEAN MILE PB 38, PAGE 46 BCPR

**Tax ID Folio Numbers:** 4043 19 03 0430

**Request / Description of Project:** SIX FEE SIMPLE TWO STORY TOWNHOUSES

**Total Estimated Cost of Project:** $2,600,000.00 (including land costs)

**Current Land Use Designation:** MEDIUM HIGH RESIDENTIAL

**Proposed Land Use Designation:** MEDIUM HIGH RESIDENTIAL

**Current Zoning Designation:** RMH-25

**Proposed Zoning Designation:** RMH-25

**Current Use of Property:** VACANT

**Number of Residential Units:** SIX TOWNHOUSE UNITS PROPOSED

**Non-Residential SF (and Type):** N.A.

**Total Bldg. SF:** 11,184 S.F.

**Site Adjacent to Waterway:** [ ] Yes  
[ ] No

**Dimensional Requirements**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>7500 S.F. 0.17 ACRES</td>
</tr>
<tr>
<td>Lot Density</td>
<td>25 UNITS/ ACRE MAX</td>
</tr>
<tr>
<td>Lot Width</td>
<td>50 FT</td>
</tr>
<tr>
<td>Building Height (Feet / Levels)</td>
<td>35 FEET 3 STORIES</td>
</tr>
<tr>
<td>Structure Length</td>
<td>200 FT</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>N.A.</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>N.A.</td>
</tr>
<tr>
<td>Open Space</td>
<td>N.A.</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>35% OF COMMON AREA</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>2/UNIT PLUS 1/5 GUEST 12+2=14</td>
</tr>
</tbody>
</table>

**Setbacks (Indicate direction N, E, W, S)**

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (E.)</td>
<td>15 FT</td>
</tr>
<tr>
<td>Side (N.)</td>
<td>10 FT</td>
</tr>
<tr>
<td>Side (S.)</td>
<td>10 FT</td>
</tr>
<tr>
<td>Rear (W.)</td>
<td>20 FT</td>
</tr>
</tbody>
</table>

**Updated:** 3/23/2015  
DRC_SitePlanApp
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner.
- Address verification letter (954-828-5233)
- Traffic study for projects that trigger vehicular trip threshold (See ULDJR Sec. 47-24, contact Engineering Rep re: methodology)
- Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

- One (1) original set, signed and sealed at 24" x 36"
- Three (3) copy sets, with plans at 24" x 36"
- Five (5) copy sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format

**NOTE:** For initial submittal one signed and sealed set is required.Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- Narrative describing project specifics, to include architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDJR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet including project name and table of contents.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans “A” thru “H” with all elements as listed under Technical Specifications.

- Site Plan
- Details
- Floor Plans (typical floor plan may be submitted for like floors)
- Building Elevations
- Additional Renderings
- Landscape Plans
- Photometric Diagram
- Engineering Plans

*Only required for Change of Use applications if proposed changes affect the plans; otherwise, latest approved plans from Property Records may be submitted if showing current conditions.

**NOTES:**

- All plans and documents must be bound, stapled and folded to 8 1/2 x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City’s website:

  http://www.tornadodo.org/planning/planning_zoning/day_applications.htm;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

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**Applicant’s Affidavit**

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

**Print Name:**

**Signature:**

**Date:**

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**Staff Intake Review**

For Urban Design & Planning Division use only:

**Date:**

**Received By:**

**Tech. Specs. Reviewed By:**

**Case No.:**

R19001

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**DECEMBER 7, 2018**

**MARIA ROQUE**

**NICK KALARGYROS**

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Updated: 3/20/2015
A. SITE PLAN
1. Title Block including project name and design professional’s address and phone number
2. Scale (1” = 30’ min., must be engineer’s scale)
3. North indicator
4. Location map showing relationship to major arteries
5. Drawing and revision dates, as applicable
6. Full legal description

7. Site Plan Data Table
   • Current use of property and intensity
   • Land Use designation
   • Zoning designation
   • Water/wastewater service provider
   • Site area (sq. ft. and acres)
   • Building footprint coverage
   • Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   • Non-residential development: uses, gross floor area
   • Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
   • Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   • Building height (expressed in feet above grade)
   • Structure length
   • Number of stories
   • Setback table (required vs. provided)
   • Open space
   • Vehicular use area (as defined by Sec. 47-56.2, in sq. ft.)
   • Open space (in sq. ft.)
   • Landscape area (in sq. ft.)
   • Linear feet of sidewalk proposed

8. Site Plan Features (graphically indicated)
   • Municipal boundaries (as applicable)
   • Zoning designation of adjacent properties with current use listed
   • Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   • Waterway width, if applicable
   • Outline of adjacent buildings (indicate height in stories and approximate feet)
   • Property lines (dimensioned)
   • Building outlines of all proposed structures (dimensioned)
   • Ground floor plan
   • Dimension of grade at center line of road, at curb, and finished floor elevation
   • Dimension for all site plan features (i.e., sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   • Mechanical equipment dimensioned from property lines
   • Setbacks and building separations (dimensioned)
   • Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   • On-site light fixtures
   • Proposed ROW improvements (i.e., bus stops, curbs, tree plantings, etc.)
   • Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
   • Traffic control signage
   • Catch basins or other drainage control devices
   • Fire hydrants (including on-site and adjacent hydrants)
   • Easements (as applicable)

B. DETAILS
1. Provide details of the following (Scale 1/8" = 1’ min.)
   • Ground floor elevation
   • Storefronts, awnings, entryway features, doors, windows
   • Fences/walls
   • Dumpsters
   • Light fixtures
   • Balconies, railings
   • Trash receptacles, benches, other street furniture
   • Pavers, concrete, hardscape ground cover material

C. FLOOR PLANS
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS
1. All building facades with directional labels (i.e., North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)
For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55’ or five stories or more in height, the following are required:
   • Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
   • Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
   • Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN
1. Site Plan Information (in tabular form on plans)
2. Title block including project name and design professional’s address and phone number
3. Scale (1” = 30’ min., must be engineer’s scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   • Site area (sq. ft. and acres)
   • Vehicular use area (as defined by Sec. 47-56.2, in sq. ft.)
   • VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
   • Perimeter landscape area (including buffers adjacent to ROW)
   • Interior landscape area (30 sq. ft. per space)
   • Total trees required/provided (1 per 1,000 sq. ft. net lot area)
   • VUA trees required/provided (1 per 1,000 sq. ft. VUA)
   • VUA shade trees required/provided (3’ caliper)
   • VUA shade trees required/provided (2’-3’ caliper)
   • VUA flowering trees required/provided
   • VUA palms required/provided
   • VUA shrubs required/provided (6 per 1,000 sq. ft. VUA)
   • Bufferyard trees (if applicable)

7. Landscape Plan Features (graphically indicated)
   • Property lines
   • Easements (as applicable)
   • Landscape areas with dimensions
   • Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   • Names and locations for all proposed trees, shrubs and ground cover, with quantities noted at each location
   • Plant list (note species, sizes, quantities and any appropriate specifications)
   • Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   • Grading (swales, retention areas, terms, etc.)

G. PHOTOMETRIC DIAGRAM
Foot-candle readings must extend to all property lines
"BERMUDA-RIVIERA SUBDIVISION OF GALT OCEAN MILE"

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

Know all men by these presents, that "BERMUDA-RIVIERA SUBDIVISION OF GALT OCEAN MILE" is a true and correct representation of a Subdivision, as herein described, established by said Subdivision, and recorded in the Office of the Clerk of the Circuit Court of Broward County, Florida, on this...
November 20, 2018

Re; A six-unit townhouse development for;
Sivel Investments LLC
4201 North Ocean Blvd.
Fort Lauderdale, Fl. A.K.A Folio 4943 10 03 0430

Narrative regarding;
Sec. 47-18.33. - Single family dwelling, attached; Townhouses.

A. For the purposes of this section, a townhouse development shall include three (3) or more attached single family dwelling units where each individual single family unit and land thereunder is owned in fee simple. A townhouse development shall include one (1) or more townhouse buildings.

**RESPONSE: Criteria met. Two buildings with 3 units attached.**

B. Site design criteria. A single family dwelling; townhouses (herein referred to as townhouse development) shall meet the following site design criteria:

1. **Minimum lot size.** The parcel upon which the group is located shall contain a minimum area of seven thousand five hundred (7,500) square feet and shall provide an average of two thousand (2,000) square feet per dwelling unit, including driveways and areas held in common ownership.

**RESPONSE: Criteria met. Lot over 7,500 S.F and the average lot size is more than 2000 S.F per each townhouse unit.**

2. **Density.** The density is determined by the regulations governing the zoning district where the townhouse development is located.

**RESPONSE: Density provided in the RMH-25 Zoning District is less than 25 units per acre. Provided is 20 units per acre.**

3. **Group limit.** A townhouse group shall be limited to a maximum of eight (8) dwelling units. A minimum of twenty-five (25) percent of the townhouse group's front facade shall be set back an additional five (5) feet from the rest of the front facade. Attached units may have a common wall or individual sidewalls separated by a distance of not more than one (1) inch or as determined reasonable by the building inspector. If individual walls are used, the buildings shall have adequate flashing at the roofline.

**RESPONSE: Buildings contain less than 8 units. At least 25% of the facades facing the ROW, or front facades, are setback at least 5 feet.**

4. Access to townhouse developments shall meet the following requirements:

   a. Each townhouse dwelling unit shall have vehicular access to a public right-of-way, paved driveway or parking area serving the group. Private driveways shall be provided in accordance with Section 47-20.5.D. Provisions satisfactory to the city attorney shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group.

**RESPONSE: A common driveway connected to the city ROW provides access to all the units. The HOA will address the common driveway and utilities**
b. Townhouse developments that abut a platted alley are encouraged to provide access from the platted alley.

**RESPONSE: N.A.**

5. **Yard requirements.**
   
a. **Front yard.** The minimum front yard shall be the same as that required for the zoning district where the townhouse development is located. A five (5) foot easement along the front property line of the townhouse development shall be required if the fee simple lot of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the front property line of the development for use by the owners of the units.

   **RESPONSE: Front yards of at least 15 feet provided. A five-foot private access and utility easement provided for each building along the front property line is not required.**

b. Corner yards. A townhouse building abutting two (2) or more public rights-of-way shall provide a minimum corner yard of twenty (20) feet. A five (5) foot easement along the corner property line of the group shall be required if the fee simple lot of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the corner property line of the townhouse development for use by the owners of the units.

   **RESPONSE: N.A.**

c. **Side yard.** The side yard shall be a minimum of ten (10) feet from the side property line of the townhouse development. A five (5) foot easement which extends from front to rear lot lines along a side lot line of the townhouse development not abutting a public street shall be required for use by owners within the development. Provisions satisfactory to the city attorney shall be made for a recordable easement along the side property line of the townhouse development for use by the owners of the units.

   **RESPONSE: Side yards of at least 10 feet provided. A five-foot private access and utility easement provided for each building along the side property lines.**

d. **Rear yard.** The rear yard shall be a minimum of twenty (20) feet from the rear property line. A five (5) foot easement along the rear property line of the townhouse group shall be required if the fee simple lots of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the rear property line of the development for use by the owners of the units within the development.

   **RESPONSE: Rear yards of at least 20 feet provided. A five-foot private access and utility easement provided for each building along the rear property line.**

e. **Additional requirements.** When any portion of a townhouse abutting the side yard for the development site exceeds twenty-two (22) feet in height, that portion of the structure shall be set back a minimum of an additional one (1) foot for each foot of height above twenty-two (22) feet.

   **RESPONSE: Criteria met. Buildings step back when taller than 22 feet.**
f. Reduced setback. Townhouse developments that provide for parking or garage access at the rear of units may reduce the front and corner yard requirement to fifteen (15) feet subject to the following:

i. No individual garages may face the public right-of-way except those townhouse developments located on a corner lot may have one (1) garage with an opening facing toward the right-of-way abutting each corner side yard. The garage facing the right-of-way shall be subject to the following requirements:

a. Garages shall be set back an additional two (2) feet from the principal facade of the building or eighteen (18) feet from the property line, whichever is greater; and

ii. Townhouse units may be accessed from one (1) two-way driveway or two (2) one-way driveways; and

iii. Parking shall not be permitted between the townhouse buildings and any public right-of-way; and

iv. The area between the townhouse building and the public right-of-way shall be landscaped in accordance with the requirements of Section 47-21.

RESPONSE: Criteria met to reduce the front yard to 15 feet.

6. Architectural elements. When abutting a waterway, the facade of the townhouse development facing the waterway shall provide additional architectural elements such as, but not limited to unenclosed balconies, variation of rooflines between each unit, and variation of at least one (1) foot on twenty-five percent (25%) of the area.

RESPONSE: N.A.

7. Entrance requirements. Each dwelling unit facing a public right-of-way other than an alley must have, its own principal entrance, visible from and facing the right-of-way, and shall include the following:

a. A roofed landing; and

b. An architectural design and material similar to and integral with the principal structure; and

c. A minimum of four (4) linear feet shall be provided between principal entrances; and

d. The roofed landing may encroach into the front yard an additional three (3) feet; and

e. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance shall be required.

RESPONSE: Criteria for entrances met.

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

RESPONSE: All units have more than 750 S.F. area.

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

RESPONSE: Buildings do not exceed 35 feet in height.
10. **Fence and wall requirements.** Fences and walls shall be provided subject to the following:
   a. Seventy-five percent (75%) of all fencing or walls along the front yard of a townhouse development abutting a public right-of-way must be of non-opaque materials such as vertical bars or picket fence, and shall be subject to all other requirements of Section 47-19.5, Fences, Walls and Hedges.

   **RESPONSE:** Fences provided are non-opaque at least 75% along the ROW.

   b. When parking is placed in the rear of the development site, a fence or wall shall be installed between the development site and any neighboring residential property abutting the development site subject to the requirements of Section 47-19.5.

   **RESPONSE:** Fence exists.

11. **Garages.** Garages facing public rights-of-way, other than an alley, shall be subject to the following requirements:
   a. Garages shall be limited to a width equivalent to a maximum of fifty percent (50%) of the width of the townhouse unit. The width shall be measured as the linear dimension of the garage that is visible from the street, such as the garage door; and
   b. Garages shall be set back an additional two (2) feet from the principal facade of the building.
   c. As a result of the garage being set back an additional two (2) feet, an area equivalent to the square footage of the recessed garage may be reallocated to the front facade of the building as additional square footage to the living area and may extend into the front yard up to three (3) feet into the setback.

   **RESPONSE:** N.A.

12. **Driveways.** Driveways facing the public right-of-way shall be subject to the following criteria:
   a. These driveways shall have a minimum separation of eight (8) feet from the adjacent driveway within the same development for the entire length of the driveway.
   b. The separation of driveways can be reduced to a minimum of four (4) feet in width with the installation of structural soil or other mitigating alternative to allow space for root development of required trees, as reviewed and approved by the city's landscaping representative.
   c. The area between the driveways must be a landscaped pervious area with a minimum of one (1) canopy tree and continuous shrub planting.

   **RESPONSE:** N.A.

13. **Sidewalk requirements.** A townhouse development shall provide the following:
   a. A minimum five (5) foot wide sidewalk along each public right-of-way abutting the property along the full length of the property line.

   **RESPONSE:** Provided. Sidewalk is existing.

   b. A minimum three (3) foot wide sidewalk shall connect the front entrances with the sidewalk along the right-of-way unless an alternative pedestrian access to the public sidewalk is approved by the department.

   **RESPONSE:** A sidewalk provided from the entrances to the city sidewalk for the 2 units fronting on the ROW. Alternate walks along the driveway provided for the remaining units.
14. **Street tree requirements.** Street trees shall be planted and maintained along the public right-of-way 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 building and site design, separation distance, utility infrastructure and the proposed plan's compatibility to surrounding properties.

**RESPONSE; Noted. Provided. FDOT recently installed live oak trees along the Row.**

15. **Maintenance agreement.** A townhouse development shall have a recorded maintenance agreement for the common areas and any guest parking.

**RESPONSE; Will provide.**

16. **Solid waste, yard waste, and recycling requirements.** Each townhouse dwelling unit shall have incorporated into the design a designated area to locate containers that meet the requirements of Chapter 24 of the city's Code of Ordinances. The size of the containers and alternatives to these requirements may be permitted subject to approval of the public works department, sanitation division.

**RESPONSE; Each unit has a designated area inside the garages for this purpose and will be addressed in the HOA.**

Gustavo J. Carbonell, A.I.A.

End of the narrative.
November 20, 2018

Re; A six-unit townhouse development for;
Sivel Investments LLC
4201 North Ocean Blvd.
Fort Lauderdale, Fl. A.K.A Folio 4943 10 03 0430

Narrative regarding;

Sec. 47-25.2. Adequacy Requirements:

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.

**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. The new building 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 be provided by use of exfiltration trenches, dry detention areas and a deep well.

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. Parcel is already plated.**

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. Parcel is already plated.**

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. Parcel is already plated.**

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 using proper site lighting for the occupants, all new glazing and doors will be impact resistant, and each unit will be pre-wired for an automatic alarm system. Vehicles will be stored inside the parking garages.**
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.
Parcel already platted.

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. Provisions made for space to store the sanitation and recycling carts inside the garages of each unit. Bulk trash will be handled by a private hauler on call and as needed. Landscaping will be removed by a private company and paid for by the association.

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 areas and a deep 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 serve development. Nearest route along North Ocean Boulevard. 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 are not required.

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.

N.A. Existing right of way in compliance with the ULDR.

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, or along the private driveway as an alternate route. The walkways will also connects to the city sidewalk. As a small development, the traffic on the driveway is very minor and slow moving.

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.

As desired by the ULDR the front facades face the right of way.

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 if needed.

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 comply to the City of Ft. Lauderdale’s landscape ordinance. Street trees exist in the ROW recently planted. Additional trees are proposed near the sidewalk.

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.

Waste water service to the site exists.

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. Not a convenience store.

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.

Noted. Will comply.

Gustavo J. Carbonell, A.I.A.

End of the narrative.
November 20, 2018

Re: A six-unit townhouse development for;
Sivel Investments LLC
4201 North Ocean Blvd.
Fort Lauderdale, Fl. A.K.A Folio 4943 10 03 0430

Narrative regarding;

Sec. 47-25.3. Neighborhood Compatibility Requirements:

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 an 11 unit fee simple townhouse 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 attached adequacy requirements report as a separate document.

   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 an infill 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 only if 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 will be designed to not overspill onto adjacent properties. Parking is located inside garages. Light fixtures will be mounted above the garage doors and on the sides of the entrances. Such lights will be on sensors so they stay on as appropriate.

   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 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 existing and proposed nearby structures. Balconies, large expanses of glass, undulation, color and material changes, varied roof lines, and architectural embellishments are incorporated.

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.

Ground mounted mechanical equipment proposed and will be screened.

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 complies 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:
The proposed project is residential in nature.

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.

**N.A. Residential development.**

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.

**N.A. Residential development.**

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.

**Solid waste and recycling cart space is designated inside each garage. Carts will be rolled out in front of each garage on pick up days by a private provider.**

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.

**N.A. Residential development.**

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.

The proposed project is new.

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, bufferyards, 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 other redevelopment uses in 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 listed.**

Gustavo J. Carbonell, A.I.A.

**End of narrative.**
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### 2019 Exemptions and Taxable Values by Taxing Authority

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### Sales History

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City of Fort Lauderdale
Future Land Use Map
March, 2018

Legend:
- **Water**
- Utilities
- Commercial
- Community Facilities
- Employment Center
- Office Park
- Industrial
- Transportation
- Future Land Use Designation
- Future Land Use Designation - Irregular
- Future Land Use Designation - Park
- Future Land Use Designation - Conservation

*Allowable density for each irregular district is indicated on map in dwelling units per acre.
**Not a Future Land Use Designation

Broward County land use designations are in effect in annexed areas until such time City land use designations are applied.
CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-6157
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 4201 / 4203/4205/4211/4213/4215 N OCEAN BLVD, 33308

PREVIOUS ADDRESS: 4201 N OCEAN BLVD, 33308

NOTES: NU

ZONING: RMH-25

FOLIO #: 494319030430

LEGAL DESCRIPTION:
BERMUDA-RIVIERA SUB OF GALT OCEAN MILE 38-46 B LOT 5 BLK B

DRC #: 

AUTHORIZED SIGNATURE: 

DATE: 10/22/2018
November 20, 2018

Re; A six-unit townhouse development for;
Sivel Investments LLC
4201 North Ocean Blvd.
Fort Lauderdale, Fl. A.K.A Folio 4943 10 03 0430

Narrative regarding;

PROJECT DESCRIPTION

The proposed development is located on an infill parcel of land within the RMH-25 Zoning District. The site is generally located on the west side and fronting on North Ocean Boulevard at the 4200 Block.

There are 2 distinct models, two stories in height. The development consists of 3-bedroom 2.5 baths fee simple townhouses. Each unit has its own 2 car garage.

Two on site guest parking spaces are also provided.

The project is designed following the criteria of the recently approved townhouse zoning code. The garages all face to the interior and the front yards on the street frontage is devoted to landscape and active uses to enhance the pedestrian experience of this near the beach urban development.

The entrances are separated and not shared. The unit’s with the front facades on the right of ways have their principal entrances on the front facades. The front facades are articulated for interest.

The style is modern with offsets, varied parapet heights, balconies, contrasting materials and other architectural enhancements.

Sincerely;

Gustavo J. Carbonell
November 15, 2018

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

Re: Six Unit Townhouse Development
SIVEL INVESTMENTS LLC
Site plan approval process for a parcel located at;
4201 n. Ocean Boulevard  Folio Number 4943 19 03 0430
Fort Lauderdale, Florida

Sir or Madam;

I, LEO NARDO INNOCENTI, an authorized signatory, by Power of Attorney, to sign for an officer of SIVEL INVESTMENTS LLC, a Florida Corporation, authorize architect, Gustavo J. Carbonell, to act as my agent for any submissions and approval processes regarding the referenced townhouse project.

Respectfully;

[Signature]

Date: 11/26/18

Signed and notarized before me this 20th day of November 2018, in Broward County. By;

[Notary Public Signature]

Notary public, my commission expires on: 7-14-2021