



Planning and Zoning Board

Jarvis Hall 4505 N. Ocean Drive 33308

Planning and Zoning Board

PLANNING AND ZONING BOARD

Being held at Thursday, December 05, 2019
Jarvis Hall 4505 N. Ocean Drive 33308

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **APPROVAL OF MINUTES**

3.a November 6, 2019 Meeting Minutes

[NOVEMBER 11 2019 MINUTES PZ 2019 11.06 \(NOV\)ok.pdf](#)

4. **PUBLIC COMMENTS**

5. **NEW BUSINESS**

- 5.a Case Number 2018-L2-SPM-07: Level 2 Site Plan Modification to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hardscape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations.

[2018-L2-SPM-07 Site Plan Modification Staff Report -ATTORNEY APPROVED.pdf](#)

[EX 1 Application and Plans.pdf](#)

[EX 1 Plans 11-5-19.pdf](#)

[EX 2 Sec. 30 139. Notice of Public Hearings. \(1\).pdf](#)

[EX 3 Sec. 30 123. Modification of approved site plan. \(3\).pdf](#)

[EX 4 Sec. 30 318. Minimum parking requirements. \(6\).pdf](#)

- 5.b Case Number 2019-L2-SPM-01: Level 2 Site Plan Modification for 100 Commercial Blvd to add one (1) 500 sq. ft. (square foot) interior mezzanine to the existing one (1) story building.

[FINAL ATTORNEY APPROVED- 2019-L2-SPM-01 Site Plan Mod 100 Commercial Blvd Staff Report-.pdf](#)

[EX 1 100 E commercial site plan REV 3 Sept 25 2019.pdf](#)

[EX 1 Site Plan Application.pdf](#)

[EX 2 Sec. 30 139. Notice of Public Hearings.pdf](#)

[EX 3 Sec. 30 123. Modification of approved site plan. \(4\).pdf](#)

6. **OLD BUSINESS**

7. UPDATES/BOARD MEMBER COMMENTS

8. ADJOURNMENT

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO INSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PROCEDURES FOR PUBLIC COMMENTS:

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.



Planning and Zoning Board Agenda Item Report

Meeting Date: December 5, 2019

Submitted by: Jhanelle Campbell

Submitting Department: Development Services

Item Type: Minutes

Agenda Section: APPROVAL OF MINUTES

Subject Title:

November 6, 2019 Meeting Minutes

Explanation:

Recommendation:

Attachments:

NOVEMBER 11 2019 MINUTES PZ 2019 11.06 (NOV)ok.pdf

NON APPROVED
TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD
MEETING MINUTES
Jarvis Hall - 4505 Ocean Drive
Wednesday, November 6, 2019

1. CALL TO ORDER

Chair Ferrante called the Planning and Zoning (P&Z) Board meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at 7:08 PM.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL

Members present were Jeffrey Whyte, Alan Bluestein, William Ferrante, and 2nd Alternate Wayne Dillistin. Members absent were 1st Alternate Emeline Savidge, Bernard Petreccia and Howard Goldberg. Also present were Town Attorney James White, Development Services Director Linda Connors, Planner Jhanelle Campbell and Planning Technician Sydney Ramirez.

3. APPROVAL OF MINUTES

- a. Previous Meeting Minutes – September 11, 2019

Mr. Bluestein made a motion to approve the minutes of September 11, 2019 as presented. The motion was seconded by Mr. Whyte. The motion carried 4-0.

4. PUBLIC COMMENTS

Chair Ferrante called for general public comments now which were not specific to the items on the agenda but no one wished to speak. The Chair closed public comments at this time.

5. NEW BUSINESS

- a. 2019-L2-SPM-03 Site Plan Modification 4208 N Ocean Drive (Blue Strawberry)

Development Services Manager Linda Connors said that this was the request for site plan modification to allow six additional units at a structure/hotel located at 4208 N Ocean Drive. As a review, Ms. Connors spoke about the earlier Board of Adjustment (BOA) meeting tonight where she explained that the owner, Blue Strawberry by the Sea, Inc, thought a thirty-six unit hotel was purchased but was later found out that only thirty hotel units were legal. The applicant was requesting a modification from the approved site plan to add six hotel units to the existing building for a total of thirty-six hotel units. They were not changing setbacks or the exterior of the structure. They were providing additional required parking spaces with a combination of bicycle racks and bikes and an Administrative Adjustment. She explained that this was in RM-25 which allowed twenty-five units per acre with kitchens and fifty units per acre without kitchens. They would remove some of the kitchens on the site and end up with twenty-one kitchen units and fifteen non-kitchen units. They have worked with thirty-six units previously but now it would be with an adjusted amount of kitchens. They were also working on an ADA parking space on the site.

Ms. Connors read into the record the conditions for approval of the site plan modification which included but were not limited to the approval of the site plan being contingent on the approval of the Administrative Adjustment for three parking spaces being approved by the Town Manager, until the construction was complete, no more than thirty units may be rented at a time, the applicant shall provide eight bicycles to be placed in eight of the sixteen spaces in the bicycle rack, the applicant shall secure a building permit within twelve months from the date of the development order and a certificate of completion for all structures within eighteen months of obtaining the building permit, all construction shall be in accordance with the plans incorporated into this document and the Town Clerk would certify that there were no outstanding fines, moneys, fees, taxes or other charges owed to the Town by the current or past owners before the permit would be issued. Staff recommended approval of the application subject to conditions. The applicant was here to answer any questions and Ms. Connors was here to answer any staff questions.

As there were questions for the applicant, the public hearing was opened. Mr. Whyte asked the applicant how long they owned the property. The architect answered about three years. She verified that they did rent out all thirty-six units since the beginning because that was what they thought they legally owned. The architect said that they were correcting an ADA situation for parking and two ADA units as well. She answered Mr. Bluestein what they were going to do to get things up to standards. Dulce Conde is the architect. Chair Ferrante wanted to know if above the ceiling there was a firewall between units. She said that the firewalls between the units have to go all the way up to the roof structure. Mr. Whyte was answered that the ADA accessible rooms would only be on the first floor. Public comments were called for by the Chair but there were no further questions for anyone, and the public hearing was closed.

Mr. Whyte made a motion to recommend approval of this agenda item to the Town Commission as presented with Staff's recommendations. The motion was seconded by Mr. Bluestein. The motion carried 4-0.

- b. Case Number 2019-L2-SPM-02: Level 2 Site Plan Modification 4433 Poinciana Street (Bonnan by the Sea) to add (1) residential unit to the eight (8) unit building.

Development Services Director Linda Connors said that the property was an existing vacant parcel at 4433 Poinciana Street. A site plan was recently approved for the construction of an eight-unit property. They have received their building permit. They were ready to develop the property but wanted to increase it by one unit to a nine unit building. That unit would take the place of an activity unit they have on the site. There would be no changes to the footprint of the building. The board members already reviewed the Administrative Adjustment on the parking as they sat as the Board of Adjustment. The density would allow an additional unit. There were no other impacts to the property which would require changing the site plan and Town staff recommended approval of the site plan with the condition that the Site Plan Modification would not take effect unless the Town Manager approved the Administrative Adjustment application to reduce the parking requirement by two parking spaces. She said that the applicant was available for questions and she was available for staff questions. She answered Chair Ferrante that staff recommended approval because it met the requirements of the code. As there were no public comments and no other questions, the public hearing was opened and closed.

Mr. Dillistin made a motion to recommend approval to the Town Commission of this agenda item as presented with staff's recommendation of a condition of approval. The motion was seconded by Mr. Bluestein. The motion carried 4-0.

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

8. ADJOURNMENT

Mr. Bluestein made a motion to adjourn at 7:22 PM. The motion was seconded by Mr. Dillistin. The motion carried 4-0.

Chair William Ferrante

ATTEST:

Date Accepted: _____

Development Services Director Linda Connors



Planning and Zoning Board Agenda Item Report

Meeting Date: December 5, 2019

Submitted by: Jhanelle Campbell

Submitting Department: Development Services

Item Type: Quasi Judicial Public Hearings

Agenda Section: NEW BUSINESS

Subject Title:

Case Number 2018-L2-SPM-07: Level 2 Site Plan Modification to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hardscape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations.

Explanation:

To: Planning and Zoning Board

From: Linda Connors, Development Services Director

Date: November 20, 2019

Meeting Date: December 5, 2019

Project: Case Number 2018-L2-SPM-07: Level 2 Site Plan Modification to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hardscape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations.

The purpose of this memorandum is to provide findings and recommendations regarding the Level 2 Site Plan Modification application (Exhibit 1) submitted to the Town of Lauderdale-by-the-Sea (the "Town") for the hotel building located at 4329 El Mar Drive (Diagram 1). The Applicants, Crystal Wong and Sheung Han, are requesting a modification from the approved Site Plan to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hard-scape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations.

The Applicant has paid the appropriate fee and submitted the required documents. Notice to all property owners located within a three (300) foot radius of the subject property has been given, the subject property has been posted and the public hearing concerning the Site Plan Modification application has been advertised pursuant to Section 30-139 of the Town Code of Ordinances (the "Town Code.") (Exhibit 2) Staff has received no comments from the public regarding this request.

Background and Request

The Applicants property is an existing commercial building located at 4329 El Mar Drive within the RM-25 zoning district. The future land use classification for the site is Multi-Family Residence. The subject property is located on a .79-acre parcel of land.

The Applicants, Crystal Wong and Sheung Han, have submitted a Site Plan Modification to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hard-scape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations. This application requires review and consideration by Town Staff, the Planning and Zoning Board and final consideration by the Town Commission for approval.

Site Plan Modification

Documents

Staff has reviewed the documents submitted pursuant to the requirements of the Town Code. This review is based on the following surveys and plans submitted by API Development Consultants Inc.:

1. Existing Site Plan, prepared by API Development Consultants Inc., dated October 15, 2019, Sheet ASP-100.
2. Proposed Site Plan, prepared by API Development Consultants Inc., dated October 15, 2019, Sheet ASP-101.
3. Canopy Plan and Site Calculations, prepared by API Development Consultants Inc., dated November 1, 2019, Sheet LA-100.
4. Paving, Grading and Drainage Plan, prepared by API Development Consultants Inc., dated, October 28, 2019, Sheet C-1.

Town Code Provision

Section 30-123 of the Town Code (Exhibit 3) provides a process in which a previously approved site plan may be modified. The modification includes a request to change the intensity of the use and is therefore considered a Level 2 request.

The application request is for the modification of the approved site plan to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hard-scape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations.

Review

The plans have been reviewed by the Town's Planning consultant, Linda Strutt, Town Engineer, Town Fire Marshal, Town Trash and Recycling Coordinator, Broward Sheriff Office and Planner, Jhanelle Campbell. Comments are discussed below.

General Overview

This application was reviewed as a Site Plan Level 2 Modification for renovations to existing motel structures and site amenities. The latest permitted set of plans on file with the Town indicate 28 hotel units were approved between 1952 and 1957.

The existing buildings are proposed to remain in place. A minor decrease in ground floor coverage and total building square footage is proposed to provide for covered walkways. Eleven (11) existing kitchen units are proposed to be converted to non-kitchen units and modifications to unit types are proposed. Minor changes to parking and landscaping are also proposed. Some external architectural modifications are proposed. New and modified site amenities and a new enclosed trash area are proposed.

There are a few existing nonconformities which are proposed to remain or to be reduced. These include density, setbacks, building separation and vehicular use area (VUA) landscaping, as noted below and in the specific comments. The pervious area calculations indicate that the existing nonconforming pervious area will be increased, primarily due to the location of a Code-conforming trash area and the addition of accessible sidewalks.

The subject property is currently pre-existing nonconforming with respect to density. Current land use and zoning standards would permit up to twenty (20) units with kitchens on the total site (34,840 square feet of land area) or forty (40) units without kitchens. Because the proposal includes increasing the number of hotel units from twenty-eight (28) (which is the existing unit number from Town records) to thirty (30) units, the Town considers the proposal as increasing the intensity of the site. As such, this increased intensity triggers a Level 2 Site Plan Modification review.

The proposed plan modifies density by removing eleven (11) kitchens from the existing units. The proposed unit count of twenty (20) units with kitchens (34,840 square feet of land area) and ten (10) units without kitchens (8,710 square feet of land area) does not increase the existing non-conforming density. The twenty-eight (28) kitchen units confirmed as permitted in the Town records equates to 48,776 square feet of land area. The proposed thirty (30) units (ten (10) without kitchens) equates to 43,550 square feet of site area which will become the new maximum permitted density if the proposed Site Plan Modification is approved.

The Applicants propose to remove the existing column that intrudes into the parking space setback. It is understood that some modification to the angled wall is also proposed.

Setback Requirements (Section 30-241(h))

There will be no changes to the approved setbacks for the buildings.

Many of the existing building setbacks are non-conforming. A steel column encroaches into the required front yard setback for Building 3. It is understood that a determination has been made by the applicants' architect that this column is not load-bearing. The plans have been revised to remove the column. Some associated alterations to the building façade are proposed. Architectural plans and elevations will be revised to reflect these changes. Removal of this column will reduce the existing nonconformity.

Parking Requirements (Section 30-318)

Section 30-318 (i) of the Town Code sets forth parking requirements for hotels (Exhibit 4).

The existing on-site parking which backs out into the adjacent El Mar Drive right-of-way is proposed to remain. The existing parking is nonconforming. The parking spaces have been modified to provide the requisite two (2) handicap spaces and to designate those parking spaces, which are less than eighteen (18) feet in depth, as compact parking spaces. The total number of existing parking spaces will support the proposed thirty (30) units under current zoning standards. The spaces adjacent to Building 3 are nonconforming with respect to setback from the building. As noted above, the applicant proposes to remove the existing column that intrudes into the parking space setback. It is understood that some modification to the angled wall is also proposed.

Potential Impacts to Adjacent Properties (Section 30-122)

There would be no discernable additional impacts to the adjacent properties from the modification of the approved Site Plan to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hard-scape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations..

Landscaping (Sections 30-122, 30-475, 30-478, 30-481)

Section 30-478 of the Town Code sets forth landscape requirements for vehicular use areas (VUA). Town Code provides that landscaping shall be provided on site in a square footage equal to a minimum of twenty percent (20%) of the gross VUA.

This property is currently non-conforming with respect to VUA landscaping.

Fire

A review of the plans was conducted by the Fire Marshal. The installation of a new fire hydrant will be required as a condition of approval.

Crime Prevention Through Environmental Design (CPTED)

A CPTED review was conducted by the Broward Sheriff's Office. The following recommendations and observations were provided as a result of the review:

- To increase natural surveillance and territorial reinforcement, consideration should be given to adding a window(s) or door(s) to the Building #1 west elevation.
- Replacing existing fencing with a less-opaque alternative should be considered.
- Continued participation in the Broward Sheriff's Office trespass warning program and posting accompanying signage accordingly is recommended.
- The photometric plan indicates an absence of light for most of the west elevation.
- Pedestrian scale lighting is encouraged.
- Landscape
 - o Ground cover plants should not exceed two (2) feet in maturity.
 - o Low-growing shrubs are recommended. Shrub height should not exceed three (3) feet in maturity.
 - o Tree canopies conflicting with light standards should be avoided in order to maintain illumination levels.
 - o A maintenance plan for all landscaping should be developed.
- Physical target hardening strategies such as CCTV, locking mechanisms were not included in the plan but should be considered.

Engineering

An engineering review was conducted by Flynn Engineering, the Town's designated engineering consultant. The following comments were provided as a result of the review and must be addressed as a condition of approval:

- o Topo and grading provided but the slopes in handicap parking and access isles are shown to exceed 2%. Revise grading and provide additional grades on each corner of the handicap parking space and access isle for clarification.
- o Broward County Surface Water Management License will be required at time of permitting.
- o Revise note 4 on plan C-1 which references the City of Fort Lauderdale standard details. This project is located in the Town of Lauderdale By-The-Sea not Fort Lauderdale.
- o Provide information on plan C-1 for proposed mill and resurface. Depth of mill and thickness and type of proposed asphalt for resurfacing. Asphalt reference is to FDOT Type S-II asphalt however FDOT only uses type SP asphalts. Revise reference to FDOT Type SP-12.5 for 1.5" of asphalt.
- o Drainage calculations will be required to be provided at time of permit.
- o Details for the drainage structures, baffles, and exfiltration trench will be required at time of permit.

Trash and Recycling

A letter from Vicky Eckels of Green Scene Consulting approving the proposed trash/ recycling plan will be required as a condition of approval.

Summary Findings and Recommendations

The proposed plans submitted by the Applicants are consistent with the Land Development Code.

Town staff recommends approval of the Site Plan Modification with the following conditions:

1. Sheets LA-100 and LA-102 should be corrected to remove the trash area shown between Buildings 3 and 4.

2. Obtain a letter from Vicky Eckels of Green Scene Consulting approving the proposed trash/ recycling plan.
3. The installation of a new fire hydrant is required.
4. The total site trees portion of the data table should be corrected to show the total number of trees on the site now under Existing, the total to be provided, including those being retained on site and new plantings in the Proposed Column. The portion of the proposed total that are new is all that is being shown in that column now with the total being retained shown in the existing column. These two can be shown under or in parentheses to clarify the total in the Proposed Column.
5. A tree removal license from Broward County must be provided along with a completed Town landscape application prior to any tree removal operations.
6. Topo and grading provided but the slopes in handicap parking and access isles are shown to exceed 2%. Revise grading and provide additional grades on each corner of the handicap parking space and access isle for clarification.
7. Broward County Surface Water Management License will be required at time of permitting.
8. Revise note 4 on plan C-1 which references the City of Fort Lauderdale standard details. This project is located in the Town of Lauderdale By-The-Sea not Fort Lauderdale.
9. Provide information on plan C-1 for proposed mill and resurface. Depth of mill and thickness and type of proposed asphalt for resurfacing. Asphalt reference is to FDOT Type S-II asphalt however FDOT only uses type SP asphalts. Revise reference to FDOT Type SP-12.5 for 1.5" of asphalt.
10. Drainage calculations will be required to be provided at time of permit.
11. Details for the drainage structures, baffles, and exfiltration trench will be required at time of permit.
12. The approved Site Plan Modification does not in any way create a right on the part of the Applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Town for issuance of the approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that results in a violation of federal or state law.
13. Prior to issuance of a build permit, the Town Clerk shall certify that there are no outstanding fines, moneys, fees, taxes or other charges owed to the Town by the current or past owners or operators of the property in which the building permit is being issued. If fees are related to a code violation that requires a building permit to correct the violation, only the building permits required by the Town for correction of the violation may be issued. No other building permits will be issued until all outstanding debts to the Town are paid in full.
14. All applicable state and federal permits shall be obtained before commencement of construction.

Summary Findings

Staff has reviewed the application and finds that the Site Plan Modification application as conditioned herein meets the Town Code requirements.

Procedure

Following the Planning and Zoning Board's review, staff will schedule the Commission's review of the application on their December 10, 2019 meeting agenda.

Exhibits

1. Application and Plans
2. Town Code Sec. 30-139
3. Town Code Sec. 30-123
4. Town Code Sec. 30-318 (i)

Recommendation:

Summary Findings: Staff has reviewed the application and finds that the Site Plan Modification application as conditioned herein meets the Town Code requirements.

Attachments:

2018-L2-SPM-07 Site Plan Modification Staff Report -ATTORNEY APPROVED.pdf

EX 1 Application and Plans.pdf

EX 1 Plans 11-5-19.pdf

EX 2 Sec._30_139.___Notice_of_Public_Hearings. (1).pdf

EX 3 Sec._30_123.___Modification_of_approved_site_plan. (3).pdf

EX 4 Sec._30_318.___Minimum_parking_requirements. (6).pdf

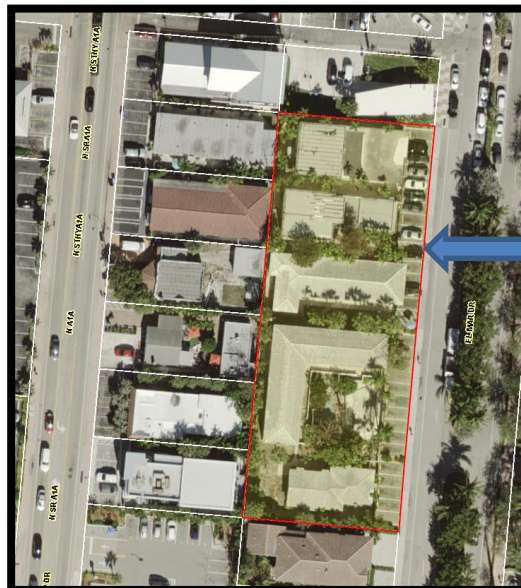


Town of Lauderdale-by-the-Sea
Development Services Department

To: Planning and Zoning Board
From: Linda Connors, Development Services Director
Date: November 20, 2019
Meeting Date: December 5, 2019
Project: Case Number 2018-L2-SPM-07: Level 2 Site Plan Modification to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hardscape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations.

The purpose of this memorandum is to provide findings and recommendations regarding the Level 2 Site Plan Modification application (**Exhibit 1**) submitted to the Town of Lauderdale-by-the-Sea (the "Town") for the hotel building located at 4329 El Mar Drive (**Diagram 1**). The Applicants, Crystal Wong and Sheung Han, are requesting a modification from the approved Site Plan to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hard-scape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations.

Diagram 1



The Applicant has paid the appropriate fee and submitted the required documents. Notice to all property owners located within a three (300) foot radius of the subject property has been given, the subject property has been posted and the public hearing concerning the Site Plan Modification application has been advertised pursuant to Section 30-139 of the Town Code of Ordinances (the "Town Code.") (**Exhibit 2**) Staff has received no comments from the public regarding this request.

Background and Request

The Applicants property is an existing commercial building located at 4329 El Mar Drive within the RM-25 zoning district. The future land use classification for the site is Multi-Family Residence. The subject property is located on a .79-acre parcel of land.

The Applicants, Crystal Wong and Sheung Han, have submitted a Site Plan Modification to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hard-scape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations. This application requires review and consideration by Town Staff, the Planning and Zoning Board and final consideration by the Town Commission for approval.

Site Plan Modification

Documents

Staff has reviewed the documents submitted pursuant to the requirements of the Town Code. This review is based on the following surveys and plans submitted by API Development Consultants Inc.:

1. Existing Site Plan, prepared by API Development Consultants Inc., dated October 15, 2019, Sheet ASP-100.
2. Proposed Site Plan, prepared by API Development Consultants Inc., dated October 15, 2019, Sheet ASP-101.
3. Canopy Plan and Site Calculations, prepared by API Development Consultants Inc., dated November 1, 2019, Sheet LA-100.
4. Paving, Grading and Drainage Plan, prepared by API Development Consultants Inc., dated, October 28, 2019, Sheet C-1.

Town Code Provision

Section 30-123 of the Town Code (**Exhibit 3**) provides a process in which a previously approved site plan may be modified. The modification includes a request to change the intensity of the use and is therefore considered a Level 2 request.

The application request is for the modification of the approved site plan to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hard-scape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations.

Review

The plans have been reviewed by the Town's Planning consultant, Linda Strutt, Town Engineer, Town Fire Marshal, Town Trash and Recycling Coordinator, Broward Sheriff Office and Planner, Jhanelle Campbell. Comments are discussed below.

General Overview

This application was reviewed as a Site Plan Level 2 Modification for renovations to existing motel structures and site amenities. The latest permitted set of plans on file with the Town indicate 28 hotel units were approved between 1952 and 1957.

The existing buildings are proposed to remain in place. A minor decrease in ground floor coverage and total building square footage is proposed to provide for covered walkways. Eleven (11) existing kitchen units are proposed to be converted to non-kitchen units and modifications to unit types are proposed. Minor changes to parking and landscaping are also proposed. Some external architectural modifications are proposed. New and modified site amenities and a new enclosed trash area are proposed.

There are a few existing nonconformities which are proposed to remain or to be reduced. These include density, setbacks, building separation and vehicular use area (VUA) landscaping, as noted below and in the specific comments. The pervious area calculations indicate that the existing nonconforming pervious area will be increased, primarily due to the location of a Code-conforming trash area and the addition of accessible sidewalks.

The subject property is currently pre-existing nonconforming with respect to density. Current land use and zoning standards would permit up to twenty (20) units with kitchens on the total site (34,840 square feet of land area) or forty (40) units without kitchens. Because the proposal includes increasing the number of hotel units from twenty-eight (28) (which is the existing unit number from Town records) to thirty (30) units, the Town considers the proposal as increasing the intensity of the site. As such, this increased intensity triggers a Level 2 Site Plan Modification review.

The proposed plan modifies density by removing eleven (11) kitchens from the existing units. The proposed unit count of twenty (20) units with kitchens (34,840 square feet of land area) and ten (10) units without kitchens (8,710 square feet of land area) does not increase the existing non-conforming density. The twenty-eight (28) kitchen units confirmed as permitted in the Town records equates to 48,776 square feet of land area. The proposed thirty (30) units (ten (10) without kitchens) equates to 43,550 square feet of site area which will become the new maximum permitted density if the proposed Site Plan Modification is approved.

The Applicants propose to remove the existing column that intrudes into the parking space setback. It is understood that some modification to the angled wall is also proposed.

Setback Requirements (Section 30-241(h))

There will be no changes to the approved setbacks for the buildings.

Many of the existing building setbacks are non-conforming. A steel column encroaches into the required front yard setback for Building 3. It is understood that a determination has been made by the applicants' architect that this column is not load-bearing. The plans have been revised to remove the column. Some associated alterations to the building façade are proposed. Architectural plans and elevations will be revised to reflect these changes. Removal of this column will reduce the existing nonconformity.

Parking Requirements (Section 30-318)

Section 30-318 (i) of the Town Code sets forth parking requirements for hotels (**Exhibit 4**).

The existing on-site parking which backs out into the adjacent El Mar Drive right-of-way is proposed to remain. The existing parking is nonconforming. The parking spaces have been modified to provide the requisite two (2) handicap spaces and to designate those parking spaces, which are less than eighteen (18) feet in depth, as compact parking spaces. The total number of existing parking spaces will support the proposed thirty (30) units under current zoning standards. The spaces adjacent to Building 3 are nonconforming with respect to setback from the building. As noted above, the applicant proposes to remove the existing column that intrudes into the parking space setback. It is understood that some modification to the angled wall is also proposed.

Potential Impacts to Adjacent Properties (Section 30-122)

There would be no discernable additional impacts to the adjacent properties from the modification of the approved Site Plan to replace the existing swimming pool with a new rectangular shaped 5'-0" (five foot) depth swimming pool, replace an existing water feature, provide a new covered walkway in Building 3, provide a new covered walkway in Building 4, replace existing hardscaping and concrete pathways, construct new hard-scape/landscaping throughout the property, relocate existing trees on site, construct a new volleyball court, construct new fencing along the east side of the property and complete interior renovations..

Landscaping (Sections 30-122, 30-475, 30-478, 30-481)

Section 30-478 of the Town Code sets forth landscape requirements for vehicular use areas (VUA). Town Code provides that landscaping shall be provided on site in a square footage equal to a minimum of twenty percent (20%) of the gross VUA.

This property is currently non-conforming with respect to VUA landscaping.

Fire

A review of the plans was conducted by the Fire Marshal. The installation of a new fire hydrant will be required as a condition of approval.

Crime Prevention Through Environmental Design (CPTED)

A CPTED review was conducted by the Broward Sheriff Office. The following recommendations and observations were provided as a result of the review:

- To increase natural surveillance and territorial reinforcement, consideration should be given to adding a window(s) or door(s) to the Building #1 west elevation.
- Replacing existing fencing with a less-opaque alternative should be considered.
- Continued participation in the Broward Sheriff's Office trespass warning program and posting accompanying signage accordingly is recommended.
- The photometric plan indicates an absence of light for most of the west elevation.
- Pedestrian scale lighting is encouraged.
- Landscape
 - o Ground cover plants should not exceed two (2) feet in maturity.
 - o Low-growing shrubs are recommended. Shrub height should not exceed three (3) feet in maturity.
 - o Tree canopies conflicting with light standards should be avoided in order to maintain illumination levels.
 - o A maintenance plan for all landscaping should be developed.
- Physical target hardening strategies such as CCTV, locking mechanisms were not included in the plan but should be considered.

Engineering

An engineering review was conducted by Flynn Engineering, the Town's designated engineering consultant. The following comments were provided as a result of the review and must be addressed as a condition of approval:

- o Topo and grading provided but the slopes in handicap parking and access isles are shown to exceed 2%. Revise grading and provide additional grades on each corner of the handicap parking space and access isle for clarification.
- o Broward County Surface Water Management License will be required at time of permitting.
- o Revise note 4 on plan C-1 which references the City of Fort Lauderdale standard details. This project is located in the Town of Lauderdale By-The-Sea not Fort Lauderdale.

- Provide information on plan C-1 for proposed mill and resurface. Depth of mill and thickness and type of proposed asphalt for resurfacing. Asphalt reference is to FDOT Type S-II asphalt however FDOT only uses type SP asphalts. Revise reference to FDOT Type SP-12.5 for 1.5" of asphalt.
- Drainage calculations will be required to be provided at time of permit.
- Details for the drainage structures, baffles, and exfiltration trench will be required at time of permit.

Trash and Recycling

A letter from Vicky Eckels of Green Scene Consulting approving the proposed trash/ recycling plan will be required as a condition of approval.

Summary Findings and Recommendations

The proposed plans submitted by the Applicants are consistent with the Land Development Code.

Town staff recommends approval of the Site Plan Modification with the following conditions:

1. Sheets LA-100 and LA-102 should be corrected to remove the trash area shown between Buildings 3 and 4.
2. Obtain a letter from Vicky Eckels of Green Scene Consulting approving the proposed trash/ recycling plan.
3. The installation of a new fire hydrant is required.
4. The total site trees portion of the data table should be corrected to show the total number of trees on the site now under Existing, the total to be provided, including those being retained on site and new plantings in the Proposed Column. The portion of the proposed total that are new is all that is being shown in that column now with the total being retained shown in the existing column. These two can be shown under or in parentheses to clarify the total in the Proposed Column.
5. A tree removal license from Broward County must be provided along with a completed Town landscape application prior to any tree removal operations.
6. Topo and grading provided but the slopes in handicap parking and access isles are shown to exceed 2%. Revise grading and provide additional grades on each corner of the handicap parking space and access isle for clarification.
7. Broward County Surface Water Management License will be required at time of permitting.
8. Revise note 4 on plan C-1 which references the City of Fort Lauderdale standard details. This project is located in the Town of Lauderdale By-The-Sea not Fort Lauderdale.
9. Provide information on plan C-1 for proposed mill and resurface. Depth of mill and thickness and type of proposed asphalt for resurfacing. Asphalt reference is to FDOT Type S-II asphalt however FDOT only uses type SP asphalts. Revise reference to FDOT Type SP-12.5 for 1.5" of asphalt.
10. Drainage calculations will be required to be provided at time of permit.

11. Details for the drainage structures, baffles, and exfiltration trench will be required at time of permit.
12. The approved Site Plan Modification does not in any way create a right on the part of the Applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Town for issuance of the approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that results in a violation of federal or state law.
13. Prior to issuance of a build permit, the Town Clerk shall certify that there are no outstanding fines, moneys, fees, taxes or other charges owed to the Town by the current or past owners or operators of the property in which the building permit is being issued. If fees are related to a code violation that requires a building permit to correct the violation, only the building permits required by the Town for correction of the violation may be issued. No other building permits will be issued until all outstanding debts to the Town are paid in full.
14. All applicable state and federal permits shall be obtained before commencement of construction.

Summary Findings

Staff has reviewed the application and finds that the Site Plan Modification application as conditioned herein meets the Town Code requirements.

Procedure

Following the Planning and Zoning Board's review, staff will schedule the Commission's review of the application on their December 10, 2019 meeting agenda.

Exhibits

1. Application and Plans
2. Town Code Sec. 30-139
3. Town Code Sec. 30-123
4. Town Code Sec. 30-318 (i)

EXHIBIT 1

2018-12-SPM-07

Application #:

BTR#:



DEVELOPMENT APPLICATION

In accordance with Section 30.111-30.113 of the Town's Unified Land Development Regulations: Development applications are required to be provided before any development permit is issued. Please refer to the Town's website to obtain a copy of the corresponding Application Checklist. Please also refer to the Fee Schedule, updated annually by the Town, as provided on the website which will indicate the cost per application type. Please check the development approval being requested:

- | | | |
|---|--|---|
| ☐ Abandonment | ☐ Conditional Use-Sign | ☐ Preliminary Site Plan |
| ☐ Administrative Adjustment-Level 1 | ☐ Conditional Use-Transfer Fee | ☐ Sidewalk Cafe |
| ☐ Administrative Adjustment-Level 2 | ☐ Construction Time Extension | ☐ Sidewalk Cafe Modification |
| ☒ Architectural Review-Preliminary | ☐ Development Order Extension | ☐ Site Plan |
| ☐ Architectural Review-Final | ☐ Encroachment Application | ☒ Site Plan Modification-Level |
| ☐ Bicycle Racks | ☐ Landscape Plan | ☐ 1 Site Plan Modification- |
| ☐ Conditional Use | ☐ Landscape Plan Amendment | ☐ Level 2 Tree Removal |
| ☐ Conditional Use Amendment-Level 1 | ☐ Parking Reduction-Level 1 | ☐ Variance-Single Family |
| ☐ Conditional Use Amendment-Level 2 | ☐ Parking Reduction-Level 2 | ☐ Variance-All Other |

Based on approval being requested, refer to the corresponding checklist and supplemental requirements.

Project Name: EASY TIME INN & SUITES RENOVATION

Folio Number(s): 494318011420, 494318011400, 494318011410, 494318011390, 494318011380

Street Address: 4321 EL MAR DR, 4333 EL MAR DR., 4329 EL MAR DR., 4337 EL MAR DR., 4341 EL MAR DR.

Subdivision Name: FT. LAUDERDALE BY THE SEA Block(s): 15 Lot(s): 14,15,16,17,18,19

Name of Property Owner: WENS HOLDING LLC. Address of Property Owner: 2962 TRIVUM CIRCLE suite 101 FT. LAUDERDALE, FL, 33312

Property Owner's Phone Number: 954-462-6045 Property Owner's Email Address: shirleywen2010@hotmail.com & crystal@aabconline.com

Name of Applicant: CRYSTAL WONG, SHEUNG HAN Address of Applicant: 2962 TRIVUM CIRCLE suite 101 FT. LAUDERDALE, FL, 33312

Applicant Phone Number: 954-462-6045 Applicant Email Address: crystal@aabconline.com

Name of Agent (E.G. Contractor) Representing the Project: API Development Consultants Inc. - Darius Saplys

Agent's Address: dsaplys@apiconsultants.net Agent's Phone Number: 905-337-7249 ext. 202 Address: 610 Ford Dr. Suite 332 Oakville ON CANADA

Land Use Plan Designation: RESIDENTIAL Zoning District: _____

Existing/Type of Use of the Subject Property: HOTEL

Proposed Use of the Subject Property: HOTEL

As applicable, answer the following:

Existing Number of Units: 31 Proposed Number of Units: 31 to remain

Existing Square Footage: 11,076 SF Proposed Square Footage: 10,837 SF

EXHIBIT 1



DEVELOPMENT APPLICATION SIGNATURE PAGE

Print Name of Property Owner: SHIRLEY XUEYUE WEN

Date: 9-24-2018

Signature of Property Owner: [Signature]

State of Florida: _____

County: Broward

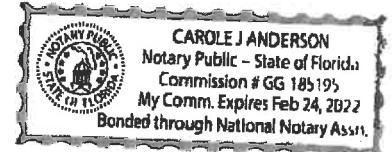
SWORN AND SUBSCRIBED before me this 24th day of September 2018

The person signing is ☒ Personally known to me or _____ Has produced identification _____

Print Notary Name: Carole J Anderson

My Commission expires: Feb 24, 2022

Notary Signature: [Signature]



Print Name of Applicant: SHEUNG HAN WONG (CRYSTAL)

Date: 9-24-2018

Signature of Property Applicant: [Signature]

State of Florida: _____

County: Broward

SWORN AND SUBSCRIBED before me this 24th day of September 2018

The person signing is ☒ Personally known to me or _____ Has produced identification _____

Print Notary Name: Carole J Anderson

My Commission expires: Feb 24, 2022

Notary Signature: [Signature]



FOR ADMINISTRATIVE USE ONLY:

Date Application submitted: 9/24/18

Date Application found complete: _____

Pre-Application meeting date: _____

Non-refundable Application Fee: _____

Cost Recovery Fee: _____

SITE PLAN LEVEL 1 MODIFICATION CHECKLIST



TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Department of Development Services
4501 N. Ocean Boulevard Lauderdale-By-The-Sea, FL 33308
Phone: 954-640-4210 Fax: 954-640-4654
Email: Planning@LBTS-FL.gov
www.LBTS-FL.GOV

SITE PLAN LEVEL 1 MODIFICATION CHECKLIST

In accordance with the Town of Lauderdale-By-The-Sea Unified Land Development Regulations Section 30-123–Site Plan Level 1 Modification, the following is a list of the required documentation required for development approval of a Site Plan Level 1 Modification application.

Items for Submittal:

- Fee for Site Plan Modification-Level 1 + Deposit (See Fee Schedule)
 - One (1) copy of the plans only at 11" x 17" in color (as applicable)
 - Two (2) copies of the plans only signed, sealed and bounded at 24" x 36"
 - One (1) digital copies of the below referenced documents – via email, disk or thumb drive
- A completed Development Application signed and notarized (original needed)
- Proof of Ownership (Deed, Title Work)
- Copy of site plan previously approved by the Town (see specifications for site plan below)
- Copy of Development Order originally approved by the Town
- A letter addressed to the Town describing the changes to the previously approved site plan
- An exhibit showing the proposed modifications to the site plan (please show change to site plan at the same scale and paper size as previously approved site plan)
- Current survey current within 60 days and drawn to scale (as applicable)
- Revised rendering or perspectives of the modified development (as applicable)
- Revised landscape plans (as applicable)
- Revised elevations (as applicable)
- Traffic Study (as applicable)
- Photos of site and of adjacent properties (as applicable)
- Upon resubmittal of the plans, include a letter response to the Town comment. This is done by providing the comment received from the Town followed by a response by the applicant

Specifications for Site Plan: If the original site plan was not completed to the required specifications, please review the following information as the appropriate submittal package for a site plan:

- Cover sheet for the plan set describing project details (e.g. consultants, area map, project name)
- Survey. The survey must identify the following:
 - * Distance of structure from property line
 - * Distance between structures
 - * Identify property lines
 - * Existing setbacks
 - * Easements
 - * Adjacent right-of-way
- Detail Sheet
- Floor Plans
- Building Elevations

- Renderings or perspectives of the proposed development
- Landscape Plans

SITE PLAN PROJECT CHARACTERISTICS

Application #: _____

Project Name: Easy Time Inn & Suites Renovation

Acres (gross): 0.7920 Acres (net): 0.7920

Zoning District: _____

EXISTING SITE CHARACTERISTICS:

Is this a modification to a previously approved site plan? ____ Yes or X No If yes, please provide the date and application number of the previous approval _____

Existing Land Use Plan Designation: Residential

Proposed Land Use Designation: Residential

Existing Use of property: Hotel

Is the site presently vacant? YES

How many units existing? 31

The date last occupied May 24th 2018

Will any units be demolished? No

Number of units to remain 31 To be demolished 0

For Residential: Plot Size: 0.7920 acres

Density: 39.14 # of stories mix of 1-2

For Non-Residential: Gross Floor Area N/A

Plot Size: N/A # of stories N/A

Please describe the request being made under this application (a separate letter may be required as part of a Site Plan Level 2 application)

-Replace existing swimming pool with new - rectangle shape, 5'-0" depth.

-Replace existing water feature with new - fish to be transplanted.

-Provide new north-to-south covered walkway in building #3

-Provide new north-to-south covered walkway in building #4.

-Replace existing hard-scaping and concrete pathways.

-Construct new hard-scape/landscaping throughout.

-Replant - Re-purpose various existing trees elsewhere on site.

-Construct new volleyball court.

-Construct new fencing along east side of site.

-Renovations to interior finishes

Additional Information: _____

PROPOSED DEVELOPMENT: COMPLETE FOR RESIDENTIAL PROJECTS

UNIT TYPE	NUMBER OF UNITS	PLOT SIZE	DENSITY
Single-Family	N/A	_____	_____
Duplex	N/A	_____	_____
Townhouse	N/A	_____	_____
Condominium	N/A	_____	_____
Motel Unit	N/A	_____	_____
Hotel Unit	31	0.7920 acres	39.14

If site plan is being modified, describe changes to any of the above:

PROPOSED DEVELOPMENT: COMPLETE FOR NON-RESIDENTIAL PROJECTS

LAND USE TYPE	GROSS FLOOR AREA	PLOT SIZE	NUMBER OF STORIES
Commercial			
Office			
Restaurant			
Medical			
Other Uses:			
Other Accessory Uses:			

If site plan is being modified, describe changes to any of the above:

N/A

Administrative Use Only

Date Application Submitted: _____ **Date Found Complete:** _____
Pre-Application Meeting Date: _____ **Board of Adjustment Meeting Date:** _____
Town Commission Meeting Date: _____ **Application Number:** _____

Page 3 of 3

EXHIBIT 1

LIST OF DRAWINGS

ARCHITECTURAL [SITE]

S-001 SURVEY
S-002 RECORDED PLAT PLAN

ASP-100 EXISTING SITE PLAN
ASP-101 PROPOSED SITE PLAN
ASP-101.1 SITE PLAN DETAILS
ASP-102 SITE PLAN DATA

LANDSCAPE

LA-001 TREE INVENTORY/ DISPOSITION PLAN
LA-002 TREE DISPOSITION SCHEDULE
LA-100 CANOPY PLAN AND SITE CALCULATIONS
LA-101 [SOUTH] UNDERSTORY PLANTING PLAN
LA-102 [NORTH] UNDERSTORY PLANTING PLAN
LA-103 LANDSCAPE SCHEDULE, NOTES, AND DETAILS

CIVIL ENGINEERING

C-1 PAVING, GRADING, & DRAINAGE PLAN
C-2 PAVEMENT MARKING & SIGNAGE PLAN

ARCHITECTURAL [EXTERIOR]

A-001 PHOTO CONTEXT SHEET
A-002 WALL TYPES & ARCH. DATA MATRIX
A-003 PHOTOMETRICS PLAN

A-201 BUILDING 1 - GROUND FLOOR PLAN & ENLARGED SUITE PLANS
A-202 BUILDING 2 - GROUND FLOOR PLAN
A-202a BUILDING 2 - GROUND FLOOR ENLARGED SUITE PLANS
A-202b BUILDING 2 - GROUND FLOOR ENLARGED SUITE PLANS
A-202c BUILDING 2 - 2nd FLOOR PLAN
A-202d BUILDING 2 - 2nd FLOOR ENLARGED SUITE PLANS
A-202e BUILDING 2 - 2nd FLOOR ENLARGED SUITE PLANS
A-203 BUILDING 3 - GROUND FLOOR PLAN
A-203a BUILDING 3 - GROUND FLOOR PLAN & ENLARGED SUITE PLANS
A-204 BUILDING 4 - GROUND FLOOR PLAN & ENLARGED SUITE PLANS
A-204a BUILDING 4 - 2nd FLOOR PLAN & ENLARGED SUITE PLANS
A-205 BUILDING 5 - GROUND FLOOR PLAN
A-205a BUILDING 5 - GROUND FLOOR ENLARGED SUITE PLANS
A-205b BUILDING 5 - 2nd FLOOR PLAN & ENLARGED SUITE PLAN

A-301 BUILDING 1 - EXTERIOR ELEVATIONS
A-302 BUILDING 2 - EXTERIOR ELEVATIONS
A-302a BUILDING 2 - EXTERIOR ELEVATIONS
A-303 BUILDING 3 - EXTERIOR ELEVATIONS
A-304 BUILDING 4 - EXTERIOR ELEVATIONS
A-305 BUILDING 5 - EXTERIOR ELEVATIONS
A-305a BUILDING 5 - EXTERIOR ELEVATIONS

AR-301 BUILDING 1 - EXTERIOR ELEVATIONS/ PHOTO CONTEXT
AR-302 BUILDING 2 - EXTERIOR ELEVATIONS/ PHOTO CONTEXT
AR-303 BUILDING 3 - EXTERIOR ELEVATIONS/ PHOTO CONTEXT
AR-304 BUILDING 4 - EXTERIOR ELEVATIONS/ PHOTO CONTEXT
AR-305 BUILDING 5 - EXTERIOR ELEVATIONS/ PHOTO CONTEXT

SEASIDE VILLAS

4321, 4329, 4333, 4337 & 4341 EL MAR DR.
LAUDERDALE-BY-THE-SEA, FLORIDA



ISSUED FOR SITE PLAN REVIEW
November 05, 2019

PROJECT CONTACTS

OWNER

WENS HOLDING LLC.
OWNER: Shirley Wen
ADDRESS:
2962 Trivium Circle Suite 101
Fort Lauderdale, FL 33312
PROJECT CONTACT: Crystal Wong
TELEPHONE: (954) 462-6045
E-MAIL: crystal@aabconline.com

DEVELOPMENT CONSULTANT

API DEVELOPMENT CONSULTANTS INC.
ADDRESS:
1464 Cornwall Road, Unit 7
Oakville, ON, Canada, L6J 7W5
CONTACT: Adam Fillion
TELEPHONE: (905) 337-7249 EXT. 210
E-MAIL: afillion@apiconsultants.net



ARCHITECT

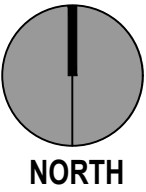
LINAS B. SAPLYS, ARCHITECT
AR#99654
OAKVILLE OFFICE:
610 Ford Drive, Suite 338
Oakville, ON, Canada, L6J 7W4
TELEPHONE: (905) 337-7249
E-MAIL: linsaplys@aol.com

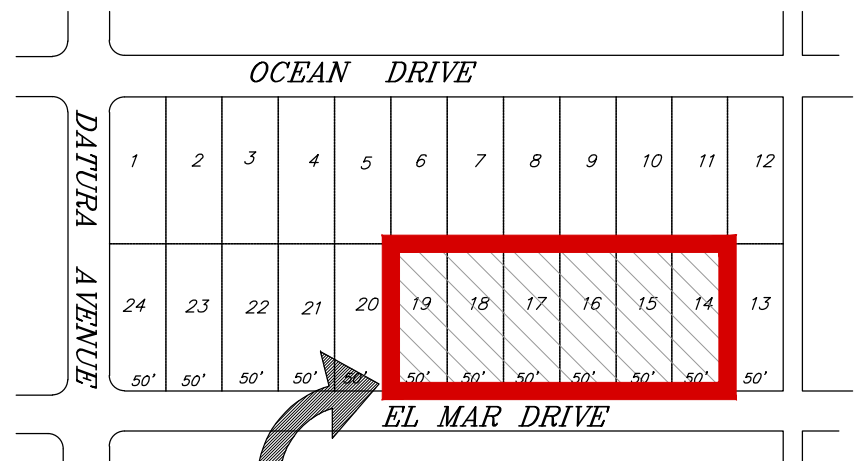
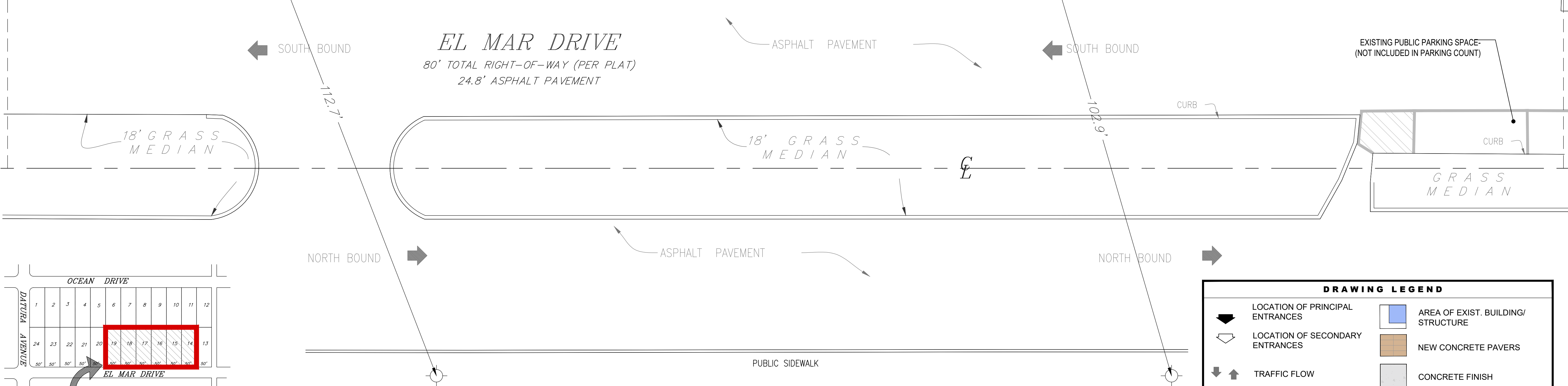
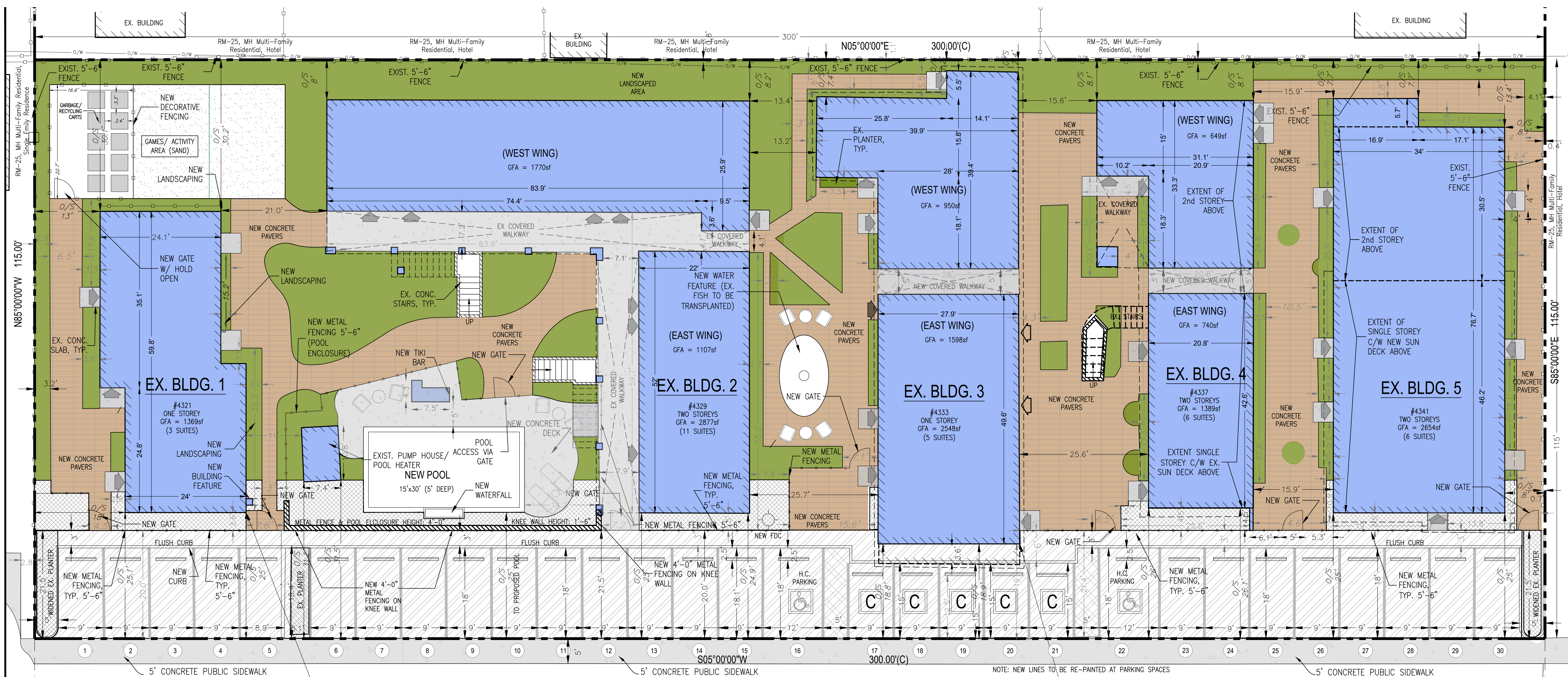
LANDSCAPE DESIGN

H + S LANDSCAPE ARCHITECTURE
NORTH FLORIDA OFFICE:
281 Business Centre Drive
Miramar Beach, FL 32550
SOUTH FLORIDA OFFICE:
1810 E. Terra Mar Drive
Pompano Beach, FL 33062



LOCATION MAP





Legal Description
Lots 14, 15, 16, 17, 18, and 19, Block 15, LAUDERDALE BY THE SEA, according to the plat thereof, as recorded in Plat Book 6, Page 2, of the public records of Broward County, Florida.
Said land situate, lying and being in the Town of Lauderdale-By-Sea, Broward County, Florida and containing 34,500 square feet or 0.7920 acres, more or less.

DRAWING LEGEND	
	LOCATION OF PRINCIPAL ENTRANCES
	LOCATION OF SECONDARY ENTRANCES
	TRAFFIC FLOW
	NUMBER OF PARKING STALL
	PROPOSED FENCING
	EXISTING FIRE DEPARTMENT CONNECTION
	AREA OF EXIST. BUILDING/STRUCTURE
	NEW CONCRETE PAVERS
	CONCRETE FINISH
	PROPERTY LINE
	HANDICAP PARKING STALL
	COMPACT PARKING STALL

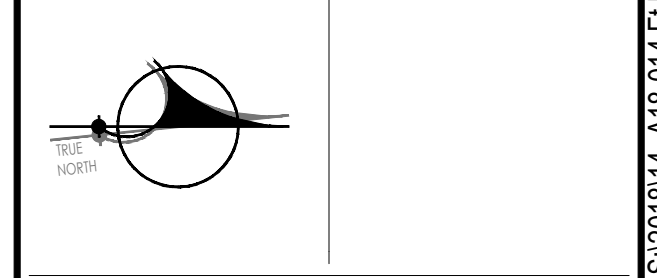
ISSUE	BY	DESCRIPTION	DATE
8	NS	ISSUED FOR SP-2	19-10-15
7	NS	ISSUED FOR SP-2	19-08-30
6	WP	ISSUED FOR STRUCT. REVIEW SP-2	19-08-21
5	NS	ISSUED FOR SP-2	19-04-05
4	NS	ISSUED FOR AR. DP. SP-1	19-01-21
3	SJ	ISSUED FOR ARCH. REVIEW	18-10-16
2	SJ	ISSUED FOR CLIENT REVIEW	18-08-18
1	SJ	ISSUED FOR REVIEW	18-08-11

GENERAL NOTES
DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT
API DEVELOPMENT CONSULTANTS INC.
1484 Cornwell Rd., Unit #7,
Oakville, ON, Canada
L6J 7W5

ARCHITECT
LINAS B. SAPLYS, ARCHITECT
AR#99654
OAKVILLE OFFICE:
610 Ford Drive, Suite 338
Oakville, ON, Canada, L6J 7W4

OWNER
WENS HOLDING LLC,
2802 Trium Circle Suite 101
Fort Lauderdale, FL 33312



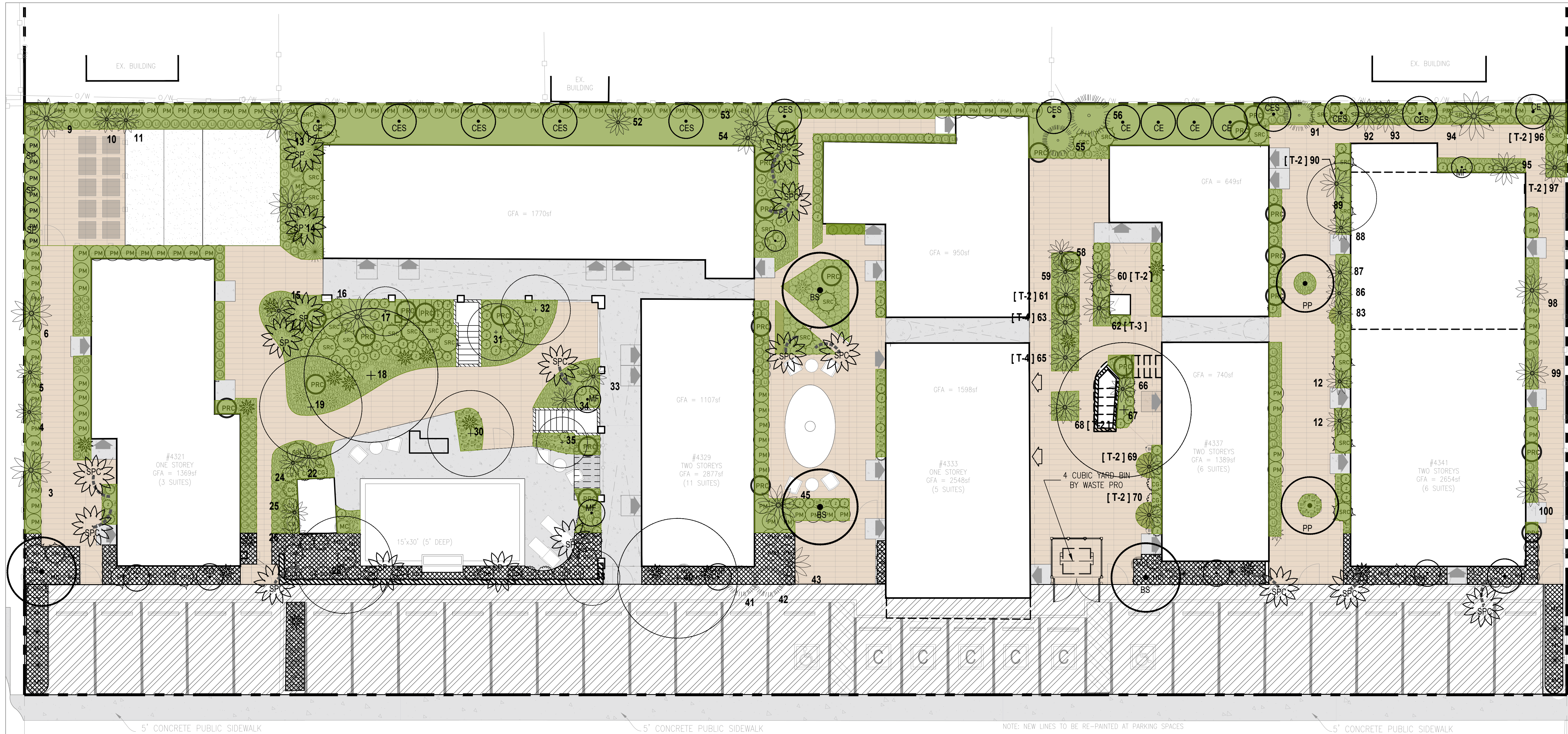
PROJECT NAME
SEASIDE VILLAS

DRAWING TITLE
PROPOSED SITE PLAN

BY	CHECKED	ISSUED FOR
SJ	LS	
PROJECT No.	DATE	SHEET No.
A18-014		
SCALE		
1"=10'-0"		

ASP-101

S:\2018\14_A18-014 FL Lauderdale - Eastward Strand Reno330 - SPAASP-100 Site Plan.dwg



[T-#] = MULTI-TRUNK QUANTITY
[#] = TREE TAG PER DISPO SCHEDULE

REFER TO INVENTORY SCHEDULE ON SHEET LA-002 FOR LIST OF EXISTING TREES TO REMAIN

FOR ALL PROPOSED MATERIAL SPECIFICATIONS AND QUANTITIES, REFER TO SCHEDULE ON SHEET LA-103

GROUND COVER MATERIAL SHOWN HERE FOR GRAPHIC PURPOSES ONLY. REFER TO SHEETS LA-101 - LA102 FOR SHRUB AND GROUND COVER MATERIAL CALL-OUTS

LANDSCAPE DATA TABLE

CATEGORY	REQUIRED/PERMITTED	EXISTING	PROPOSED
Site Area		34,500 s.f.	34,500 s.f.
Landscape Pervious Area	25% min.	7,947 s.f. (23%)	6,492.62 s.f. (19%)
Impervious Area	75% Max.	26,553 s.f. (77%)	28,007.38 s.f. (81%)
Setback Area		6,785 s.f.	6779.3 s.f.
Landscape Pervious Setback Area	25% of setback area min.	2,781.85 s.f. (41%)	2,711.71 s.f. (40%)
VUA (paved) Area		5,576 s.f.	4,977.3 s.f.
VUA Landscape Area	20% VUA paved area min.	1,286 s.f. (23%) VUA paved	994 s.f. (20%) VUA paved
Site Trees (total)	1/1000 s.f. site area min. 35 minimum	66	33

CATEGORY	REQUIRED/PERMITTED	EXISTING	PROPOSED
VUA Trees	1/200 s.f. required (5) VUA landscape area	20	22
VUA Shrubs	3/200 s.f. required (15) VUA landscape area	n/a	75
Trees (Total)	Native 20% of total required min. = 7	48	30
Palms	25% of total required max. = 9	n/a	12
Total to be removed	34		
Total to be relocated	0		
Total to be retained	66		

TREE REPLACEMENT CALCULATIONS

100 EXISTING TREES ON SITE 66 PRESERVED 34 REMOVED = 2,409 SF OF CANOPY REMOVED				
TREES PLANTED FOR REPLACEMENT:				
SYM.	TREE TYPE	REPLACEMENT CREDIT	QTY.	TOTAL CREDIT
BS	GUMBO LIMBO	(300 SF EACH)	4	1,200 SF
CE	GREEN BUTTONWOOD	(300 SF EACH)	6	1,800 SF
CES	SILVER BUTTONWOOD	(150 SF EACH)	9	1,350 SF
PP	JAMAICAN DOGWOOD	(150 SF EACH)	2	300 SF
MF	SIMPSON STOPPER	(100 SF EACH)	7	700 SF
SP/SPC	SABAL PALM	(100 SF EACH)	20	2,000 SF
TOTAL REPLACEMENT CREDITS				7,350 SF
CREDIT SURPLUS				4,941 SF
NOTES: REFER TO SHEET				

PLAN LEGEND

	EXISTING TREE, PALM OR CLUSTER TO REMAIN
	RELOCATED TREE, PALM OR CLUSTER [N/A]
	PROPOSED TREE, CLUSTER AND PALM EXAMPLE (note: other like symbols used to depict various plant materials)
	PROPOSED CHARACTER PALM W/ LEANING TRUNK (dash line shows intended direction of lean)
	PROPOSED SABAL PALM W/ STRAIGHT TRUNK (booted full height of trunk)
	SAND AT ACTIVITY COURT (PERVIOUS SURFACE) 683 SF

LANDSCAPE ARCHITECT

9	CS	LANDSCAPE REVIEW	19-11-01
8	CS	LANDSCAPE REVIEW	19-08-28
ISSUE	BY	DESCRIPTION	DATE (YY-MM-DD)

GENERAL NOTES
DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT
API DEVELOPMENT CONSULTANTS INC.
1464 Cornwall Rd., Unit #7,
Oakville, ON, Canada
L6J 7W5

ARCHITECT
LINAS B. SAPLYS, ARCHITECT
AR#99654
OAKVILLE OFFICE:
610 Ford Drive, Suite 338
Oakville, ON, Canada, L6J 7W4

OWNER
WIENS HOLDING LLC,
2862 Trilium Circle Suite 101
Fort Lauderdale, FL 33312

NORTH

PROFESSIONAL CERTIFICATION

SIGNATURE:

PROJECT NAME
SEASIDE VILLAS

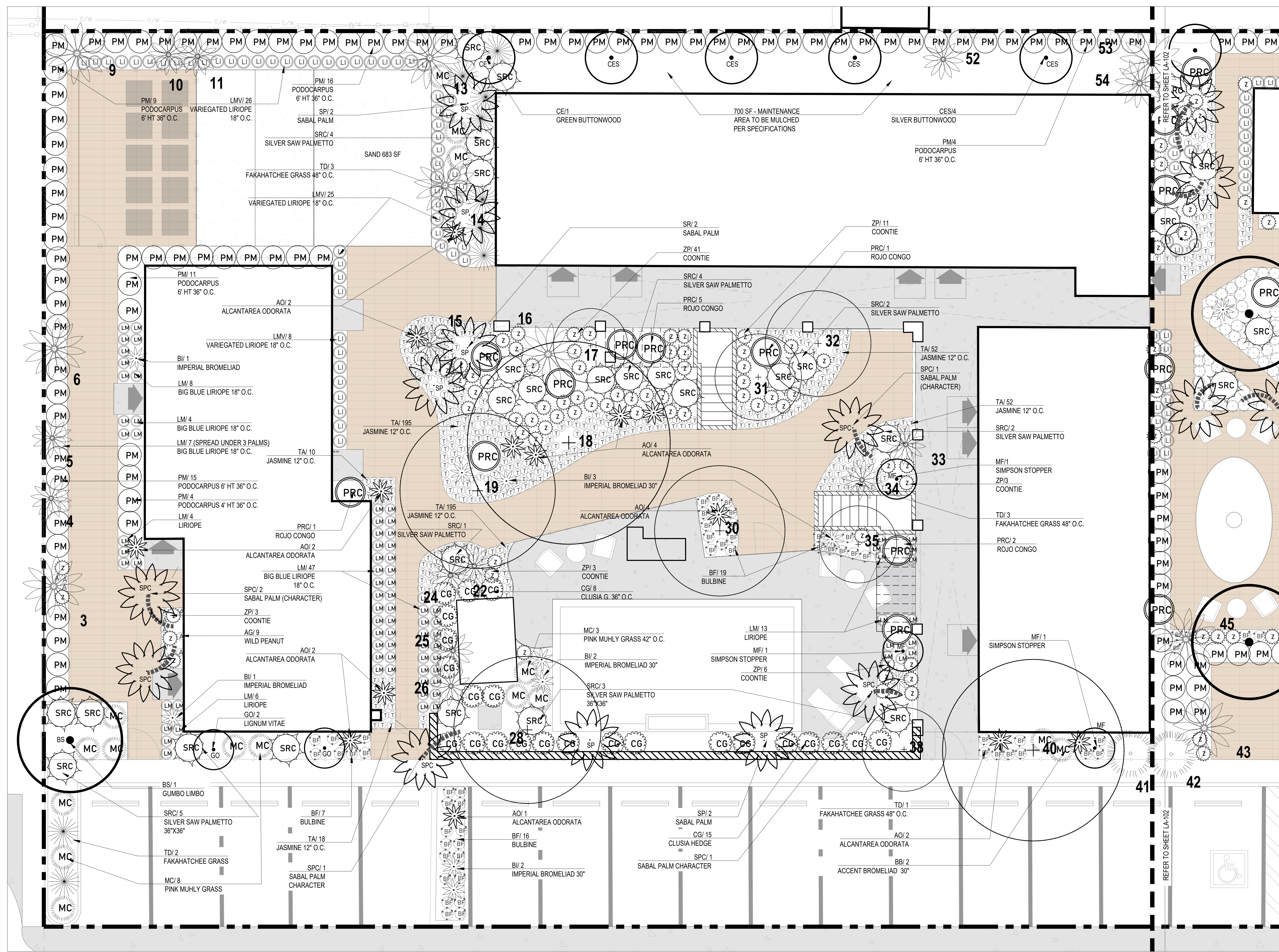
PROJECT ADDRESS
4231, 4329, 4333, 4337 & 4341 EL MAR DR,
LAUDERDALE-BY-THE-SEA, FL. USA

DRAWING TITLE
CANOPY PLAN AND
SITE CALCULATIONS

BY: CS
CHECKED: CRS
PROJECT No. A18-014
SCALE 1"=10'-0"

ISSUED FOR: SEE DESCRIPTION ABOVE
SHEET No. LA-100

REVISION



PLAN LEGEND

EXISTING TREE, PALM OR CLUSTER TO REMAIN

PROPOSED TREE, CLUSTER AND PALM EXAMPLE
(note: other like symbols used to depict various plant materials)

PROPOSED CHARACTER PALM W/ LEANING TRUNK (dash line shows intended direction of lean)

PROPOSED SABAL PALM W/ STRAIGHT TRUNK (booted full height of trunk)

[T#] = MULTI-TRUNK QUANTITY
[#] = TREE TAG PER DISPO SCHEDULE

REFER TO INVENTORY SCHEDULE ON SHEET LA-102 FOR LIST OF EXISTING TREES TO REMAIN

FOR ALL PROPOSED MATERIAL SPECIFICATIONS AND QUANTITIES, REFER TO SCHEDULE ON SHEET LA-103

ALL PROPOSED UNDERSTORY MATERIAL SHOWN HERE SHALL NOT BE PLANTED WITHIN 3'-4" OF ANY EXISTING TREE TRUNK TO AVOID DAMAGE TO ROOTS. CONTRACTOR TO COORDINATE W/ LA IN THE FIELD TO ADJUST ANY MATERIALS THAT POSE ISSUE

LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION	BY	CHKD	ISSUED FOR
9	CS	LANDSCAPE REVIEW			19-11-01
8	CS	LANDSCAPE REVIEW			19-08-28
ISSUE	BY	DESCRIPTION			DATE (YY-MM-DD)

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WIENS HOLDING LLC,
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Fort Lauderdale, FL 33312

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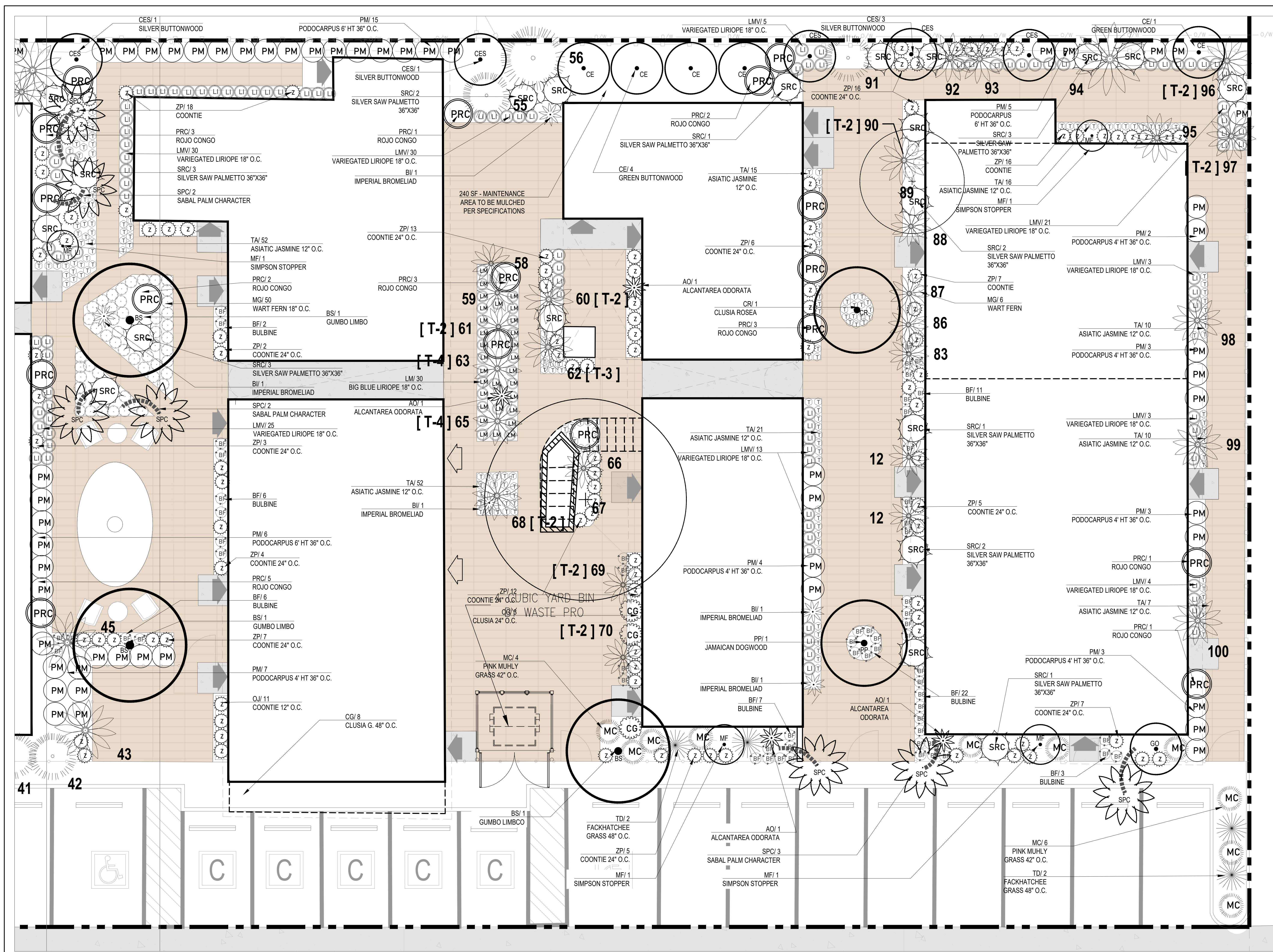
PROJECT NAME
SEASIDE VILLAS

PROJECT ADDRESS
4231, 4329, 4333, 4337 & 4341 EL MAR DR,
LAUDERDALE-BY-THE-SEA, FL. USA

DRAWING TITLE
[SOUTH]
UNDERSTORY PLANTING PLAN

BY: CS
CHECKED: PKH
PROJECT No: A18-014
SCALE: 1"=10'-0"

ISSUED FOR: SEE DESCRIPTION ABOVE
SHEET No: LA-101
SHEET REVISION



PLAN LEGEND

EXISTING TREE, PALM OR CLUSTER TO REMAIN

PROPOSED TREE, CLUSTER AND PALM EXAMPLE
(note: other like symbols used to depict various plant materials)

PROPOSED CHARACTER PALM W/ LEANING TRUNK (dash line shows intended direction of lean)

PROPOSED SABAL PALM W/ STRAIGHT TRUNK (booted full height of trunk)

[T#] = MULTI-TRUNK QUANTITY
[#] = TREE TAG PER DISPO SCHEDULE

REFER TO INVENTORY SCHEDULE ON SHEET LA-002 FOR LIST OF EXISTING TREES TO REMAIN

FOR ALL PROPOSED MATERIAL SPECIFICATIONS AND QUANTITIES, REFER TO SCHEDULE ON SHEET LA-103

ALL PROPOSED UNDERSTORY MATERIAL SHOWN HERE SHALL NOT BE PLANTED WITHIN 3'-4" OF ANY EXISTING TREE TRUNK TO AVOID DAMAGE TO ROOTS. CONTRACTOR TO COORDINATE W/ LA IN THE FIELD TO ADJUST ANY MATERIALS THAT POSE ISSUE

LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION
1	19-08-28	ISSUE FOR PERMIT
2	19-08-28	ISSUE FOR CONSTRUCTION
3	19-08-28	ISSUE FOR CONSTRUCTION
4	19-08-28	ISSUE FOR CONSTRUCTION
5	19-08-28	ISSUE FOR CONSTRUCTION
6	19-08-28	ISSUE FOR CONSTRUCTION
7	19-08-28	ISSUE FOR CONSTRUCTION
8	19-08-28	ISSUE FOR CONSTRUCTION
9	19-08-28	ISSUE FOR CONSTRUCTION
10	19-08-28	ISSUE FOR CONSTRUCTION

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Fort Lauderdale, FL 33312

NORTH

SIGNATURE:

PROJECT NAME
SEASIDE VILLAS

PROJECT ADDRESS
4231, 4329, 4333, 4337 & 4341 EL MAR DR,
LAUDERDALE-BY-THE-SEA, FL, USA

DRAWING TITLE
[NORTH]
UNDERSTORY PLANTING PLAN

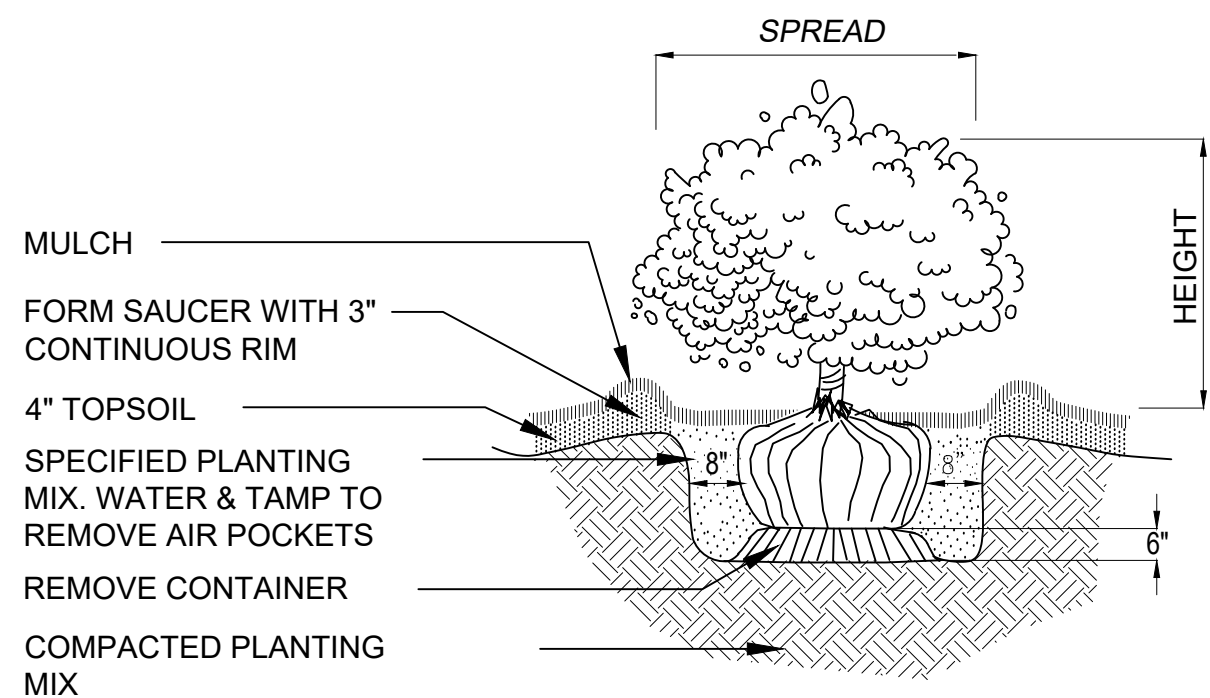
BY: CS
CHECKED: PKH
ISSUED FOR: SEE DESCRIPTION ABOVE

PROJECT NO.
A18-014

SHEET NO.
LA-102

SCALE
1"=10'-0"

SHEET REVISION



1 SHRUB PLANTING DETAIL

N.T.S.

PURSUANT TO A.A.N. STANDARDS CALIPER MEASUREMENTS SHALL BE MADE 6 INCHES ABOVE GROUND LEVEL (ROOTBALL) UP TO AND INCLUDING 4 INCH CALIPER; 12 INCHES ABOVE GROUND LEVEL FOR LARGER SIZES.

("DUCKBILL" GUYING SYSTEM IS AN ACCEPTABLE ALTERNATIVE TO BELOW)

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

FLAG GUYING WIRES WITH SAFETY ORANGE COLORED SURVEYOR'S FLAGGING TAPE

MAINTAIN GUYING & SAFETY FLAGS FOR ONE YEAR; THEN REMOVE

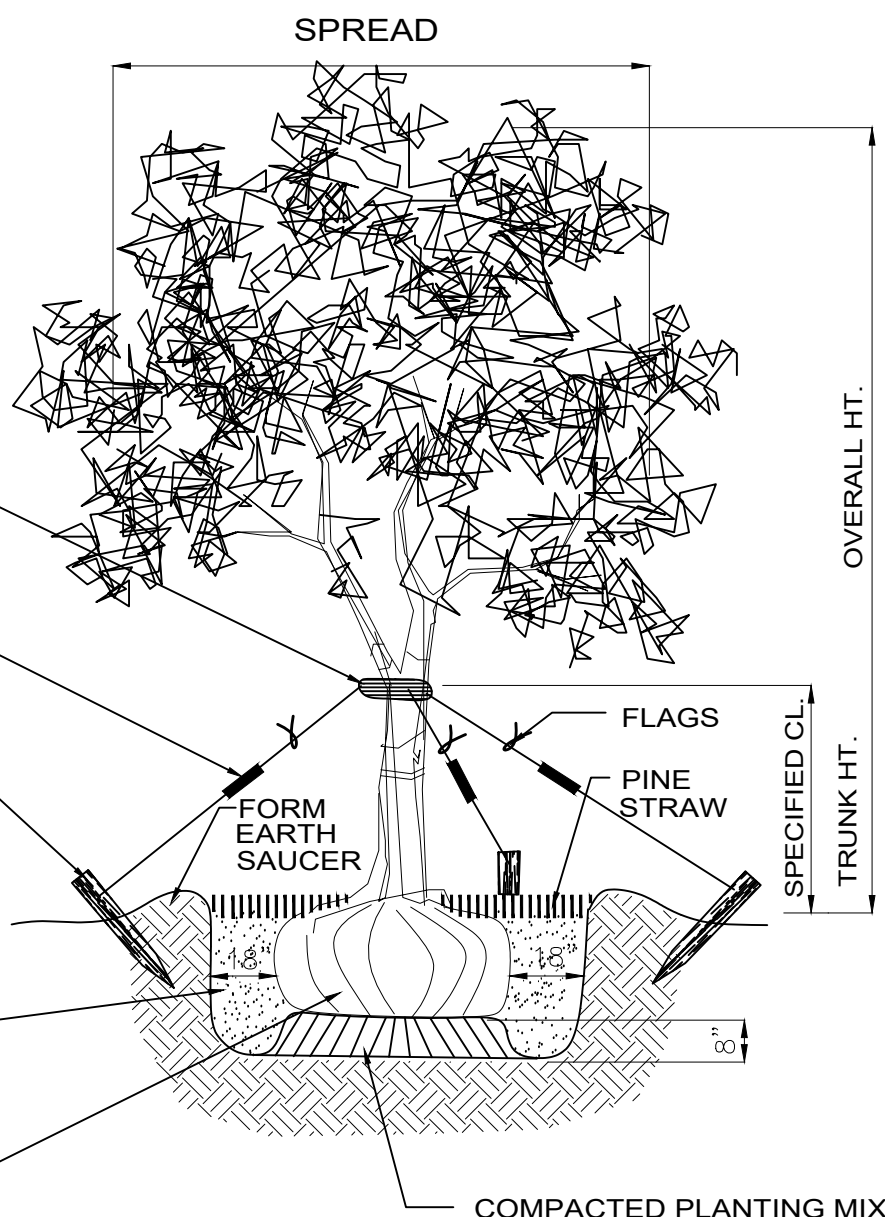
RUBBER HOSE 1" DIA. (8" MIN.) TO PROTECT BARK FROM WIRE

3) GUYING WIRES 2 STRAND TWIST 12 GAUGE WIRE W/ TURNBUCKLE AND RUBBER COATING FOR SAFETY

3) 2"x4"x24" PRESSURE TREATED STAKES - TOP OF STAKE 6" ABOVE GROUND PAINT W/SAFETY ORANGE SOLUBLE MARKING PAINT

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

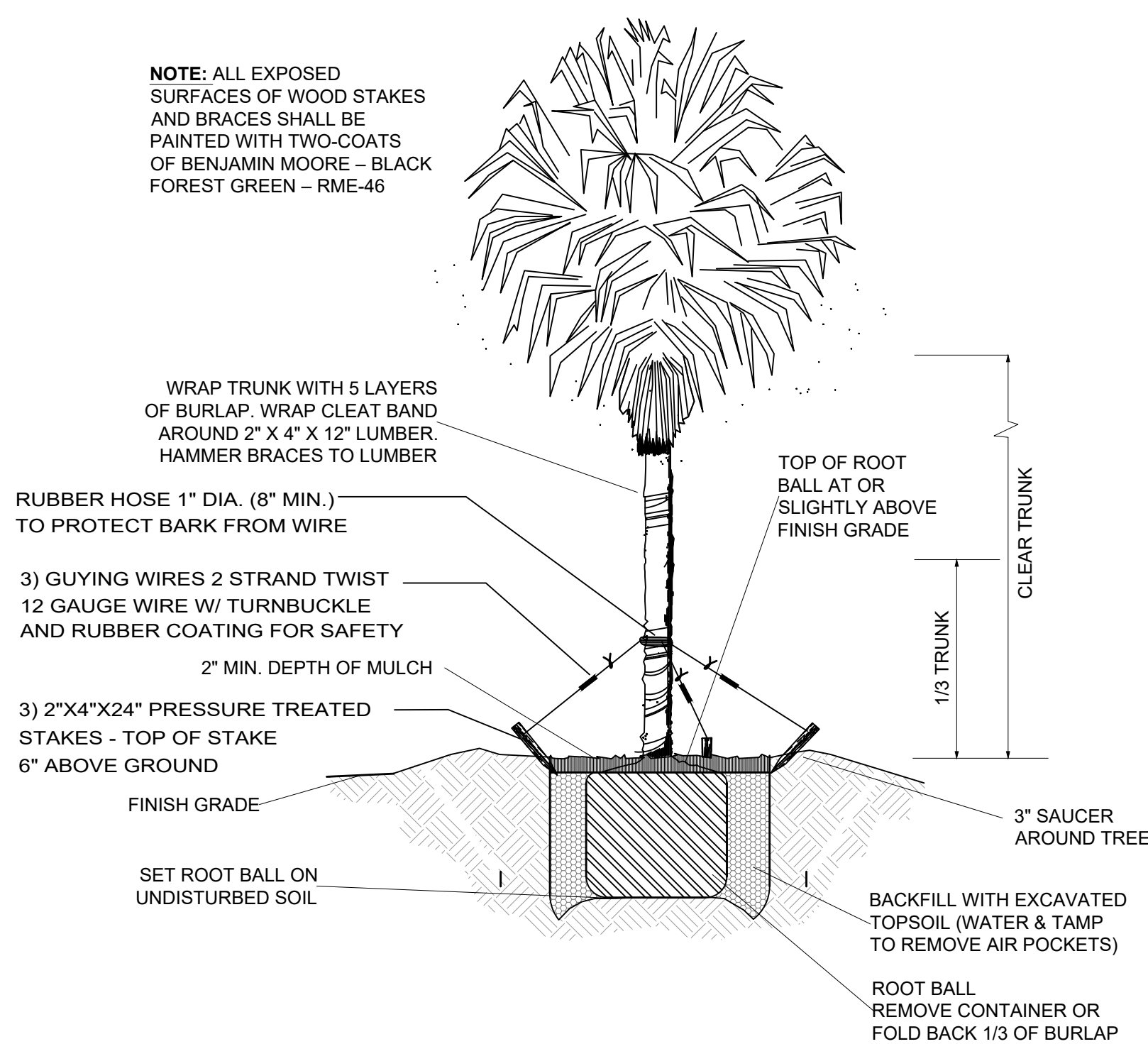
REMOVE CONTAINER



2 TREE PLANTING DETAIL

N.T.S.

NOTE: ALL EXPOSED SURFACES OF WOOD STAKES AND BRACES SHALL BE PAINTED WITH TWO-COATS OF BENJAMIN MOORE - BLACK FOREST GREEN - RME-46



3 PALM PLANTING DETAIL

N.T.S.

GENERAL NOTES AND REQUIREMENTS:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
- LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, ETC., PRIOR TO LANDSCAPE OR IRRIGATION INSTALLATION
- STAKE OUT ALL TREE & LARGE SHRUB LOCATIONS FOR LA AND OWNER REVIEW AND APPROVAL PRIOR TO EXCAVATION OR PLANTING. PLAN LOCATIONS ARE SUBJECT TO FIELD ADJUSTMENT BY THE LA.
- THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM AS NEEDED TO PROVIDE A COMPLETE WORKING SYSTEM AND AS REQUIRED TO ENSURE 100% COVERAGE OF ALL NEW AND EXISTING PLANTING.
- INSTALL ONLY PLANTS GRADED FLORIDA NO.1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE "GRADES AND STANDARDS FOR NURSERY PLANTS" SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
- PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 16" GREATER THAN ROOTBALL OR CONTAINER. PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 36" GREATER THAN ROOTBALL OR CONTAINER. PLACE PLANTS WITH BEST "FACE" FORWARD.
- FERTILIZE ALL TREES WITH AGRIFORM 21 GRAM TABLETS, SLOW-RELEASE 20-10-5 ANALYSIS WITH ONE TABLET PER 1/2" OF TRUNK DIAMETER.
- BACKFILL ALL PLANTING PITS WITH THE FOLLOWING MIXTURE ; 1/2 ONSITE SOIL, 1/2 CLEAN FRIABLE TOPSOIL. SUBMIT TOPSOIL SAMPLE AND SOIL TEST ANALYSIS FOR APPROVAL BY LANDSCAPE ARCHITECT, (SEE PLANTING DETAILS). REMOVE EXCESS SOIL EXCAVATED FROM PLANT PIT FROM THE SITE OR DISTRIBUTE ON-SITE AS DIRECTED BY L.A.
- APPLY "DIEHARD TRANSPLANT" MYCORRHIZAL INOCULANT AND 100% ORGANIC STARTER FERTILIZER TO EACH NEW TREE PLANTED AND SHRUB/GROUNDCOVER BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS I.E. 8 OZ. PER 2" CALIPER, 3 LBS/100 S.F. AREA, ETC... CONTACT HORTICULTURAL ALLIANCE, INC. SARASOTA, FL. 34277 800-628-6373
- FERTILIZE ALL PLANTING BEDS WITH OSMOCOTE 14-14-14 SLOW-RELEASE FERTILIZER AT THE RATE OF 16 POUNDS PER 1,000 SQUARE FEET. FURNISH RECEIPTS FOR MATERIAL USED.
- TREAT ALL PLANTING BEDS WITH PRE-EMERGENT AND POST-EMERGENT HERBICIDES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. SUBMIT RECEIPTS FOR MATERIALS USED.
- MULCH PLANTING BEDS TO A MINIMUM 2 1/2" COMPACTED THICKNESS WITH PINE STRAW, FREE OF WEEDS.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES BASED ON THE QUANTITIES IN PLACE AS INDICATED ON THE PLANS AND PROVIDE COMPOSITE UNIT PRICES FOR EACH PLANT INCLUDING ALL COSTS FOR MATERIALS AND INSTALLATION; I.E., LABOR, MULCH, FERTILIZER, WATERING, STAKING, HERBICIDES, MOWING, WEEDING, SITE PREPARATION, ETC.
- FERTILIZE PALMS WITH PALMGAIN 8-2-12 FORMULA AS MANUFACTURED BY BGI www.bgi-usa.com PER MANUFACTURER RECOMMENDED RATE.
- NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUB-GRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
- GUARANTEE ALL PLANTS FOR ONE YEAR.
- ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
- DO NOT MAKE SUBSTITUTIONS OR REVISIONS, ANY REVISION OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE THE LANDSCAPE ARCHITECT & OWNER
- MAINTAIN ALL PLANTING INCLUDING WATERING, MULCHING, WEED, PEST CONTROL, ETC. UNTIL FINAL ACCEPTANCE BY THE OWNER.
- FAILURE TO MAINTAIN THE SITE LANDSCAPING IN A HEALTHY CONDITION SUBJECTS THE OWNER TO CODE VIOLATION. MODIFICATIONS ARE NOTED.
- THERE ARE EXISTING PLANTINGS CLOSE TO SIDEWALKS AND OTHER STRUCTURES WHICH SHOULD BE COORDINATED / MONITORED IN THE FIELD PRIOR TO, DURING AND AFTER CONSTRUCTION TO ENSURE HEALTHY GROWING AREAS. ANY PROPOSED MATERIALS WITH SAME PROXIMITY CONCERNS SHALL BE REVIEWED IN THE FIELD PRIOR TO PROCUREMENT. FAILURE TO COORDINATE SUCH CONDITIONS MAY RESULT IN CHANGES AT COST TO CONTRACTOR.
- THESE DRAWING DOCUMENTS AND ALL CONTENTS ARE THE PROPERTY OF H+S LANDSCAPE ARCHITECTURE, LLC, ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR REPRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.

IRRIGATION SYSTEM NOTES AND REQUIREMENTS:

- a.** THE CONTRACTOR SHALL INSTALL AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH A MINIMUM OF TWO BUBBLERS OR DRIP EMITTERS AT EACH NEW TREE AND PALM LOCATION AND WITH SPRAYHEADS TO ENSURE 100% COVERAGE AND 100% OVERLAP OF ALL PLANTING BED AREAS AND ROTORS FOR COMPLETE COVERAGE OF ALL SODDED LAWN AREAS WITHIN THE LIMITS OF WORK FOR THIS PROJECT (REFER TO PLAN PROVIDED BY LANDSCAPE ARCHITECT).

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE IRRIGATION SYSTEM FOR CITY REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.

- b.** THE SHOP DRAWINGS FOR THE IRRIGATION SYSTEM SHALL INCLUDE A BACKFLOW PREVENTER, LIGHTNING PROTECTION, A "SMART" CONTROLLER, MOISTURE-SENSING DEVICES, PIPING, HEADS, VALVES AND ALL OTHER EQUIPMENT REQUIRED BY LOCAL CODES AND AS NECESSARY FOR A COMPLETE WORKING SYSTEM.

- c.** THE CONTRACTOR SHALL PROVIDE AN OPERATIONS MANUAL TO THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND SHALL DEMONSTRATE AND INSTRUCT THE OWNER'S MAINTENANCE PROVIDER IN THE COMPLETE OPERATION OF THE SYSTEM.

PLANTING SCHEDULE:

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS / NOTES
		PALMS		
BS	4	<i>Bursera simaruba</i>	Gumbo Limbo	FG 6" MIN. CAL. 15'-18' ht OA; 12'-14'sp
CE	6	<i>Conocarpus erectus</i>	Green Buttonwood	100 gal, 2" min DBH 12' ht, 6' sp min.
CES	9	<i>Conocarpus erectus 'sericeus'</i>	Silver Buttonwood	100 gal, 2" min DBH 12' ht, 6' sp min.
GO	3	<i>Guaiacum officinale</i>	Lignum Vitae	100 gal, 2" min DBH 6' ht, 4' sp min. (MULTI-TRUNK)
NF	7	<i>Myrcianthes fragrans</i>	Simpson Stopper	65 gal, 8' ht, 6' sp min. (MULTI-TRUNK)
PP	2	<i>Piscidia piscipula</i>	Jamaica dogwood	FG 13'-15' 4" MIN CAL. 7" CT
SP	6	<i>Sabal palmetto</i>	Sabal Palm	FG; 10'-14' hts
SPC	12	<i>Sabal palmetto 'character'</i>	Sabal Palm	FG; 16'-19' hts (curved trunks)

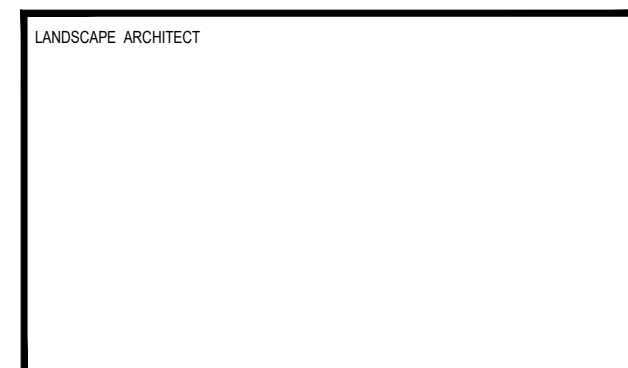
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS / NOTES
AG	10	<i>Arachis glabrata</i>	Wild / Perennial Peanut	1 gal, 12" min sp (full)
AO	18	<i>Alcantarea odorata</i>	Odorata Silver Bromeliad	7 gal, 18"x18" (full)
BF	85	<i>Bulbine frutescens</i>	Peach Bulbine	1 gal, 12" min sp (full)
BI	15	<i>Alcantarea imperialis</i>	Imperial Bromeliad	15 gal, 30"x30" (full)
CG	26	<i>Clusia guttifer</i>	Small Leaf Clusia (Hedge)	15 gal, 30"sp x 5' ht (full to base)
LM	112	<i>Liriope muscari</i>	Big Blue Liriope	3 gal, 12" min sp (full)
LMV	159	<i>Liriope muscari "Variegata"</i>	Variegated Liriope	3 gal, 12" min sp (full)
MC	26	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	7 gal, 18"x18" (full)
MS	63	<i>Microsorium scolopendrium</i>	Wart Fern	1 gal, 12" min sp (full)
PM	133	<i>Podocarpus macrophyllus</i>	Podocarpus	7 gal, 18"x18" (full)
PR	26	<i>Philodendron 'rojo congo'</i>	Rojo Congo	5 gal, 24"x24" min. shade grown
SRS	43	<i>Serenia repens 'sericea'</i>	Silver Saw Palmetto	25 gal, 36"x36" (full)
TA	528	<i>Trachelospermum asiaticum</i>	Asiatic "Creeping" Jasmine	1 gal, 12" min sp (full)
TD	13	<i>Tripacum dactyloides</i>	Fakahatchee Grass	7 gal, 18"x18" (full)
ZP	179	<i>Zamia pumila</i>	Coontie	7 gal, 18"x18" (full)
MULCH	5600 sf	PINE STRAW MULCH	52 CUBIC YARDS	CONTRACTOR TO PROVIDE SPECIFICATION FOR APPROVAL

SYM HATCH = NATIVE

95% PROPOSED TREES NATIVE
90% PROPOSED SHRUBS NATIVE / FLORIDA FRIENDLY APPROVED

NOTE: NOT ALL QUANTITIES MATCH PLAN AND MAY SHOW QUANTITIES IN EXCESS. ALL EXCESS MATERIAL SHALL BE LAID OUT IN THE FIELD WITH LA.

- CONTRACTOR TO VERIFY ALL QUANTITIES WITH LA PRIOR TO PROCUREMENT AND INSTALLATION.
- ANY PLANTS ON THE PROPOSED PLANT SCHEDULE THAT ARE NOT LOCALLY AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY TO COORDINATE ALTERNATE SELECTIONS.



9	CS	LANDSCAPE REVIEW	19-11-01
8	CS	LANDSCAPE REVIEW	19-08-28
ISSUE	BY	DESCRIPTION	DATE (YY-MM-DD)

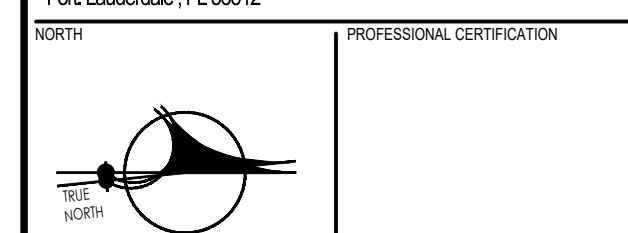
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PROJECT NAME

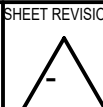
SEASIDE VILLAS

PROJECT ADDRESS
4231, 4329, 4333, 4337 & 4341 EL MAR DR,
LAUDERDALE-BY-THE-SEA, FL. USA

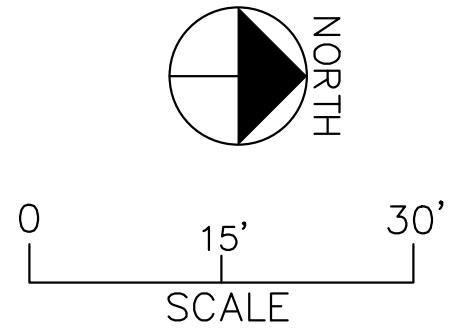
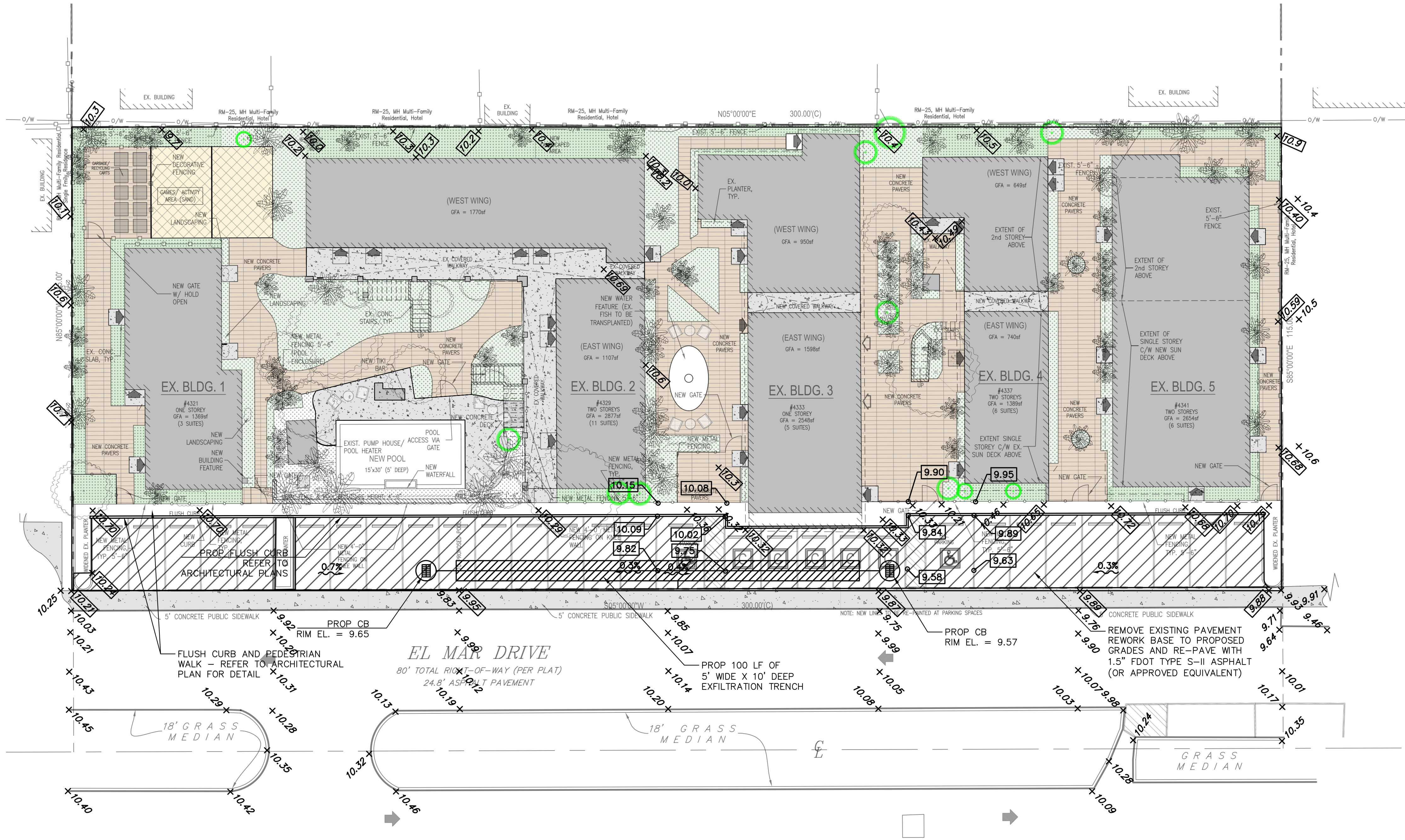
DRAWING TITLE
**LANDSCAPE SCHEDULE,
NOTES AND DETAILS**

BY	CHECKED	ISSUED FOR	SEE DESCRIPTION ABOVE
CS	PKH		
PROJECT NO.	SHEET NO.		
A18-014			
SCALE			
1"=10'-0"			

LA-103



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LEGEND

- +10.08 EXISTING ELEVATION TO REMAIN
- +10.08 EXISTING ELEVATION (PROPOSED ELEVATION TO MATCH)
- 9.82 PROPOSED ELEVATION
- 0.7% DIRECTION OF RUNOFF AND SLOPE

NOTES

- ELEVATIONS ARE IN FEET NAVD 88.
- EXISTING CONDITIONS BASED ON SURVEY PREPARED BY MCLAUGHLIN ENGINEERING COMPANY DATED MAY 11, 2018.
- REFER TO THE ARCHITECTURAL SITE PLAN FOR PAVES AND OTHER SITE DETAILS.
- DRAINAGE CATCH BASINS AND EXFILTRATION TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FORT LAUDERDALE PUBLIC WORKS STANDARD DETAILS.

NOT FOR CONSTRUCTION

DATE	DESCRIPTION	NO
10/28/2019	SITE PLAN REVISION	
8/30/2019	SITE PLAN REVISION & PER CITY COMMENTS	
6/20/2019	SITE PLAN REVISION	
5/16/2019	FOR SITE PLAN SUBMITTAL	

PREPARED BY
MIAMI ENVIRONMENTAL & CIVIL ENGINEERING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 31394
1850 SW 8TH STREET, SUITE 204-G
MIAMI, FLORIDA 33135
(305) 697-8455

CLIENT
API DEVELOPMENT CONSULTANTS, INC.
1282 CORNWALL ROAD
OAKVILLE, ONTARIO L6J 7W5

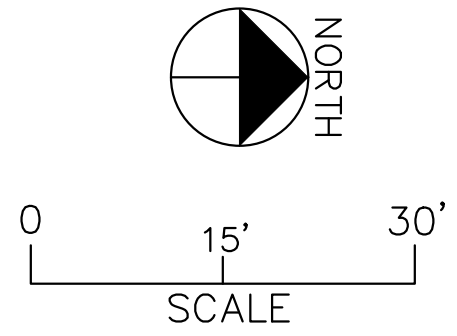
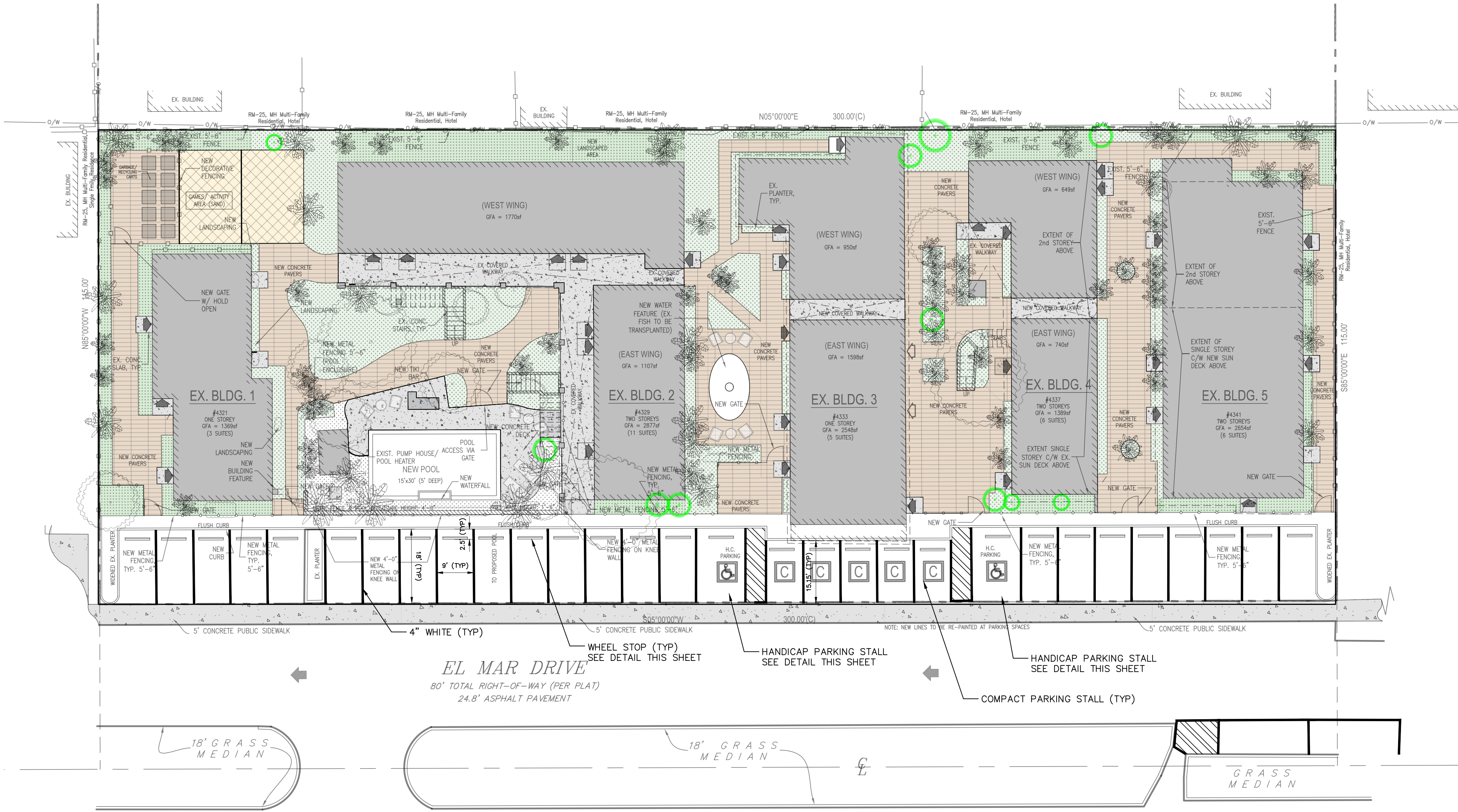
PROJECT
SEASIDE VILLAS
4231, 4329, 4333, 4337 & 4341 EL MAR DRIVE
LAUDERDALE BY THE SEA, FLORIDA

TITLE
PAVING, GRADING & DRAINAGE PLAN

NO.
C-1

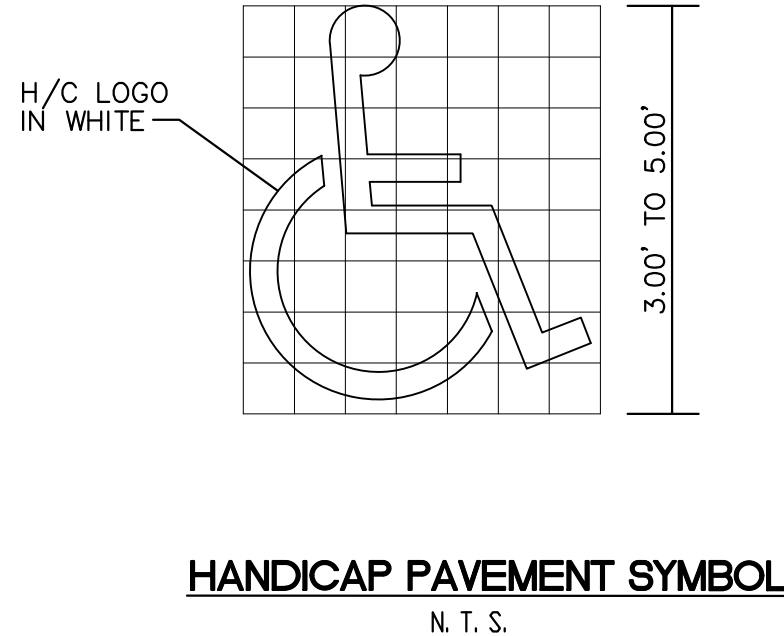
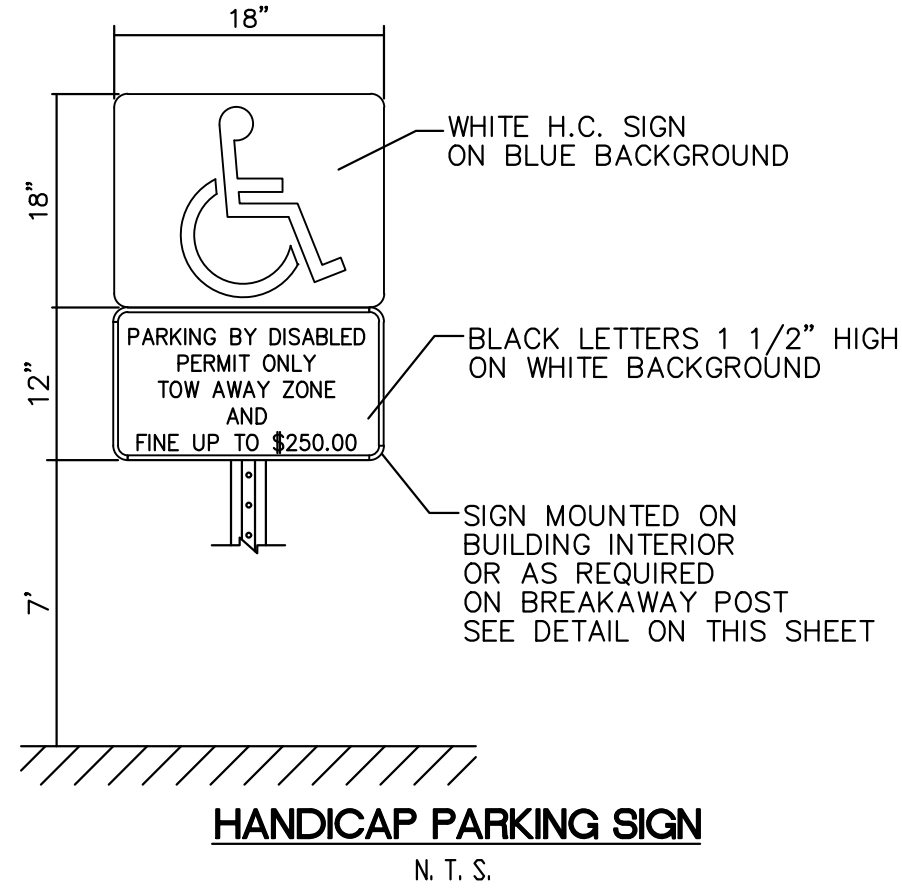
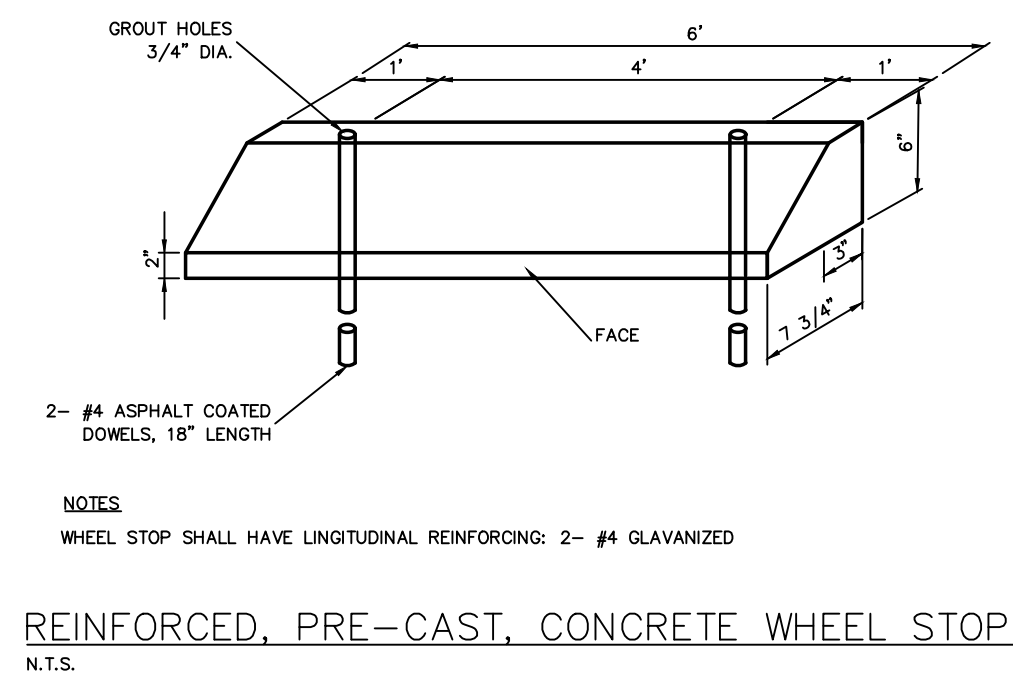
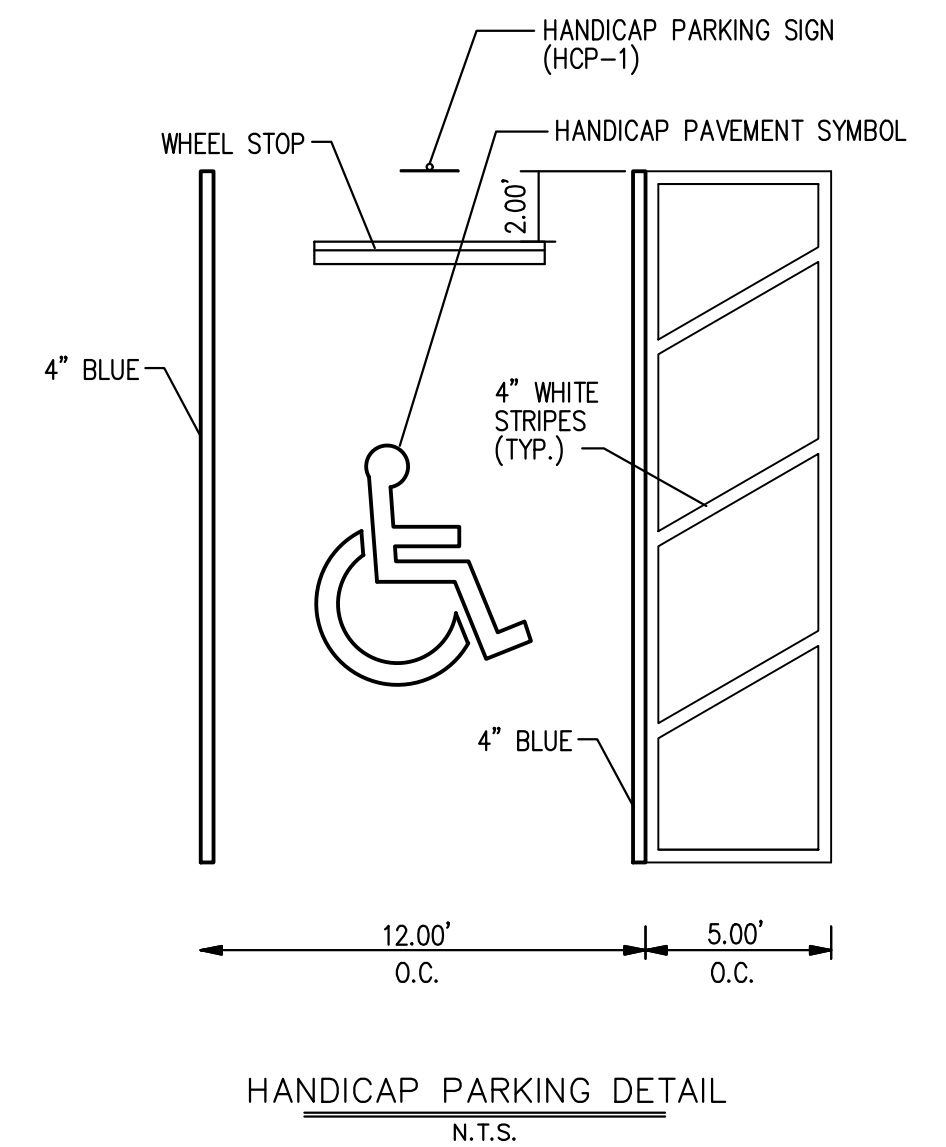
JEFFREY P. THOMPSON, P.E.
FL LICENSE NO. 69239

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NOTES

- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.



NOT FOR CONSTRUCTION

DATE	DESCRIPTION
10/28/2019	SITE PLAN REVISION
8/30/2019	SITE PLAN REVISION
6/20/2019	SITE PLAN REVISION
5/16/2019	FOR SITE PLAN SUBMITTAL

PREPARED BY
MIAMI ENVIRONMENTAL & CIVIL ENGINEERING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 31394
1850 SW 8TH STREET, SUITE 204-G
MIAMI, FLORIDA 33135
(305) 697-8455

CLIENT
API DEVELOPMENT CONSULTANTS, INC.
1282 CORNWALL ROAD
OAKVILLE, ONTARIO L6J 7W5

PROJECT
SEASIDE VILLAS
4231, 4329, 4333, 4337 & 4341 EL MAR DRIVE
LAUDERDALE BY THE SEA, FLORIDA

TITLE	NO.
PAVEMENT MARKING & SIGNAGE PLAN	C-2

JEFFREY P. THOMPSON, P.E.
FL LICENSE NO. 69239

Sec. 30-139. - Notice of Public Hearings.

- (a) *Generally.* When an application for development approval is subject to a public hearing, the DSD shall ensure that the necessary public hearing is scheduled for the decision-making body reviewing the application and that proper notice of the public hearing is provided, as set forth herein. All notices for public hearings shall include the following information:
- (1) Applicant's name;
 - (2) The date, time, and place of the public hearing;
 - (3) A description of the property involved by street address or by legal description, and area of the subject property. A map may be substituted for the legal description or as required by State law;
 - (4) The nature, scope and purpose of the proposal being noticed;
 - (5) The Town departments where the public may inspect the application, staff report and related materials during normal business hours;
 - (6) A statement that affected parties may appear at the public hearing, be heard and submit evidence with respect to the application; and
 - (7) Other information as may be required by law.
- (b) *Mailed notice.*
- (1) Where mailed notice is required, pursuant to Table XXX, it shall be provided to all property owners within a 300 foot radius of the subject property, and shall include the subject property owner(s) and Town Development Services Department.
 - (2) Distances for purposes of mailed notice requirements shall be measured from the perimeter of the property subject to development approval, except that where the owner of the subject property owns contiguous property, the distance shall be measured from the perimeter of the boundary of the contiguous property.
 - (3) Property owners shall be determined by the ad valorem tax records of Broward County.
 - (4) The DSD shall prepare the written notice and provide said notice to the Town Clerk who shall be responsible for mailing the notices.
 - (5) Mailed notice shall be deemed given when a notice has been properly addressed, stamped and deposited in a U.S. Postal depository or collected by an employee of the U.S. Postal Service.
 - (6) Notice by mailing is a courtesy only and no action taken by the Town shall be voided by the failure of any individual property owner to receive such notice.
- (c) *Published notice.* When the provisions of this chapter require published notice, the DSD shall provide that the notice be:
- (1) Published in the non-legal section of the local newspaper of general circulation that has been selected by the Town and in accordance with applicable Florida Statutes.
 - (2) Follow the timelines and ad type established in Table XXX in this article.
 - (3) For the purposes of this section and Table XXX:
 - a. "Display ad" shall be no less than two columns wide by ten inches long and the headline of the required notice shall be in a type no smaller than 18 point font size. If the ad is for a zoning map amendment, it shall also include a map pursuant to Florida Statutes 166.041(3)(c)2.
 - b. "Standard ad" shall be in the legal ad section of the classified ads of the newspaper and shall be in a type no smaller than 5 point font size.

EXHIBIT 2

- (d) *Posted notice.* When the provisions of this chapter require that notice be posted on the property subject to the application, the DSD shall provide the required sign to the applicant who will be responsible for posting the property, as set forth below:
- (1) Signs shall be placed on the property that is the subject of the application in accordance with timelines prescribed in Table XXX in this article prior to a required or requested hearing.
 - (2) If the subject property fronts on more than one right-of-way, then a sign shall be posted facing each right-of-way.
 - (3) Signs shall be placed no more than five feet from the street or if there is a sidewalk, no more than two feet beyond the property side edge of the sidewalk, so that the lettering is visible from the street.
 - (4) If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the Town and posting the new sign on the property.
 - (5) The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, or requirement for review or hearing by another body. The sign information shall be updated to include any additional public hearings or public hearing deferrals consistent with Table XXX.
 - (6) No less than five days prior to the public hearing, the applicant shall execute and submit to the Department an affidavit of proof of the posting of the public notice sign in accordance with the provisions of this section. Updates as provided in (5) above shall also require such affidavit. If the applicant fails to submit the required affidavit, the DSD may postpone the application until the next public hearing after the affidavit has been supplied.
- (e) *Town Website Posting.* Notice of all development applications shall be provided on the Town's Website no later than ten days prior to any public hearing related to the application. Website Notice is a courtesy only and no action taken by the Town shall be voided by the failure of such notice to be posted.
- (f) *Re-noticing.* All costs of re-noticing the public hearing shall be borne by the party failing to comply with the applicable notice requirements, requesting the deferral or continuance, or whose actions are responsible for the deferral or continuance which may require re-noticing of the hearing. Continuances to a date certain, announced at the originally noticed meeting, shall not require re-notice of the new public hearing date. Continuances to unspecified dates, substantive changes to an application request during the period an application has been continued, or more than two continuances on the application, shall require re-noticing for the new public hearing date.
- (g) *Development applications requiring public hearing.* Public hearings on applications for development permit approvals other than rezoning, including, but not limited to administrative adjustments, appeals from administrative decisions, conditional uses, plats, site plans, vacations and variances shall be noticed as follows in accordance with Table XXX.
- (h) *Applicant bears burden of costs.* When the provisions of this chapter require that notice be provided, the costs of Town staff preparing the content of the notice and providing such notice shall be billed through cost recovery.
- (i) *Provisions of Florida Statutes to prevail.* Where provisions of the Florida Statutes conflict with provisions of this chapter, the Florida Statutes shall prevail except where this chapter contains supplementary requirements not in conflicting with the Florida Statutes.

Table XXX. Notice Requirements

Application Type	Florida Statute Reference	Board Notice Date (as	Commission Notice	Type of Notice			
				Website	Posted	Mailed	Published

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		applicable)	Date			300'	(Ad Type)
Other development permits: administrative adjustments, appeals from administrative decisions, conditional uses, plats, site plans, variances		10 days	10 days	X	X	X	n/a
Administrative decisions: Architectural Review, Conditional Use Level 1 Modification, Site Plan Level 1 Modification				n/a	n/a	n/a	n/a
Comprehensive Development Master Plan - Text	163.3184	10 days	7 days - 1st public hrg and 5 days - 2nd public hrg	X			X (Display)
Comprehensive Development Master Plan - Map	163.3184	10 days	7 days - 1st public hrg and 5 days - 2nd public hrg	X	X	X	X (Display)
Land Development Code - Text Amendments changes to actual list of permitted, conditional, or prohibited uses within a zoning category).	166.041(3)(c)2	10 days	7 days - 1st public hrg and 5 days - 2nd public hrg	X			X (Display)

EXHIBIT 2

Land Development Code - all other Text Amendments	166.041	10 days	10 days	X			X (Standard)
Zoning Map Change (chapter 30)—Town (less than 10 contiguous acres)	166.041(3)(c)1	10 days	30 days	X		X	X (Standard)
Zoning Map Change (chapter 30)—Town (10 or more contiguous acres)	166.041(3)(c)2	10 days	7 days - 1st public hrg 5 days - 2nd public hrg	X	X	X*	X* (Display, with map)
Zoning Map Change (chapter 30)—Owner	166.041(3)(a)	10 days	10 days	X	X	X	X (Standard)

(Ord. No. 2014-08, § 3, 7-7-2014)

EXHIBIT 3

Sec. 30-123. - Modification of approved site plan.

If an applicant's development plans change after previously receiving site plan approval, the applicant may file an application for modification of an approved site plan, pursuant to section 30-112, with the Department. Applications for modification of an approved site plan shall be classified as provided below.

- (a) *Level 1 - Administrative approval.* A Level 1 site plan modification will, as determined by the Town Manager, have:
 - (1) No adverse effect on the approved site and development plan;
 - (2) No adverse impact upon adjacent and nearby properties; and
 - (3) No adverse aesthetic impact when viewed from a public right-of-way.
- (b) *Level 2 - Town Commission approval.* A Level 2 site plan modification presents a significant change in intensity of use which, in turn, may have a significant impact upon facilities, concurrency, nearby and adjacent properties, or findings made at the time of approval of the site and development plan as determined by the Town Manager and which requires Town Commission review and approval.
- (c) *Modification Level Criterion.* In determining the level of review applicable to a modification, the Town Manager shall consider the following questions:
 - (1) Does the modification increase the buildable square footage of the development?
 - (2) Does the modification reduce the provided number of parking spaces below the required number of parking spaces?
 - (3) Does the modification cause the development to be below the development standards for the zoning district in which it is located or other applicable standards in the Land Development Regulations?
 - (4) Does the modification have an adverse effect on adjacent or nearby property or reduce required physical buffers, such as fences, trees, or hedges?
 - (5) Does the modification adversely affect the elevation design of the structure or reduce the overall design of the structure below the standards stated in article I, division 2, Architectural Review Requirements?
 - (6) Does the modified development meet the concurrency requirements of the Town of Lauderdale-By-The-Sea Comprehensive Plan?
 - (7) Does the modification alter the site layout so that the modified site plan does not resemble the approved site plan?
- (d) *Appeal.* When any determination of modification made by the Town Manager is challenged or contested by the applicant, an appeal may be taken to the Town Commission.
- (e) *Procedure.* All site plan modifications shall be processed as set forth in division 1, generally, of this article.
- (f) *Required information.* The following information must be presented with a request for a site plan modification:
 - (1) Development order approving the original site plan, if applicable.
 - (2) Site plan information as deemed necessary by the Department.
 - (3) Minor modification: A letter from the applicant that sets forth the requested changes, along with an exhibit showing that portion of the site plan which is to be changed in its present condition and an exhibit depicting the requested change.
- (g) *Time frame.*

EXHIBIT 3

- (1) Upon approval of a Level 2 site plan modification by the Town Commission, the applicant shall have six months or until the expiration date of the original approval, whichever is later, to secure a building permit from the Department.
 - (2) If an applicant fails to secure a building permit in that time, all previous approvals shall become null and void and the applicant will be required to resubmit the plan for site plan review.
 - (3) At its discretion, the Town Commission may extend the approval of a major site plan modification for a six-month period.
 - (4) Level 1 - Administrative site plan modifications shall not extend the time limits of an approved site plan.
- (h) *Reporting.* The DSD shall prepare and provide to the Town Manager a quarterly report on Level 1 - Administrative approval site plan modifications, which shall be filed a minimum of quarterly with the Town Commission.

(Ord. No. 2014-08, § 3, 7-7-2014; Ord. No. 2017-01, § 2, 1-16-2017)

EXHIBIT 4

Sec. 30-318. - Minimum parking requirements.

- (a) *Banks and savings and loan associations*: One parking space for each 235 square feet of floor area.
- (b) *Business, professional and governmental offices*: Parking space requirements vary depending on the size in gross leasable area (GLA) according to the following table:

Office Size (GLA)	1 Space for Each (Square Feet)
Less than 5,000	250
5,000 to less than 20,000	300
20,000 to 50,000	325
More than 50,000	350

- (c) *Charter, sightseeing or fishing boats*: One parking space for each two seats or fraction thereof; required spaces shall be adjacent to the docks regularly used by the boat or within 400 feet thereof.
- (d) *Churches*: One parking space for each three fixed seats, plus one parking space for each 200 square feet of floor area in assembly rooms with movable seats. In churches in which occupants utilize benches, pews or other similar seating facilities, each 20 lineal inches of such seating facilities shall be counted as one seat for the purpose of computing off-street parking requirements.
- (e) *Convenience stores, grocery stores*: One parking space for each 125 square feet of floor area.
- (f) *Funeral homes*: One parking space for each four seats in public rooms.
- (g) *Furniture stores*: One parking space for each 500 square feet of floor area.
- (h) *Hospitals, sanitariums, asylums, orphanages, convalescent homes, homes for aged and infirm*: One parking space for each bed for patients plus one parking space for each two employees, including nurses, on the maximum shift.
- (i) *Hotels, motels and apartment hotels*:
 - (1) *One parking space for each rentable tourist unit*. A rentable tourist unit is defined as a unit with an outside entry door and bathroom which can be rented individually. The unit may or may not have a kitchen. For example, a two-bedroom unit that can be converted to two separate units, each with outside door and bathroom, is counted as two rentable tourist units. A two-bedroom, one-bath unit with only one outside door is counted as one rentable tourist unit. If, in addition to rentable tourist units there are other uses operated in conjunction with and/or as part of the hotel/motel, additional off-street parking spaces shall be provided for such other uses as would be required by this section if such uses were separate from the hotel/motel.
 - (2) *Exemption for bicycle and neighborhood/low speed vehicle parking*. A hotel or motel use located in the RM-25 zoning district may receive exemptions not to exceed a total of 50 spaces, for bicycle and/or neighborhood/low speed vehicle parking, subject to the following:
 - a. *Bicycle*

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- i. Exemptions are limited to 15 percent of the total amount of required parking of the maximum number of exemptions;
 - ii. A minimum of four bicycle parking spaces shall be provided on the same site as the hotel or motel for each exempted vehicular parking space;
 - iii. Each bicycle parking space shall provide for a minimum area of 18 inches by six feet. A reduced minimum area per bicycle may be approved by the Town Manager for bicycle racks that are designed as public art.
 - iv. A hotel or motel that utilizes this exemption shall provide bicycles for use by hotel/motel guests at least equal to 50 percent of the total number of bicycles spaces provided.
- b. *Neighborhood/Low Speed Vehicles*
1. Exemptions are limited to 10 percent of the total amount of required parking not to exceed the maximum number of exemptions;
 2. A minimum of one neighborhood/low speed vehicle space shall be provided on the same site as the hotel or motel for each exempted vehicular parking space.
 3. A hotel or motel that utilizes this exemption shall provide neighborhood/low speed vehicles for use by hotel/motel guests at least equal to 50 percent of the total number of spaces provided. In no event shall less than one neighborhood/low speed vehicle be provided.
- (j) *Leased and rental vehicles*: One space for each leased car maintained on premises plus one space for each employee.
- (k) *Marinas and yacht basins*: One parking space for each boat slip and one parking space for each employee. Charter boats are regulated under (c) above.
- (l) *Medical, dental lab, chiropractic, health studio, etc., clinics*: One parking space for each 200 square feet of floor area.
- (m) *Multiple-family dwellings*: One and one-half parking spaces for each unit with less than three bedrooms, and two parking spaces for each unit with three or more bedrooms, plus one guest space for every five units. If, in addition to dwelling units, there are other uses operated in conjunction with and/or as a part of the multiple dwelling, additional off-street parking spaces shall be provided for such other uses as would be required by this section, if such uses were separate from the multiple dwelling.
- (n) *Outside seating for restaurants located on private property*. Outside seating areas located on private property shall provide parking spaces as follows:
- (1) Dining that is located under the structural roof of a building shall provide seating required for restaurants (s) below.
 - (2) The first 1,000 square feet of outdoor seating area that is open to the elements and not located under a structural roof of the building or permanent structure shall be exempt from parking requirements. Parking shall be provided for all square footage over the first 1,000 square feet at the rate of one space for each 100 square feet of customer service area shall be provided.
- (o) *Personal service shops*: One parking space for each 200 square feet of service floor area including barber shops and beauty shops.
- (p) *Pier*: Zero parking spaces for the pier deck area not associated with another use.
- (q) *Places of public assembly, including assembly halls, private clubs, exhibition halls, convention halls, dance halls, skating rinks, sports areas, community centers, libraries and museums*: One parking space for each three fixed seats, plus one parking space for each 200 square feet of floor area in assembly rooms with movable seats or one parking space for each 200 square feet of net floor area utilized for customer service. In places of assembly in which occupants utilize benches, pews or

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other similar seating facilities, each 20 lineal inches of such seating facilities shall be counted as one seat for the purpose of computing off-street parking requirements.

- (r) *Restaurants, including sandwich shops, coffee shops, and any establishment or portion of an establishment dedicated to preparing and serving food to the public:* One parking space for each 50 square feet of gross floor area excluding food preparation areas, drink preparation areas, bathrooms, storage areas, and other areas not directly utilized by the public in patronizing such establishments, except that from March 8, 2011, until March 7, 2015, and as further limited below, no parking spaces shall be required for new restaurants or the expansion area of existing restaurants. This suspension of the parking requirement shall be known as the "Parking Exemption Program."
- (1) *Application required.* To qualify for the parking exemption program, a parking exemption application must be submitted, in a form to be approved by the Town, with all supporting documentation. The parking spaces shall be allocated on a first come, first serve basis, as measured by the Town's receipt of a complete application package.
- (2) *Eligibility for program.* The application, and all supporting documents, including any applicable building permit or development approval applications, for the construction of a new restaurant or for a restaurant expansion, shall have been submitted and deemed to be complete by the Town prior to the program deadlines, and all required permits received and the restaurant subsequently built within the time periods specified in the Town's Code.
- (3) *Program guidelines.*
- a. *Districts.* There are hereby created two separate and distinct Parking Exemption Districts as follows:
1. *Oceanfront Center.* The Oceanfront Center shall include all B-1 and B-1-A zoned land adjacent to State Road A1A or Commercial Boulevard, east of Seagrape and, for the purposes of determining underutilized spaces, shall include the El Prado and A1A parking lots.
 2. *Commercial Business District.* The Commercial Business District shall include all B-1 and B-1-A zoned land adjacent to Commercial Boulevard, west of Seagrape.
- b. *Exemption maximum.*
1. *District maximums.* The maximum number of spaces available for exemption in each parking district shall be established by resolution of the Town Commission.
 2. *Oceanfront Center.* There shall be a maximum exemption of 30 parking spaces per eligible restaurant.
 3. *Commercial Business District.* There shall be a maximum exemption of 50 parking spaces per eligible restaurant.
- c. *Eligible restaurant.* An eligible restaurant shall be a commercial establishment where food and beverages are ordered and consumed on premises and serviced by its own kitchen. No restaurant kitchen may provide eligibility for parking exemption for more than one restaurant.
- d. *Program duration.* The parking exemption program shall last in each district for a period of four years, from March 8, 2011, to March 7, 2015, or until the maximum number of parking exemptions is allocated, whichever is earlier. However, during the four-year period, but after the initial allocation of the maximum number of parking exemptions in a district, the parking exemption program may be reactivated in that district if additional parking spaces are added to the total number of spaces available within the district, either by action of the Town Commission or expiration or loss of parking exemptions. Notwithstanding the foregoing, the Town Commission, may, for any reason and in its sole discretion, discontinue this parking exemption program at any point during the four years.
- e. *Effect on 1995 exemption of pre-existing buildings, structures and uses from the parking requirement.* The parking exemption program provided herein is supplemental to, and in no

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way changes the parking exemption established in 1995 in section 30-314(b). Any parking space exemptions provided under the parking exemption program are in addition to any parking credits that may exist under the 1995 program.

(4) *Status following end of program.*

- a. *Nonconforming.* At the end of the parking exemption program, all restaurants built under the parking exemption program will become nonconforming uses, and shall be subject to the requirements of the nonconforming use provisions of the Town's Code of Ordinances. Notwithstanding the foregoing, restaurants or expansions of restaurants built under the parking exemption program may be completely remodeled or rebuilt without providing additional parking, as originally permitted through the parking exemption program, as long as the square footage of customer service area is not increased.
- b. *Availability of exemptions to successor businesses.* If an eligible restaurant has opened and is operating with any exemptions obtained pursuant to the parking exemption program those exemptions will remain with the property for the benefit of future uses, even after the restaurant receiving the exemption is gone.
- c. *Changes in square footage or use.* The parking space exemptions obtained pursuant to the parking exemption program shall remain with the property. The use of the property may change and the square footage may increase or decrease without losing the parking exemption spaces. If a change of use or expansion creates the need for additional parking spaces under the Code standards in effect at the time of building permit, those additional spaces must be provided.

(5) *Reports.*

- a. *Notice prior to maximum utilization by district.* The Town Manager shall advise the Town Commission when spaces are allocated under this program, indicating the number of spaces allocated and the number of spaces available in each district.
- b. *Bi-annual report.* The Town Manager shall provide a bi-annual report to the Commission that describes the utilization, effectiveness and impacts of the parking exemption program.

(6) *Notice and hearing prior to expiration of program.* Following public notice, the Town Commission shall conduct a public hearing and evaluation of the program's impacts at least six months prior to its expiration on March 7, 2015.

(s) *Retail stores:* One parking space for each 225 square feet of floor area.

(t) *Shopping centers:* Parking space requirements vary depending on the size in gross leasable area (GLA) and composition of the center according to the following table:

Shopping Center Size in GLA	Base Rate (1 Space for Each) (square feet)	Special Uses Requiring Additional Spaces Above Base Rate
Less than 50,000	225	10 spaces for each 1,000 s.f. of food service
		3 spaces for each 100 cinema seats
		1 space for each 700 s.f. of office use > 10% of GLA

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50,000—100,000	250	10 spaces for each 1,000 s.f. of food service
		3 spaces for each 100 cinema seats
		1 space for each 700 s.f. of office use > 10% of GLA
100,000—200,000	250	6 spaces for each 1,000 s.f. of food service
		3 spaces for each 100 cinema seats > 450 seats
		1 space for each 700 s.f. of office use > 10% of GLA
200,000—400,000	250	3 spaces for each 100 cinema seats > 750 seats
		1 space for each 700 s.f. of office use > 10% of GLA
400,000—600,000	225	3 spaces for each 100 cinema seats > 750 seats
		1 space for each 700 s.f. of office use > 10% of GLA
600,000—1,200,000	200	3 spaces for each 100 cinema seats > 750 seats
		1 space for each 700 s.f. of office use > 10% of GLA

- (u) *Single-family and duplex dwellings:* Two parking spaces for each dwelling.
- (v) *Theaters, movies or otherwise:* One space for every three fixed seats, plus one parking space for each 200 square feet of floor area in assembly rooms with movable seats.
- (w) *Uses not specifically mentioned:* The requirements of off-street parking for any uses not specifically mentioned in this section shall be one space for every 200 square feet of floor area.

(Ord. No. 361, 3-14-95; Ord. No. 2007-14, § 2(Exh. A), 9-25-07; Ord. No. 2011-01, § 3, 3-8-2011; Ord. No. 2011-02, § 2, 3-22-2011; Ord. No. 2012-06, § 4, 3-27-2012; Ord. No. 2012-12, § 2, 7-24-2012; Ord. No. 2014-13, § 2, 10-28-2014; Ord. No. 2014-14, § 4, 10-28-2014; Ord. No. 2015-17, § 6, 5-24-2016; Ord. No. 2017-09, § 4, 9-13-2017)



Planning and Zoning Board Agenda Item Report

Meeting Date: December 5, 2019

Submitted by: Jhanelle Campbell

Submitting Department: Development Services

Item Type: Quasi Judicial Public Hearings

Agenda Section: NEW BUSINESS

Subject Title:

Case Number 2019-L2-SPM-01: Level 2 Site Plan Modification for 100 Commercial Blvd to add one (1) 500 sq. ft. (square foot) interior mezzanine to the existing one (1) story building.

Explanation:

To: Planning and Zoning Board

From: Linda Connors, Development Services Director

Date: November 20, 2019

Meeting Date: December 5, 2019

Project: Case Number 2019-L2-SPM-01: Level 2 Site Plan Modification 100 Commercial Blvd to add one (1) 500 sq. ft. (square foot) interior mezzanine to the existing one (1) story building.

The purpose of this memorandum is to provide findings and recommendations regarding the Level 2 Site Plan Modification application (Exhibit 1) submitted to the Town of Lauderdale-by-the-Sea (the "Town") for the commercial building located at 100 Commercial Blvd (Diagram 1). The Applicant, Yaniv Sananes, is requesting a modification from the approved Site Plan to add one (1) 500 sq. ft (square foot). interior mezzanine to the existing one (1) story building.

Diagram 1

The Applicant has paid the appropriate fee and submitted the required documents. Notice to all property owners located within a three (300) foot radius of the subject property has been given, the subject property has been posted and the public hearing concerning the Site Plan Modification application has been advertised pursuant to Section 30-139 of the Town Code of Ordinances (the "Town Code.") (Exhibit 2) Staff has received no comments from the public regarding this request.

Background and Request

The Applicant's property is an existing commercial building located at 100 Commercial Blvd within the B-1 zoning district. The future land use classification for the site is Commercial. The subject property is located on a .14-acre parcel of land.

The Applicant, Yaniv Sananes, has submitted a Site Plan Modification to add one (1) 500 sq. ft. (square foot) interior mezzanine to the existing one-story commercial building. This application requires review and consideration by Town Staff, the Planning and Zoning Board and final consideration by the Town Commission for approval.

Documents

Staff has reviewed the documents submitted pursuant to the requirements of the Town Code. This review is based on the following surveys and plans submitted by Martin Litman of Toma Design Group:

1. Map of Survey, prepared by Online Land Surveyors, Inc., dated September 19, 2019
2. Existing Location Map, prepared by Toma Design Group, dated September 10, 2019, Sheet G-1.3.
3. Proposed Site Plan, prepared by Toma Design Group, dated September 10, 2019, Sheet G-1.4.
4. Proposed Exterior Elevations, prepared by Toma Design Group, dated April 3, 2019, Sheet A-2.0

Town Code Provision

Section 30-123 of the Town Code (Exhibit 3) provides a process in which a previously approved site plan may be modified. If the modification presents a significant change in the intensity or density of the use, the modification is considered a Level 2 request. Level 2 Site Plan Modifications require review by the Town Staff, the Planning and Zoning Board and final review and consideration by the Town Commission.

The proposed development is the addition of a 500 sq. ft. (square foot) interior mezzanine to the existing one-story building. Updates to the parking area and landscaping are required as part of the proposed building improvements. No change to the existing once story commercial building footprint is proposed.

Review

The plans have been reviewed by the Town's Planning consultant, Linda Strutt. Comments are discussed below.

Setback Requirements (Section 30-241(h))

There will be no changes to the approved setbacks for the existing building.

Parking Requirements (Section 30-318)

Section 30-318 (s) of the Town Code sets forth parking requirements for retail establishments as one parking space for each 225 square feet of floor area. The subject property does not meet this requirement because the property was constructed prior to the establishment of this code parking requirement.

Sec 30-314 (b)(2) of the Town's code addresses properties that were developed prior to the establishment and approval of the Town's parking regulations and standards. The subject property was constructed prior to the establishment of the Town's parking regulations and standards and as a result the subject property is considered to be non-conforming as to parking with a credit allocated for the deficient parking.

The existing on-site parking which currently backs out into the adjacent alley is proposed to be modified by removing one (1) space necessary to provide for clearance in front of the proposed trash area and increased setback from the sidewalk/easement for safety purposes. The proposed changes will reduce the parking nonconformity. The parking requirement is currently being satisfied primarily by credits. However, the proposed development would increase the parking requirement by two (2) spaces. In order to address this increased parking requirement, a companion application for PILOP (Payment in Lieu of Parking) has been submitted concurrently with this application.

Potential Impacts to Adjacent Properties (Section 30-122)

There would be no discernable additional impacts to the adjacent properties from the addition of one (1) 500 s.f. (square foot) mezzanine.

Landscaping (Sections 30-122, 30-475, 30-478, 30-481)

Section 30-478 of the Town Code sets forth landscape requirements for vehicular use areas ("VUA"). Per Town Code, landscaping shall be provided in a square footage equal to a minimum of 20 percent (20%) of the gross vehicular use area.

Landscape Planters are proposed on site in order to meet to meet this requirement. These planters are being viewed as an existing approved substitute for VUA landscaping since it is not providing pervious area.

Fire

A review of the plans was conducted by the Fire Marshal. No comments or changes to the proposed site plan modification plan were requested.

Crime Prevention Through Environmental Design (CPTED)

A CPTED review was conducted by the Broward Sheriff Office. No changes to the proposed site plan modification plan were requested.

Engineering

An engineering review was conducted by Flynn Engineering, the Town's designated engineer. No changes to the proposed site plan modification plan were requested.

Trash and Recycling

A letter from Vicky Eckels of Green Scene Consulting approving the proposed trash/ recycling plan will be required as a condition of approval.

Summary Findings and Recommendations

The proposed site plan modification plan submitted by the Applicant are consistent with the Land Development Code.

Town staff recommends approval of the Site P subject to the following conditions:

1. Obtain a letter from Vicky Eckels of Green Scene Consulting approving the proposed trash/ recycling plan.
2. Groundcover must be replaced in the Vehicular Use Area.
3. Update the most recent set of plans with an updated revision date.
4. The full sidewalk easement is not clearly depicted on the existing Site Plan. The existing Site Plan should be updated to show the sidewalk easement extending from the north lot line from the face of the existing building to the eastern lot line. The sidewalk easement should be depicted extending beyond the north end of the building.
5. Add the "BCR" (Broward County Records) after the PB (Page/Book) and page number to distinguish from Dade County Records.
6. Add cross-reference to sheet A-2.0 for planting information below the "new proposed planters" label for the El Mar Drive planters.
7. The Site Plan Modification will not take effect unless the PILOP (Payment in Lieu of Parking) application is finalized and payment made to the Town.
8. The approved Site Plan Modification does not in any way create a right on the part of the Applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Town for issuance of the approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that results in a violation of federal or state law.
9. Prior to issuance of a building permit, the Town Clerk shall certify that there are no outstanding fines moneys, fees, taxes or other charges owed to the Town by the current or past owners or operators of the property in which the building permit is being issued. If fees are related to a code violation that requires a building permit to correct the violation, only the building permits required by the Town for correction of the violation may be issued. No other building permits will be issued until all outstanding debts to the Town are paid in full.
10. All applicable state and federal permits shall be obtained before commencement of construction.

Summary Findings

Staff has reviewed the site plan modification application and finds that the application as conditioned herein meets the Town Code requirements.

Procedure

Following the Planning and Zoning Board's review, staff will schedule the Town Commission's review of the application on their December 10, 2019 agenda.

Exhibits

1. Application and Plans
2. Town Code Sec. 30-139
3. Town Code Sec. 30-123

Recommendation:

Staff has reviewed the site plan modification application and finds that the application as conditioned herein meets the Town Code requirements.

Attachments:

[FINAL ATTORNEY APPROVED- 2019-L2-SPM-01 Site Plan Mod 100 Commercial Blvd Staff Report-.pdf](#)

[EX 1 100 E commercial site plan REV 3 Sept 25 2019.pdf](#)

[EX 1 Site Plan Application.pdf](#)

[EX 2 Sec. 30_139. Notice of Public Hearings.pdf](#)

[EX 3 Sec. 30_123. Modification of approved site plan. \(4\).pdf](#)



Town of Lauderdale-by-the-Sea
Development Services Department

To: Planning and Zoning Board
From: Linda Connors, Development Services Director
Date: November 20, 2019
Meeting Date: December 5, 2019
Project: Case Number 2019-L2-SPM-01: Level 2 Site Plan Modification 100 Commercial Blvd to add one (1) 500 sq. ft. (square foot) interior mezzanine to the existing one (1) story building.

The purpose of this memorandum is to provide findings and recommendations regarding the Level 2 Site Plan Modification application (**Exhibit 1**) submitted to the Town of Lauderdale-by-the-Sea (the "Town") for the commercial building located at 100 Commercial Blvd (**Diagram 1**). The Applicant, Yaniv Sananes, is requesting a modification from the approved Site Plan to add one (1) 500 sq. ft (square foot). interior mezzanine to the existing one (1) story building.

Diagram 1



The Applicant has paid the appropriate fee and submitted the required documents. Notice to all property owners located within a three (300) foot radius of the subject property has been given, the subject property has been posted and the public hearing concerning the Site Plan Modification application has been advertised pursuant

to Section 30-139 of the Town Code of Ordinances (the "Town Code.") (Exhibit 2) Staff has received no comments from the public regarding this request.

Background and Request

The Applicant's property is an existing commercial building located at 100 Commercial Blvd within the B-1 zoning district. The future land use classification for the site is Commercial. The subject property is located on a .14-acre parcel of land.

The Applicant, Yaniv Sananes, has submitted a Site Plan Modification to add one (1) 500 sq. ft. (square foot) interior mezzanine to the existing one-story commercial building. This application requires review and consideration by Town Staff, the Planning and Zoning Board and final consideration by the Town Commission for approval.

Site Plan Modification

Documents

Staff has reviewed the documents submitted pursuant to the requirements of the Town Code. This review is based on the following surveys and plans submitted by Martin Litman of Toma Design Group:

1. Map of Survey, prepared by Online Land Surveyors, Inc., dated September 19, 2019
2. Existing Location Map, prepared by Toma Design Group, dated September 10, 2019, Sheet G-1.3.
3. Proposed Site Plan, prepared by Toma Design Group, dated September 10, 2019, Sheet G-1.4.
4. Proposed Exterior Elevations, prepared by Toma Design Group, dated April 3, 2019, Sheet A-2.0

Town Code Provision

Section 30-123 of the Town Code (Exhibit 3) provides a process in which a previously approved site plan may be modified. If the modification presents a significant change in the intensity or density of the use, the modification is considered a Level 2 request. Level 2 Site Plan Modifications require review by the Town Staff, the Planning and Zoning Board and final review and consideration by the Town Commission.

The proposed development is the addition of a 500 sq. ft. (square foot) interior mezzanine to the existing one-story building. Updates to the parking area and landscaping are required as part of the proposed building improvements. No change to the existing once story commercial building footprint is proposed.

Review

The plans have been reviewed by the Town's Planning consultant, Linda Strutt. Comments are discussed below.

Setback Requirements (Section 30-241(h))

There will be no changes to the approved setbacks for the existing building.

Parking Requirements (Section 30-318)

Section 30-318 (s) of the Town Code sets forth parking requirements for retail establishments as one parking space for each 225 square feet of floor area. The subject property does not meet this requirement because the property was constructed prior to the establishment of this code parking requirement.

Sec 30-314 (b)(2) of the Town's code addresses properties that were developed prior to the establishment and approval of the Town's parking regulations and standards. The subject property was constructed prior to the establishment of the Town's parking regulations and standards and as a result the subject property is considered to be non-conforming as to parking with a credit allocated for the deficient parking.

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An engineering review was conducted by Flynn Engineering, the Town's designated engineer. No changes to the proposed site plan modification plan were requested.

Trash and Recycling

A letter from Vicky Eckels of Green Scene Consulting approving the proposed trash/ recycling plan will be required as a condition of approval.

Summary Findings and Recommendations

The proposed site plan modification plan submitted by the Applicant are consistent with the Land Development Code.

Town staff recommends approval of the Site P subject to the following conditions:

1. Obtain a letter from Vicky Eckels of Green Scene Consulting approving the proposed trash/ recycling plan.

2. Groundcover must be replaced in the Vehicular Use Area.
3. Update the most recent set of plans with an updated revision date.
4. The full sidewalk easement is not clearly depicted on the existing Site Plan. The existing Site Plan should be updated to show the sidewalk easement extending from the north lot line from the face of the existing building to the eastern lot line. The sidewalk easement should be depicted extending beyond the north end of the building.
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10. All applicable state and federal permits shall be obtained before commencement of construction.

Summary Findings

Staff has reviewed the site plan modification application and finds that the application as conditioned herein meets the Town Code requirements.

Procedure

Following the Planning and Zoning Board's review, staff will schedule the Town Commission's review of the application on their December 10, 2019 agenda.

Exhibits

1. Application and Plans
2. Town Code Sec. 30-139
3. Town Code Sec. 30-123

100 Commercial Blvd, Lauderdale-by-the-Sea, FL 33308



G-1.0	COVER / INDEX	A-1.0.	PROPOSED FLOOR PLANS
G-1.1.	SURVEY	A-2.0	PROPOSED ELEVATIONS/SECTION
G-1.1.A.	RECORDED PLAT	A-3.0	PROPOSED EXTERIOR LIGHTING PLAN
G-1.2.	EXISTING AND CONTEXT PICTURES	A-3.1.	PROPOSED PHOTOMETRIC LIGHTING PLAN
G-1.3.	EXISTING SITE PLAN AND ZONING DATA	A-4.0	RENDERINGS
G-1.4.	PROPOSED SITE PLAN		

[illegible]

SEAL : AR0015952

OSWALD MARRERO
ARCHITECT
INC. • LLC
+
REC. # AR0015952

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TO THE BEST OF MY KNOWLEDGE THE
PLANS AND APPLICABLE SPECIFICATIONS
COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE-SAFETY
STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THIS SECTION AND 633 FLORIDA
STATUTES, CHAPTER 1 105.13.4.4 OF
(FLORIDA BUILDING CODE 2017)

COMMERCIAL RETAIL LLC.
100 E. Commercial Blvd.
Lauderdale By The Sea, FL 33308

COVER PAGE

TOMA DESIGN GROUP
INC.

Tel: (786) 206-7290 Fax: (305) 466-4077
20900 NE 30th Ave, #1001 Aventura, FL, 33160

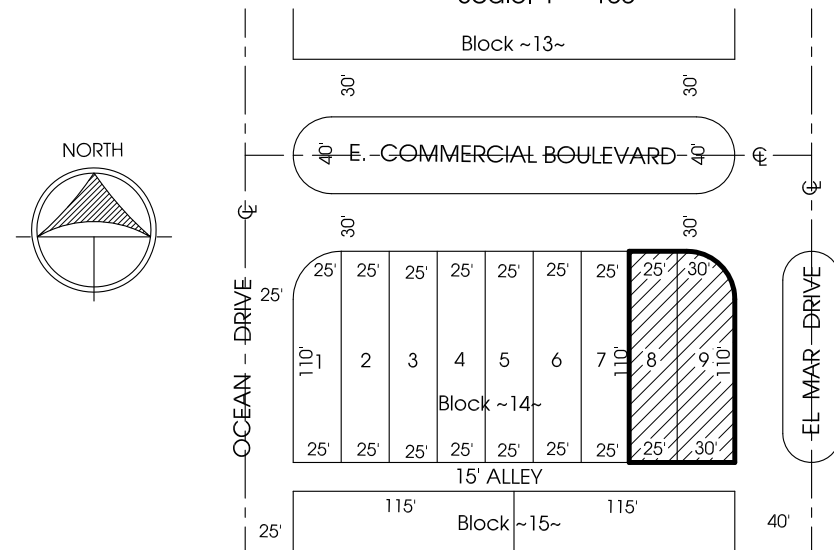
Date	09/10/2019
Drawn by	M.T.
Checked by	M.L
Scale: AS SHOWN	

Sheet N: **G-1.0**

CAD ID:

LOCATION MAP

Scale: 1" = 100'



LEGAL DESCRIPTION:

FOLIO No.: 4943-18-01-1260
 LOT 8 AND 9, BLOCK 14, " LAUDERDALE BY THE SEA ", ACCORDING TO THE
 PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC
 RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

100 E. COMMERCIAL BOULEVARD, LAUDERDALE BY THE SEA, FLORIDA 33308

FLOOD_ZONE: "X" COMMUNITY: 125123 PANEL: 0378
DATE_OF_FIRM: 08-18-2014 SUFFIX: H ELEVATION: N/A

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF THE TITLE WAS MADE AND ALL RECORDED EASEMENTS LISTED, IF ANY, IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 5904595 DATED JULY 18, 2016 @ 8:00 A.M. WERE PLOTTED ON ATTACHED SURVEY.
- 3) THE LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- 6) WALL TIES ARE THE FACE OF THE WALL.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 9) ALTA/NSPS LAND TITLE SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 11) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
- 12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 13) ELEVATIONS IF SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
- 14) THIS ALTA/NSPS LAND TITLE SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 15) EXCEPTION #6 - SIDEWALK EASEMENT RECORDED IN O.R.B. 49783 PG. 1449 ENCUMBERS SUBJECT PROPERTY AND IS PLOTTED ON ATTACHED SURVEY.

CERTIFIED TO:

YANIV SANANES
PAUL FELDMAN, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
CONC.	=DENOTES CONCRETE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
(C)	=DENOTES CALCULATED
R/W	=DENOTES RIGHT - OF- WAY
⊕	=DENOTES CENTERLINE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
	=DENOTES WATER METER
	=DENOTES WOOD POWER POLE
	=DENOTES WOOD FENCE
	=DENOTES CHAIN LINK FENCE
	=DENOTES IRON FENCE
—OH—	=DENOTES OVERHEAD WIRES
	=DENOTES FOUND IRON PIPE (NO ID.)
CL.	=DENOTES CLEAR

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "ALTA/ACSM LAND TITLE SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED
MIGUEL ESPINOSA

FOR THE FIRM
P.S.M. No. 5101-STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED
ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE
RECORD AND MEASURE UNLESS OTHERWISE NOTED.

ONLINE LAND SURVEYORS, INC.

PROFESSIONAL SURVEYOR AND MAPPER
15271 N.W. 60th AVENUE, SUITE 208 , MIAMI LAKES, FLORIDA 33014
PHONE: (305) 910-0123

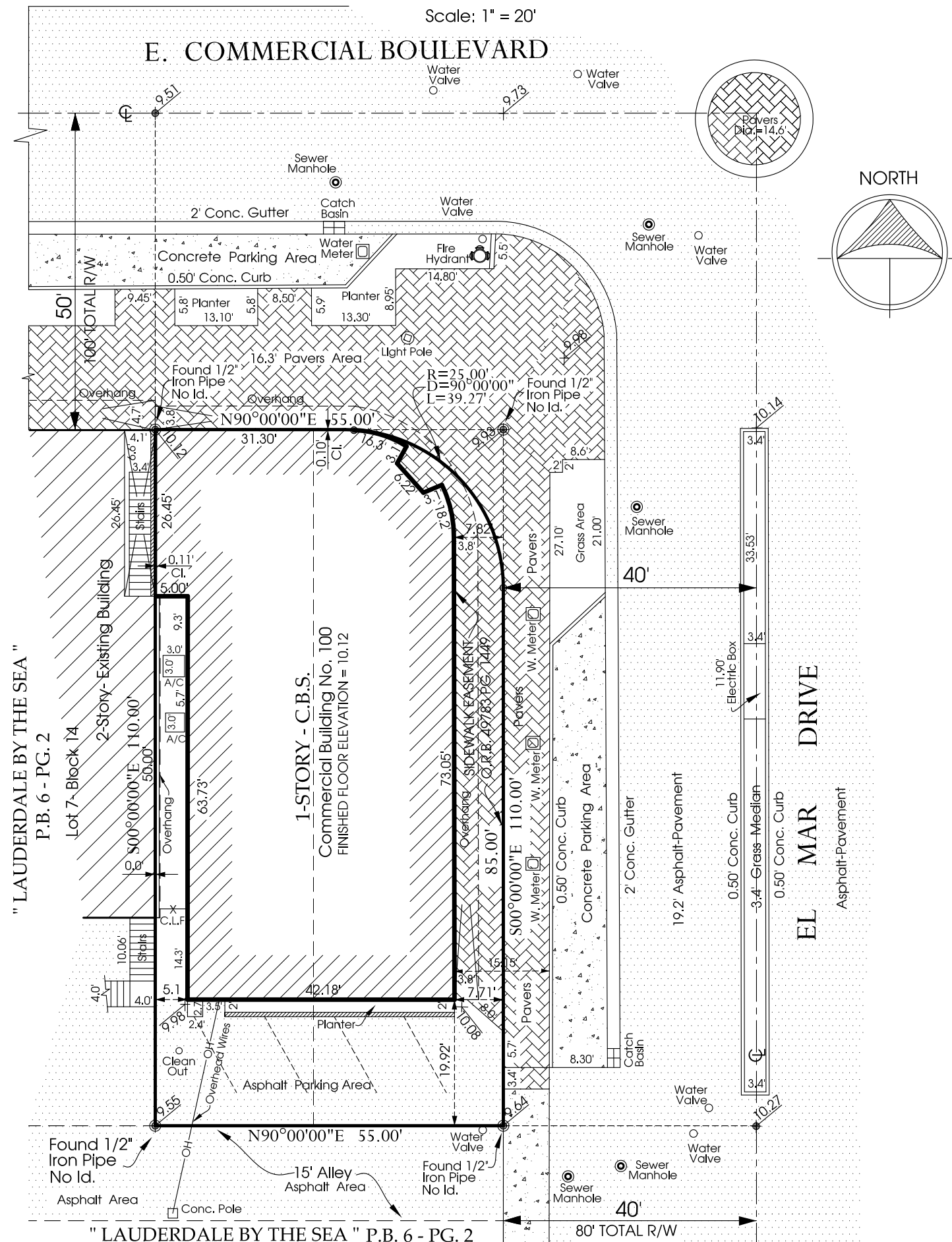
L.B. No. 7904

ALTA/ACSM LAND TITLE SURVEY

Original Date: 08/08/2016 09/19/2019	Field date: 08/06/2016 09/19/2019	Revision Date: 08/08/2016 09/19/2019	Drawn by: M.F.	Job No. O-28006
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MAP OF SURVEY

Scale: 1" = 20'



G-2

37696

OWNERS AND DEVELOPERS

J.S. RHINE - CIVIL ENGINEER

SCALE 1" = 200'

162 E. FLAGLER ST.
MIAMI - FLORIDA

J.S. RHINE - CIVIL ENGINEER
DECEMBER 1924 SCALE 1" = 200'

RECORD VENDOR
J.S. Rhine
Deputy Clerk

Note: Radius of all corners - 25 ft.
All lots are right angles to or
parallel with Ocean Drive.

ATLANTIC OCEAN

WASHINGTON AVE
PRADO
COMMERCIAL AVE
DATUR AVE
HYBISCUS AVE
OCEAN DRIVE
BOUGAINVILLE DRIVE
PONCIANA DRIVE
ST

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

Sheet N:
G-1.1.A.
CAD ID:

[illegible]

A wide-angle street view from a vehicle, showing a multi-lane road with cars parked on both sides. On the left, there are palm trees and a building with a blue awning. On the right, there's a building with a red awning and a utility pole. The sky is clear and blue.

A wide-angle photograph of a single-story commercial building with a light-colored, possibly stucco, exterior. The building features large display windows with colorful merchandise visible inside. A paved parking lot in the foreground contains a red SUV, a white Jeep, and a silver car. A palm tree is visible on the right side of the frame.

[illegible]

700

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OF Tomo Design Group Inc.

TO THE BEST OF MY KNOWLEDGE THE
PLANS AND APPLICABLE SPECIFICATIONS
COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE-SAFETY
STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THIS SECTION AND 633 FLORIDA
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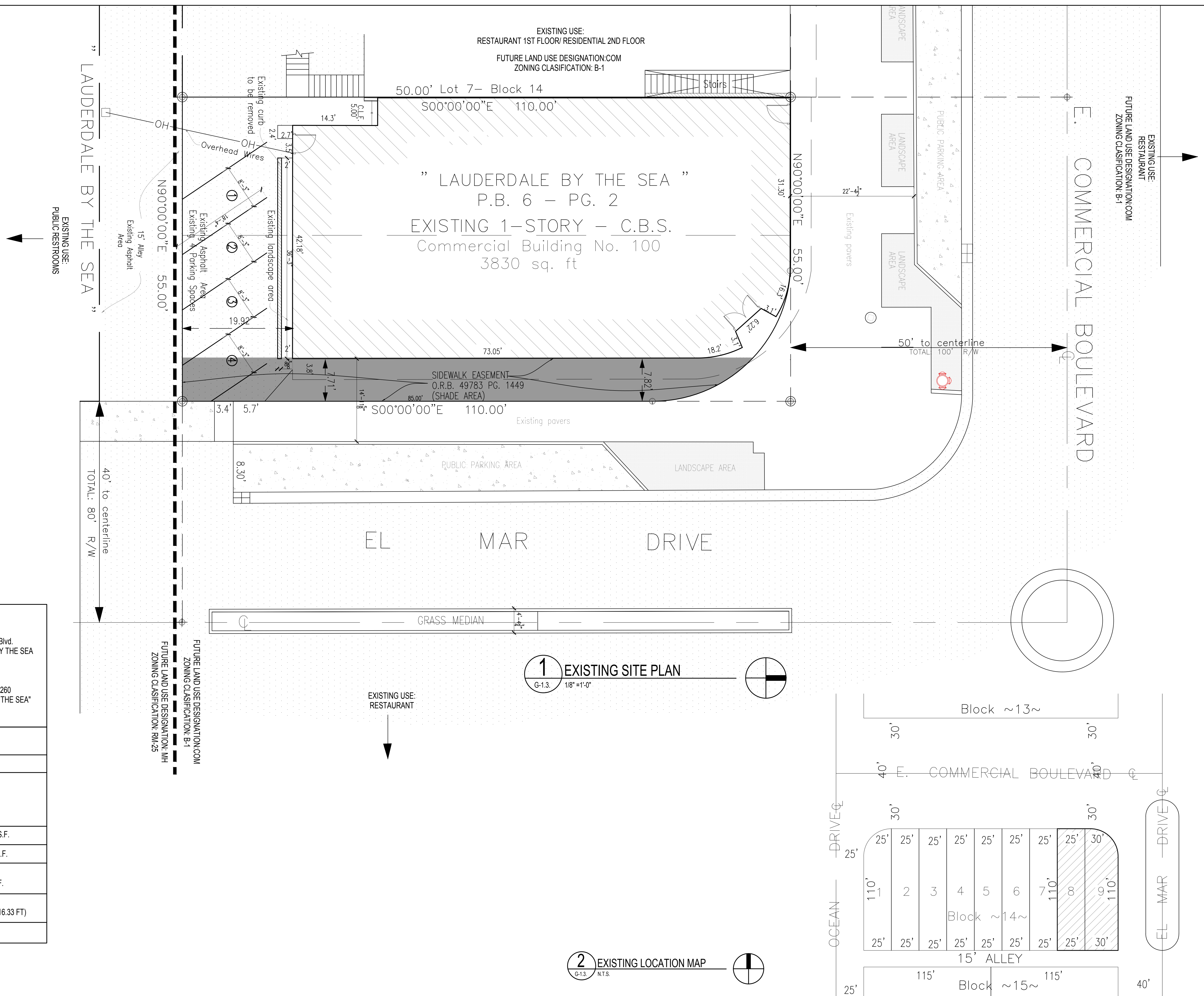
EXISTING PICS

Tel: (785) 266-7290 Fax: (785) 266-7291
20000 NE 50th Ave. #1001 Aurora, CO 80011

AS SHOWN

G-1.2.

CAD ID:

[illegible]

SEAL : AR0015952

OSWALD MARRERO
ARCHITECT
AM • LLC
REG. # AR0015952

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TO THE BEST OF MY KNOWLEDGE THE
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COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE-SAFETY
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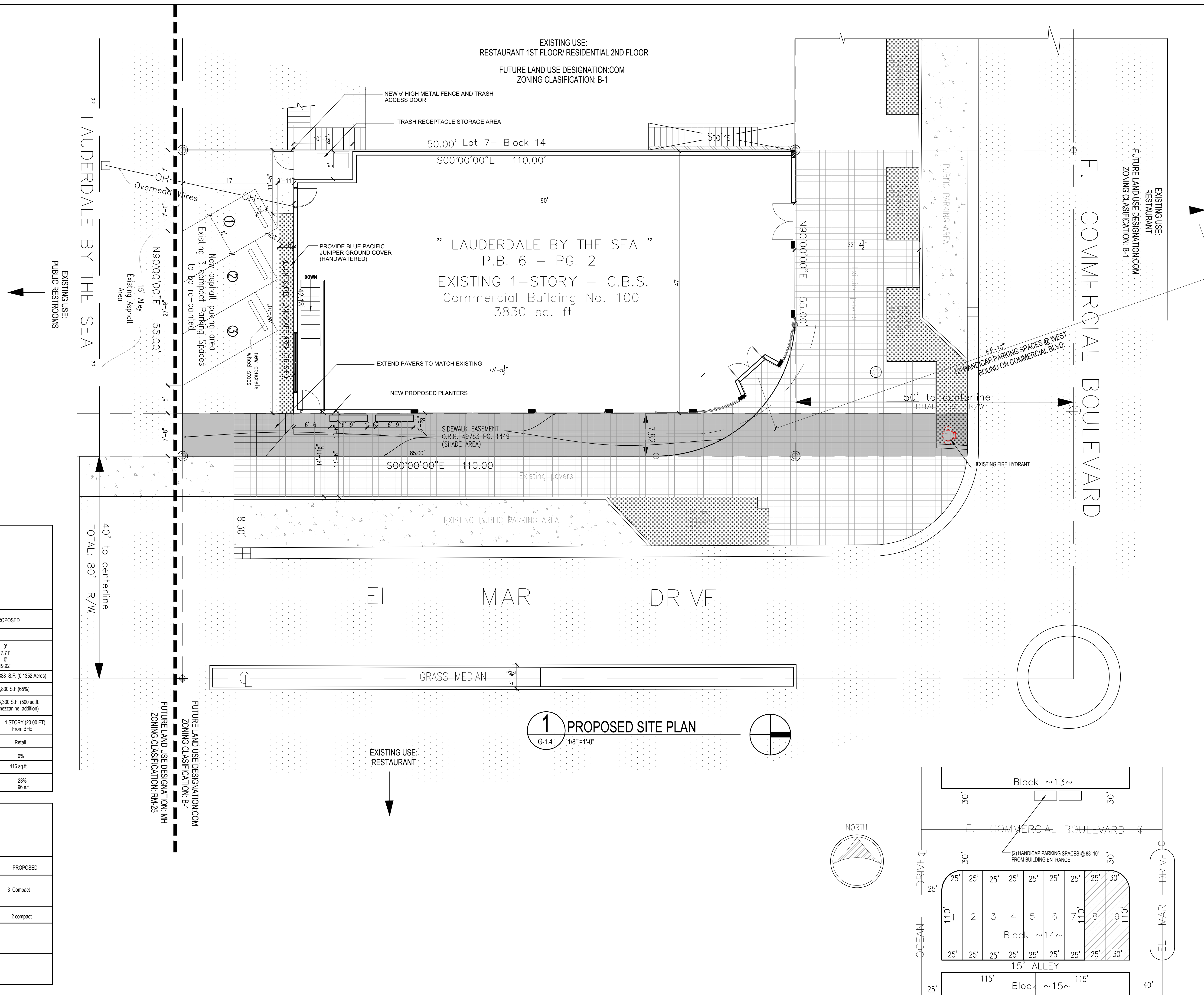
Project: COMMERCIAL RETAIL LLC. 100 E. Commercial Blvd. Lauderdale By The Sea, FL 33308	Sheet Title: EXISTING SITE PLAN AND ZONING DATA
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TOMA DESIGN GROUP INC.							
Tel: (781) 204-7290 20060 NE 30th Ave. #101	Fax: (508) 468-4077 Aventura, FL 33180						
<table border="1"> <tr> <td>Date</td> <td>09/10/2019</td> </tr> <tr> <td>Drawn by</td> <td>M.T.</td> </tr> <tr> <td>Checked by</td> <td>M.L</td> </tr> </table>	Date	09/10/2019	Drawn by	M.T.	Checked by	M.L	
Date	09/10/2019						
Drawn by	M.T.						
Checked by	M.L						
Scale: AS SHOWN							

Sheet N:

G-1.3.

CAD ID:



ZONING DATA			
PROPERTY ADDRESS: 100 E. Commercial Blvd. JURISDICTION: TOWN OF LAUDERDALE BY THE SEA ZONING DISTRICT: B-1 CURRENT FUTURE LAND USE DESIGNATION: COMMERCIAL WASTE AND WASTE WATER PROVIDED BY: City of Fort Lauderdale			
LEGAL DESCRIPTION: FOLIO: 4943-18-01-1260 LOT 8 AND 9 BLOCK 14, "LAUDERDALE BY THE SEA" ACCORDING TO PLAT BOOK 6 PAGE 2, B LOT 8.9 BLK 14			
	PERMITTED/REQUIRED	EXISTING	PROPOSED
<u>BUILDING SETBACKS</u>			
PRINCIPAL FRONT	0'	0'	0'
SIDE "EL MAR"	8'	7.71'	7.71'
SIDE	0'	0'	0'
REAR	10'	19.92'	19.92'
<u>SITE AREA</u>		8,888 S.F. (0.1352 Acres)	5,888 S.F. (0.1352 Acres)
<u>LOT COVERAGE</u>	90% Max.	3,830 S.F. (65%)	3,830 S.F. (65%)
<u>BUILDING SIZE</u>	Minimum building ground floor sq ft, 1200	3,830 S.F.	4,330 S.F. (500 sq ft. mezzanine addition)
<u>BUILDING HEIGHT</u>	3 STORIES	1 STORY 16.33 FT.	1 STORY (20.00 FT) From BFE
<u>BUILDING USE</u>		Retail	Retail
<u>PERVIOUS/IMPERVIOUS</u>	PERVIOUS REQ 0%	0%	0%
<u>VUA ASPHALT PAVED AREA PARKING</u> (Vehicle area only)		506 sq.ft.	416 sq.ft.
<u>VUA LANDSCAPE AREA</u>	min 20% of paved VUA (64 sq.ft.)	14.2% 72 s.f.	23% 96 s.f.

PARKING TABLE EXISTING RETAIL BUILDING PROPERTY ADDRESS: 100 E. Commercial Blvd. JURISDICTION: TOWN OF LAUDERDALE BY THE SEA			
	REQUIRED	EXISTING	PROPOSED
EXISTING 3830 Sq.Ft. Building	1 parking space per 225 sq.ft. of retail space. 17 parking spaces	4 Standard	3 Compact
PROPOSED 500 Sq.Ft. Addition	2 parking spaces		2 compact
*Approved Existing Parking Credit by Town of Lauderdale by the Sea and handicap space requirement (1) in South area of property 100 E. Commercial Blvd. *Addition of 2 new parking spaces being satisfied thru the Town of Lauderdale by the Sea PILOP program. Request for new 500 sq.ft. addition to satisfy 2 new additional parking space expansion requirement.			

[illegible]

SEAL : AR0015952

OSWALD, MARRERO
ARCHITECT
AA • N.A.A.E.B.

REG. # AR0015952

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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1, 105.13.4.4 OF (FLORIDA BUILDING CODE 2017)

Project: COMMERCIAL RETAIL LLC. 100 E. Commercial Blvd. Lauderdale By The Sea, FL 33308	Sheet Title: PROPOSED SITE PLAN
--	--

TOMA DESIGN GROUP INC.	
Tel: (761) 356-7393 20900 NE 30th Ave #101	Fax: (305) 484-4577 Apopka, FL 32130

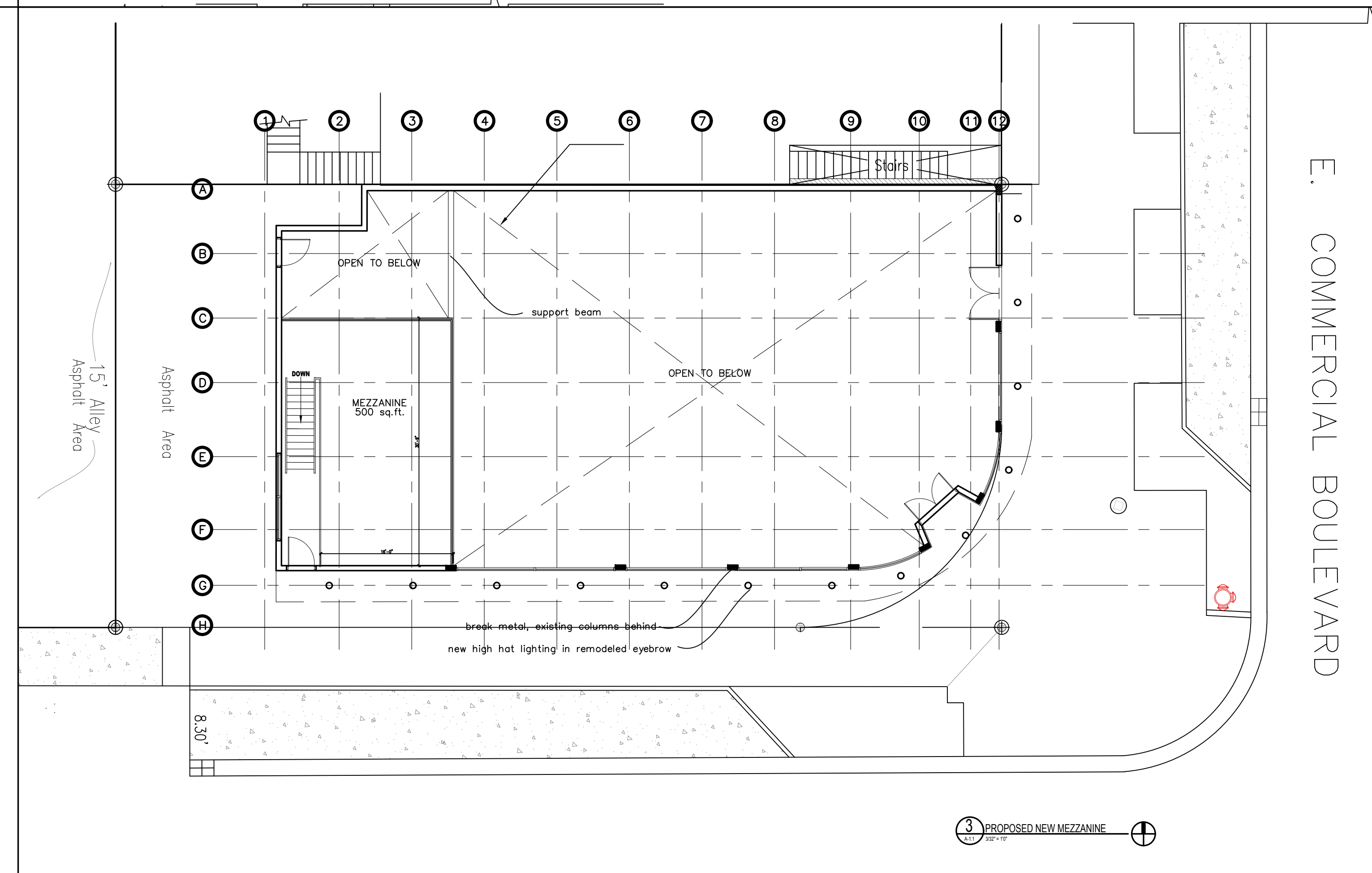
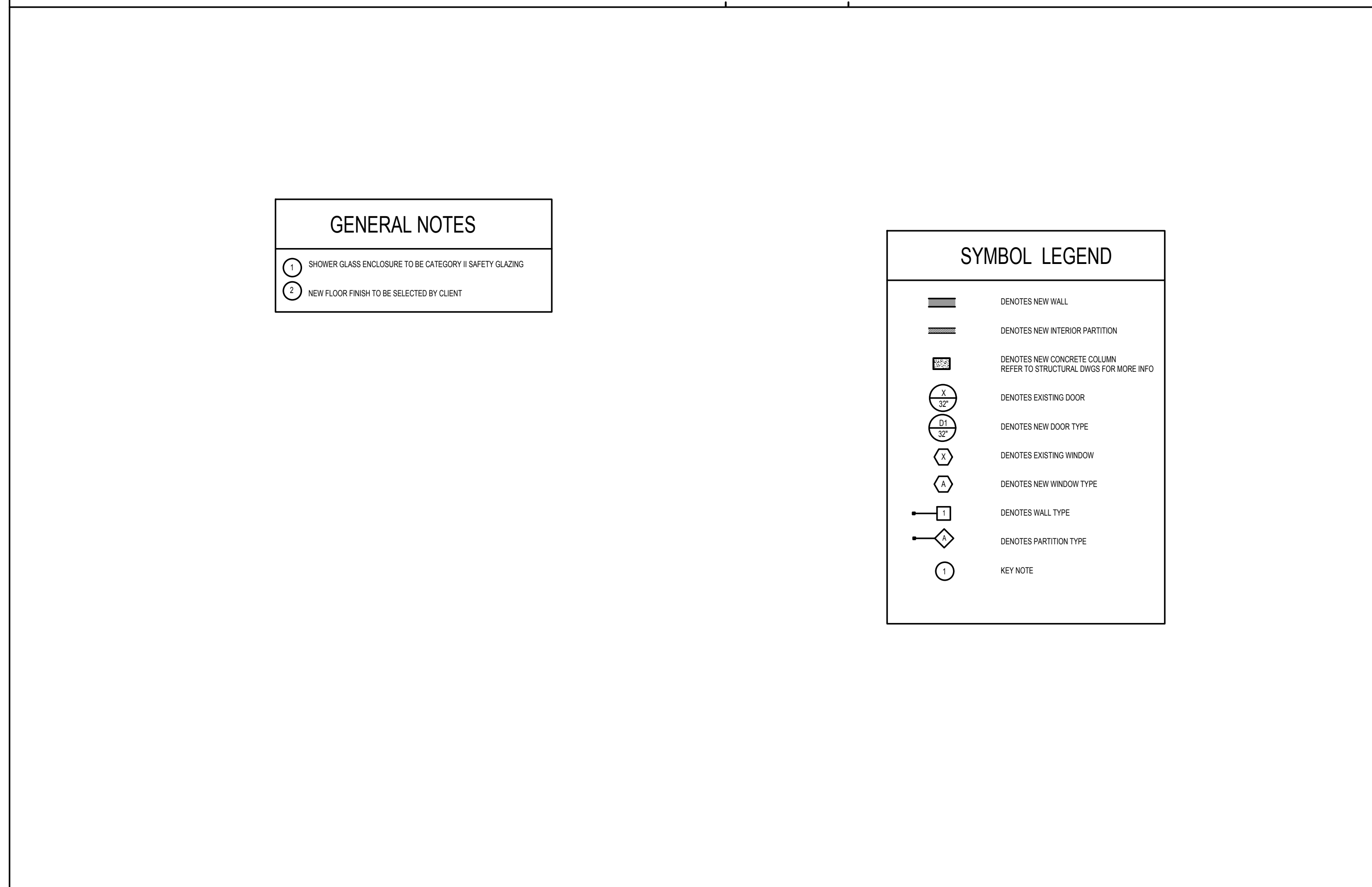
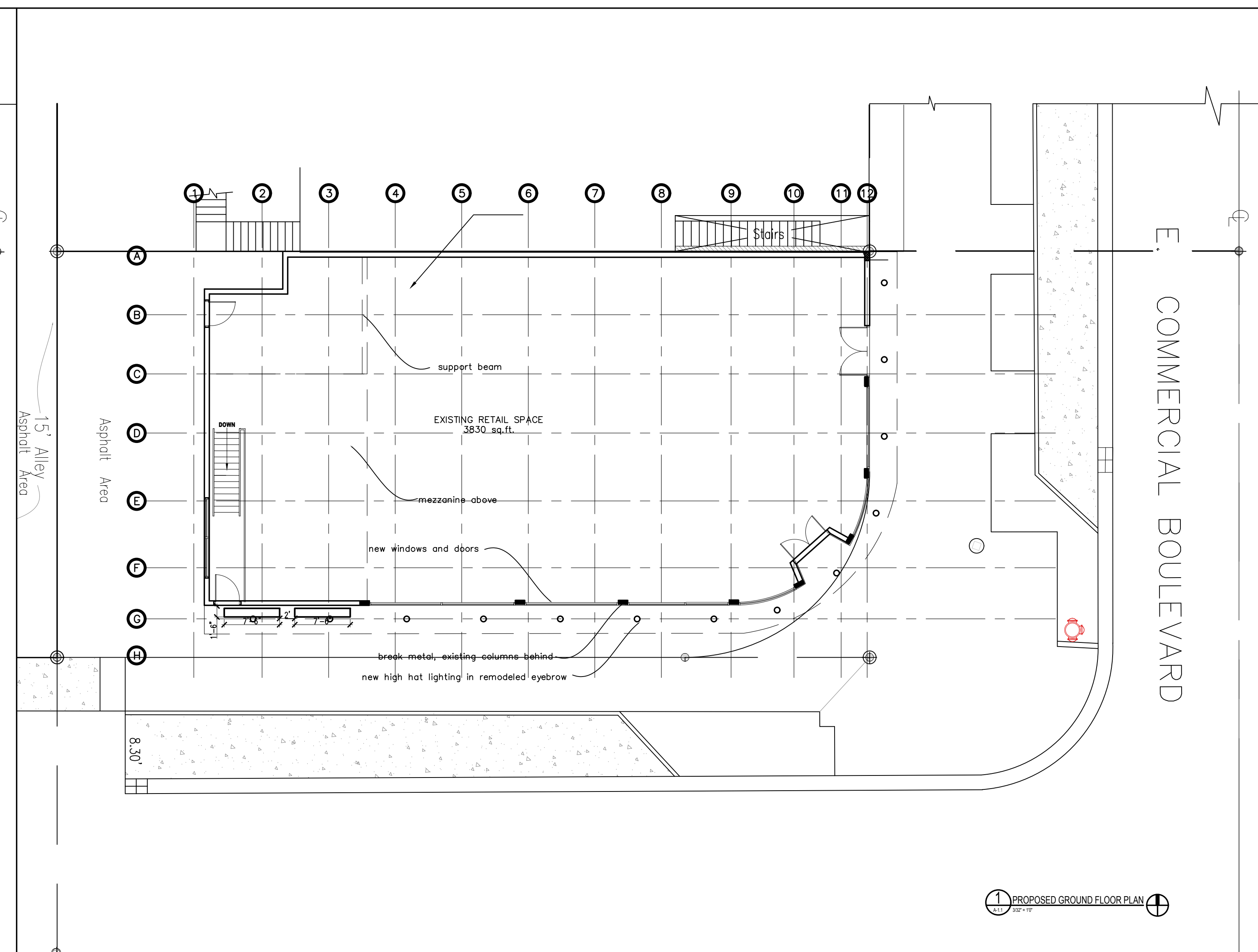
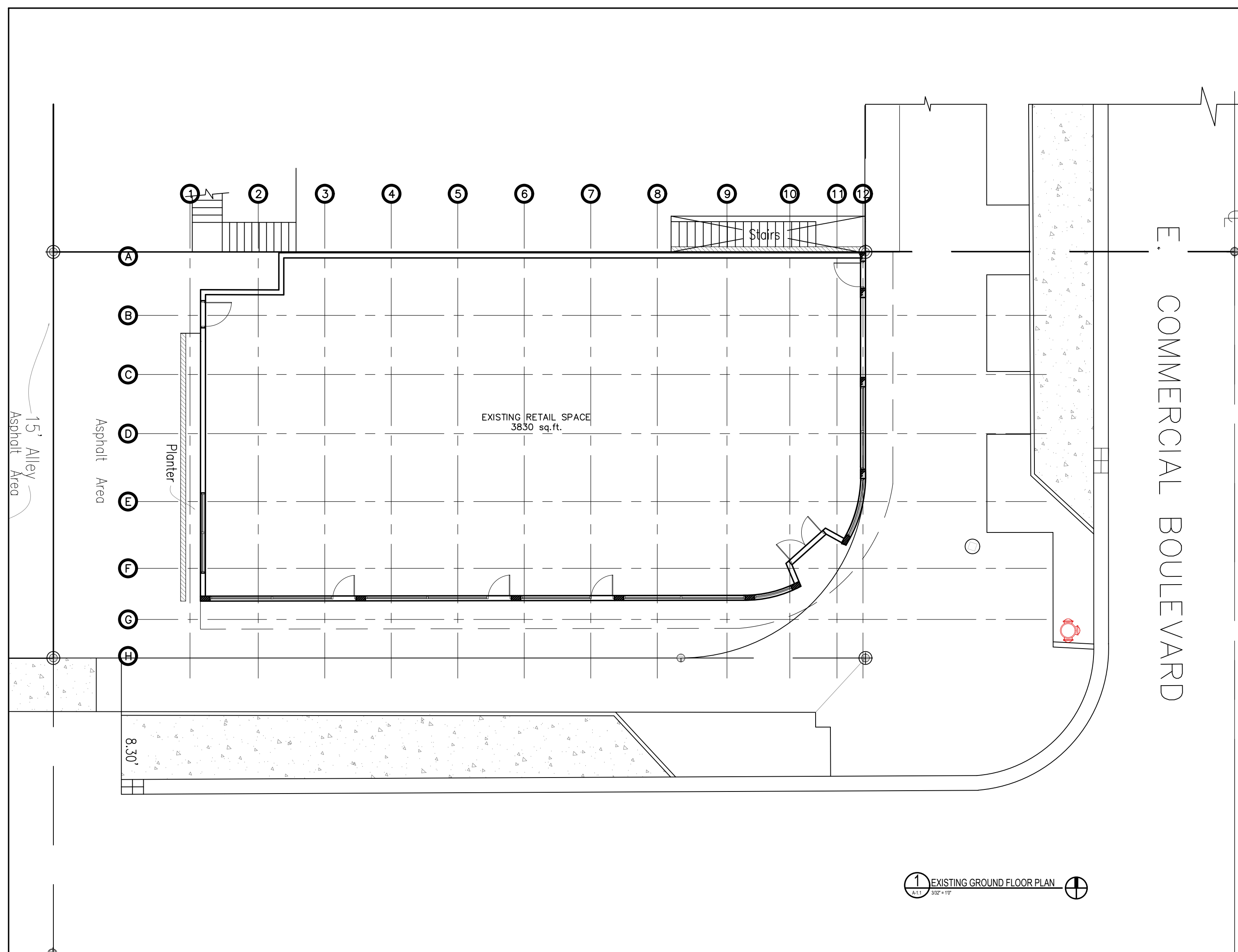
Date	09/10/2019
Drawn by	M.T.
Checked by	M.L.

Scale:

AS SHOWN

Sheet N: G-1.4
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CAD ID:

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SEAL : AR0015952

OSWALD MARRERO
ARCHITECT
AM • NOLA
★

REC. # AR0015952

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Project: COMMERCIAL RETAIL LLC. 100 E. Commercial Blvd. Lauderdale By The Sea, FL 33308	Sheet Title: EXISTING / PROPOSED GROUND FLOOR PLAN
--	--

TOMA DESIGN GROUP INC.	
Tel: (781) 256-7290 2000 NE 30th Ave #101	Fax: (252) 466-4577 Amelita, FL 32190

Date	7-29-2019
Drawn by	M.T.
Checked by	M.L.
Scale:	
AS SHOWN	

Sheet N: A-1.0
CAD ID:

[illegible]

SEAL : AR0015952

OSWALD MARRERO
ARCHITECT
HA • ILABE

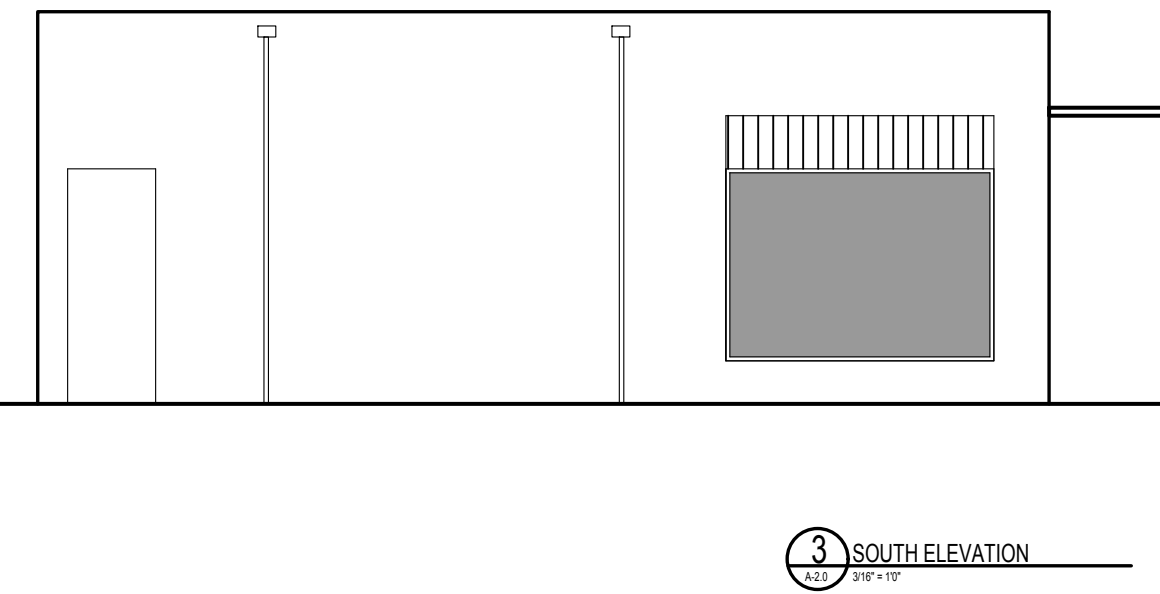
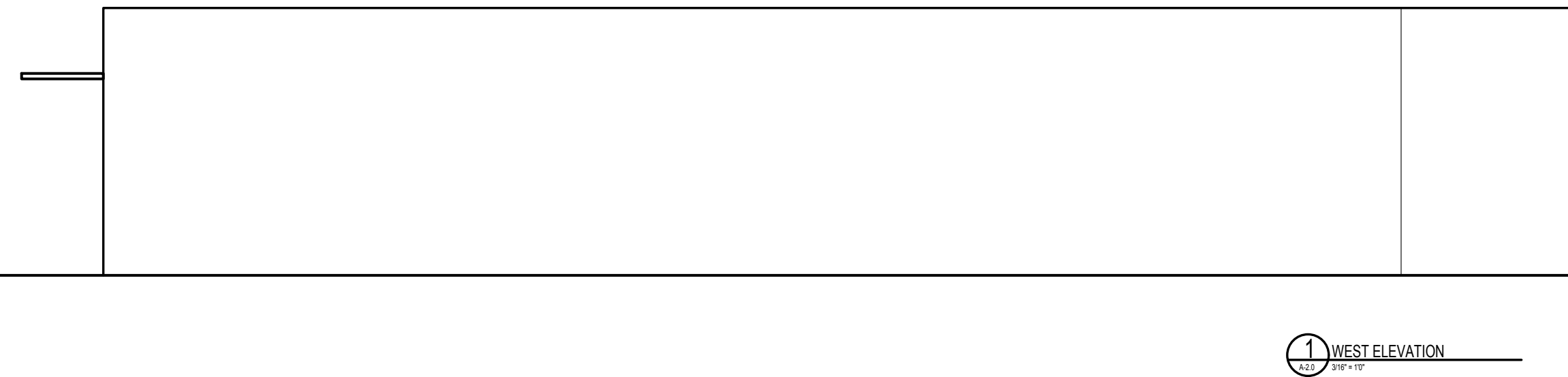
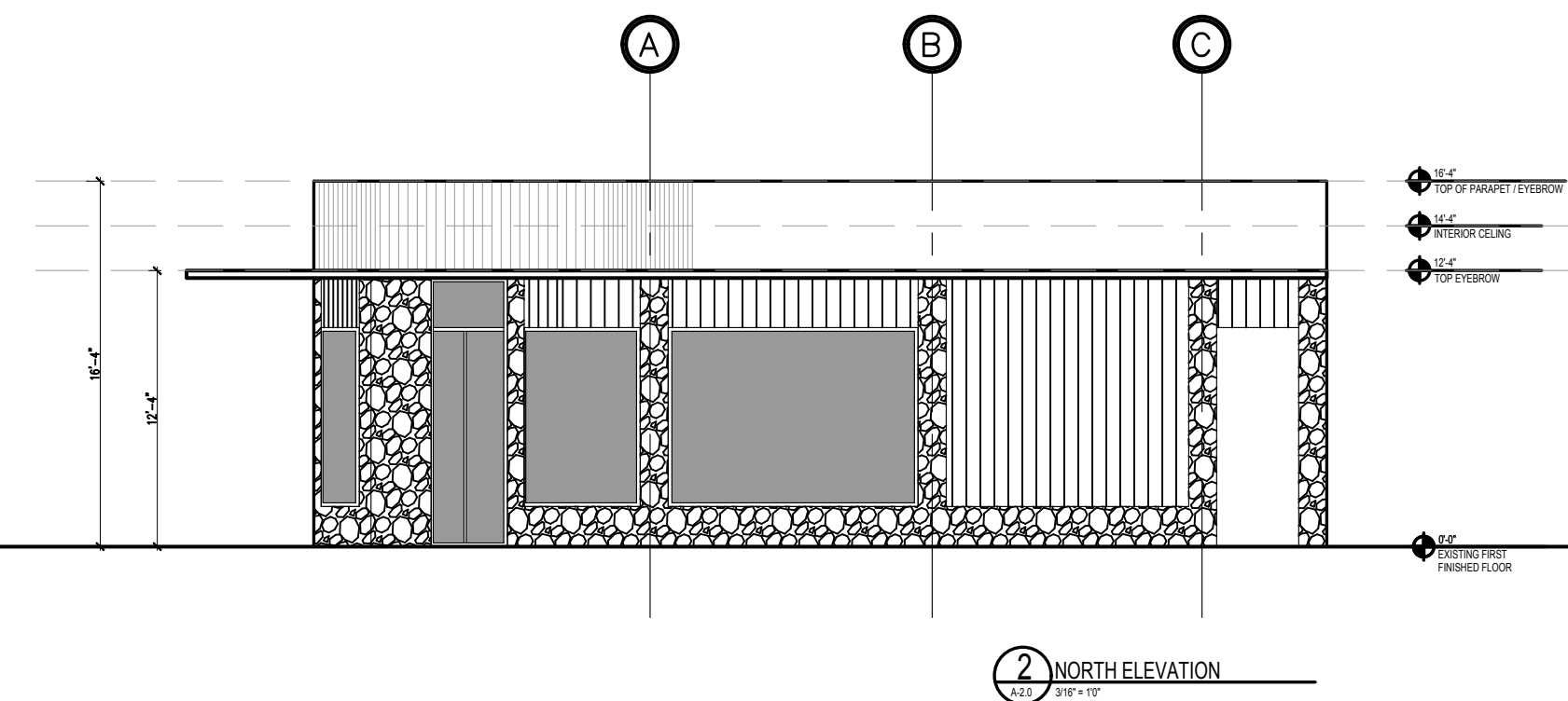
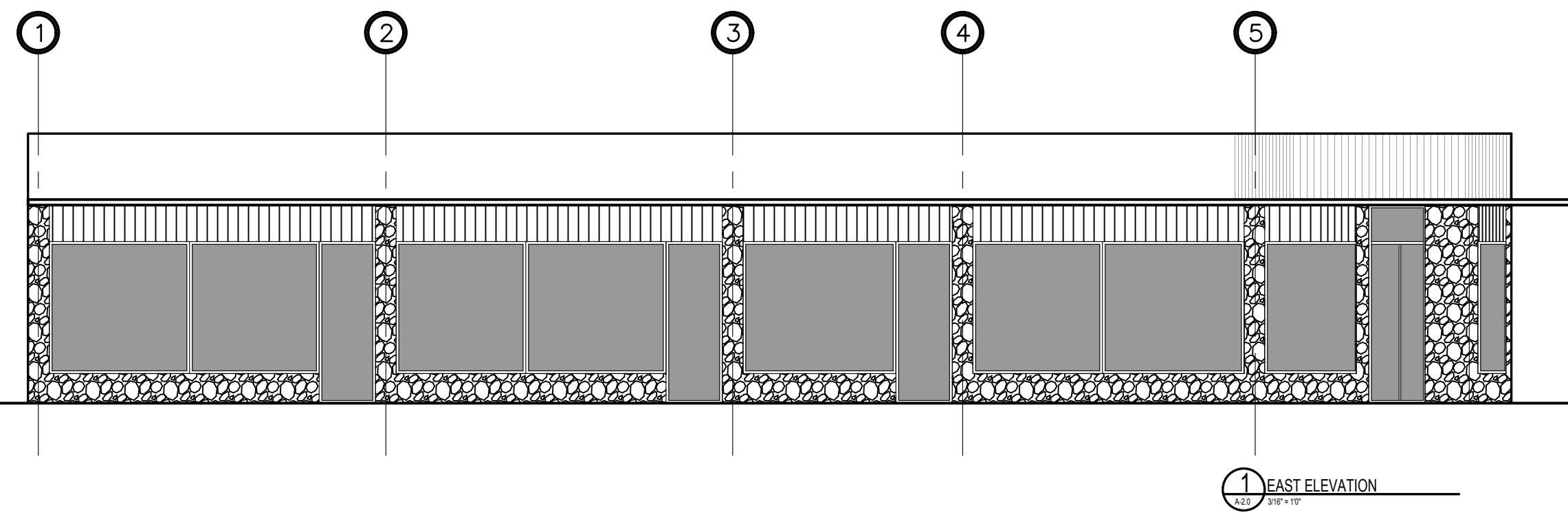
REC. # AR0015952

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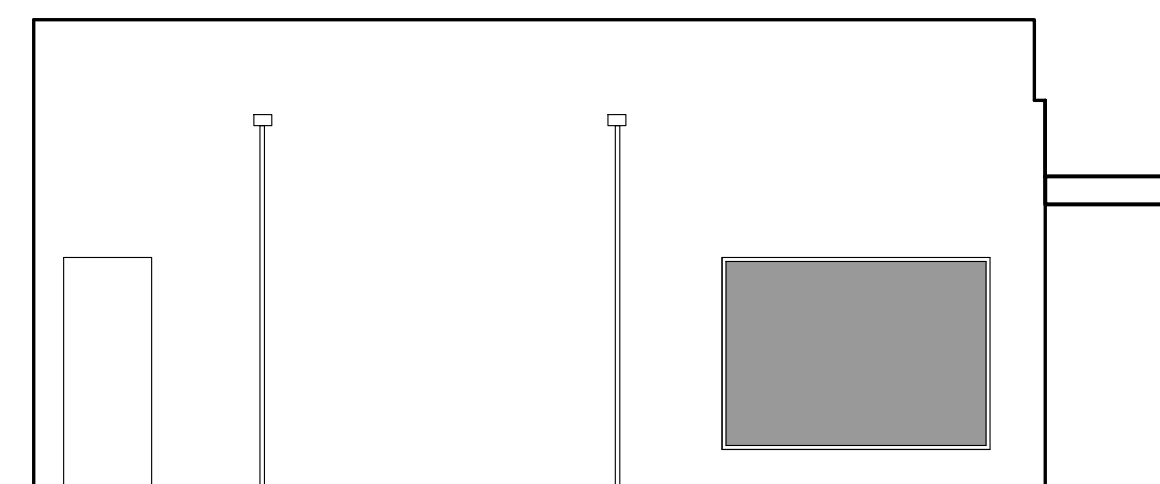
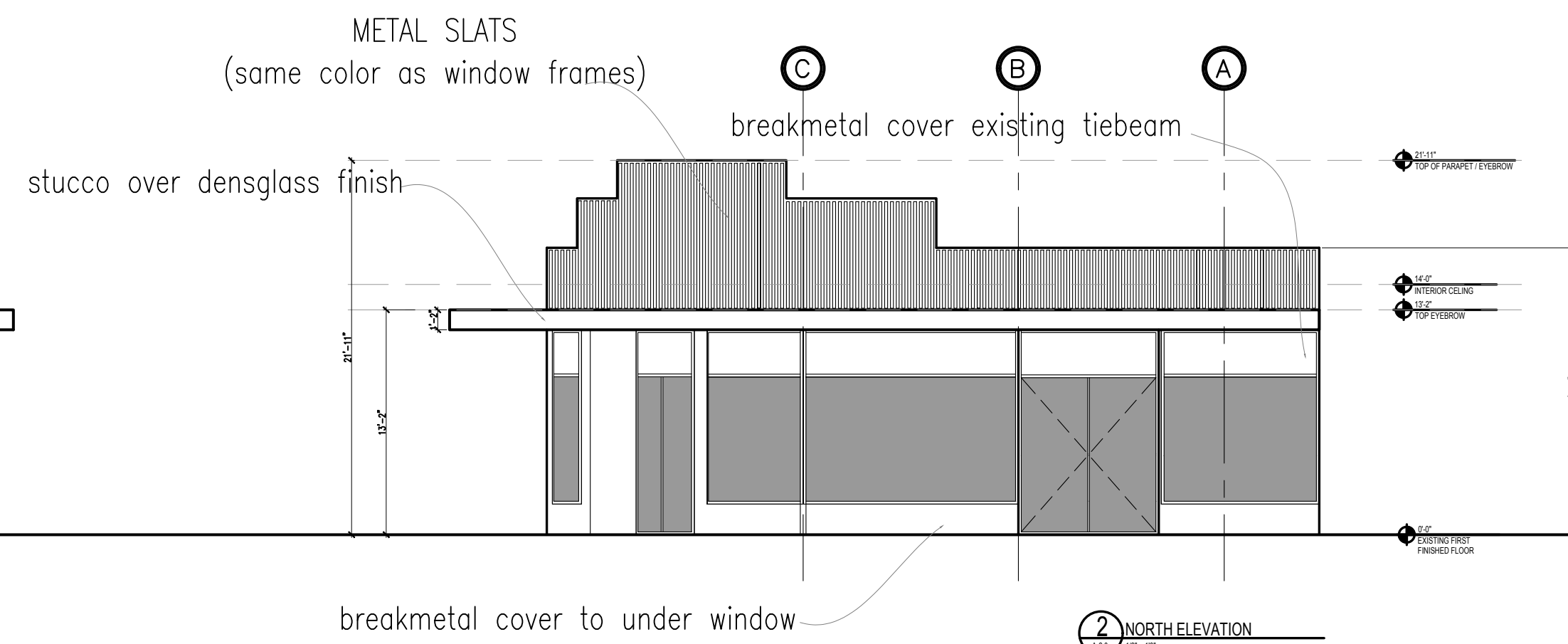
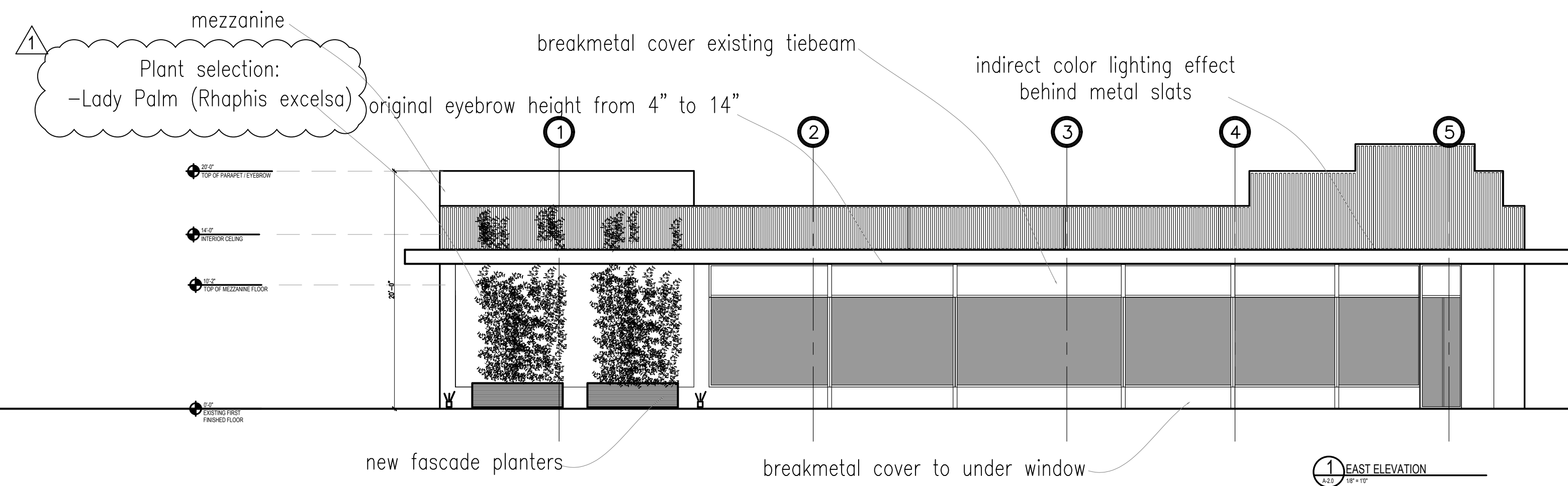
TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2014)

Project: COMMERCIAL RETAIL LLC. 100 E. Commercial Blvd. Lauderdale By The Sea, FL 33308	Sheet Title: PROPOSED EXTERIOR ELEVATIONS
--	--

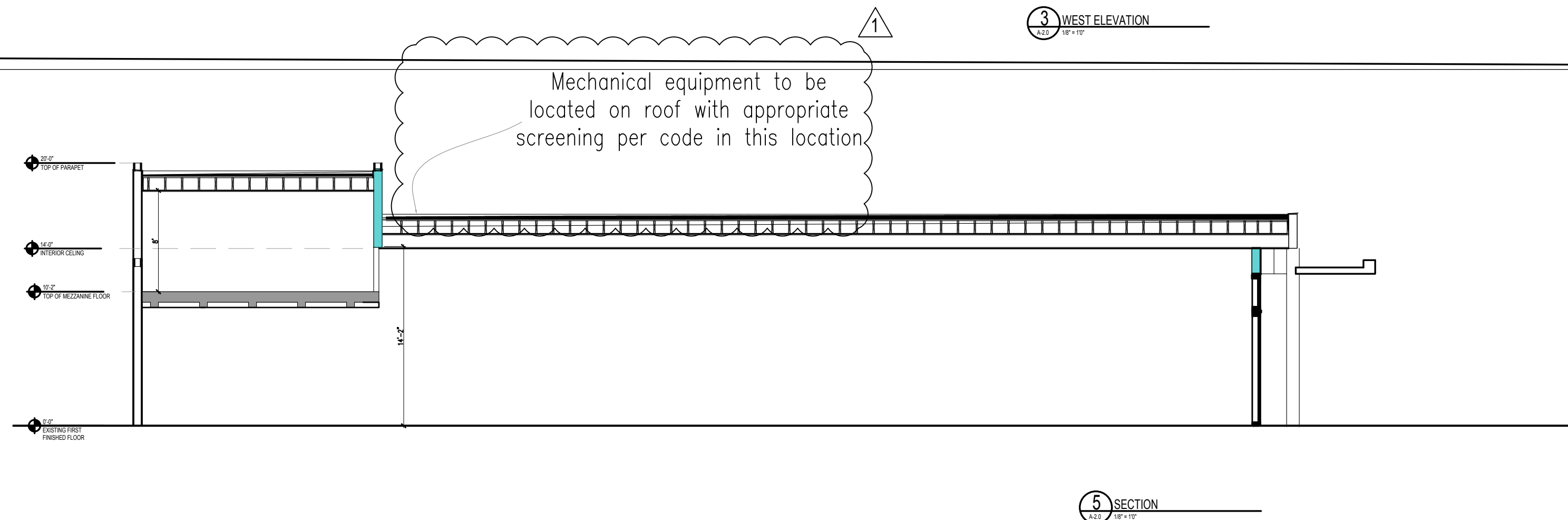
TOMA DESIGN GROUP INC.	
Tel: (761) 206-7280 20900 NE 20th Ave. #1021	Fax: (305) 466-4077 Avon Park, FL 33315
Date	4-3-2019
Drawn by	M.T.
Checked by	M.L.
Scale: AS SHOWN	
Sheet N: A-2.0	
CAD ID:	



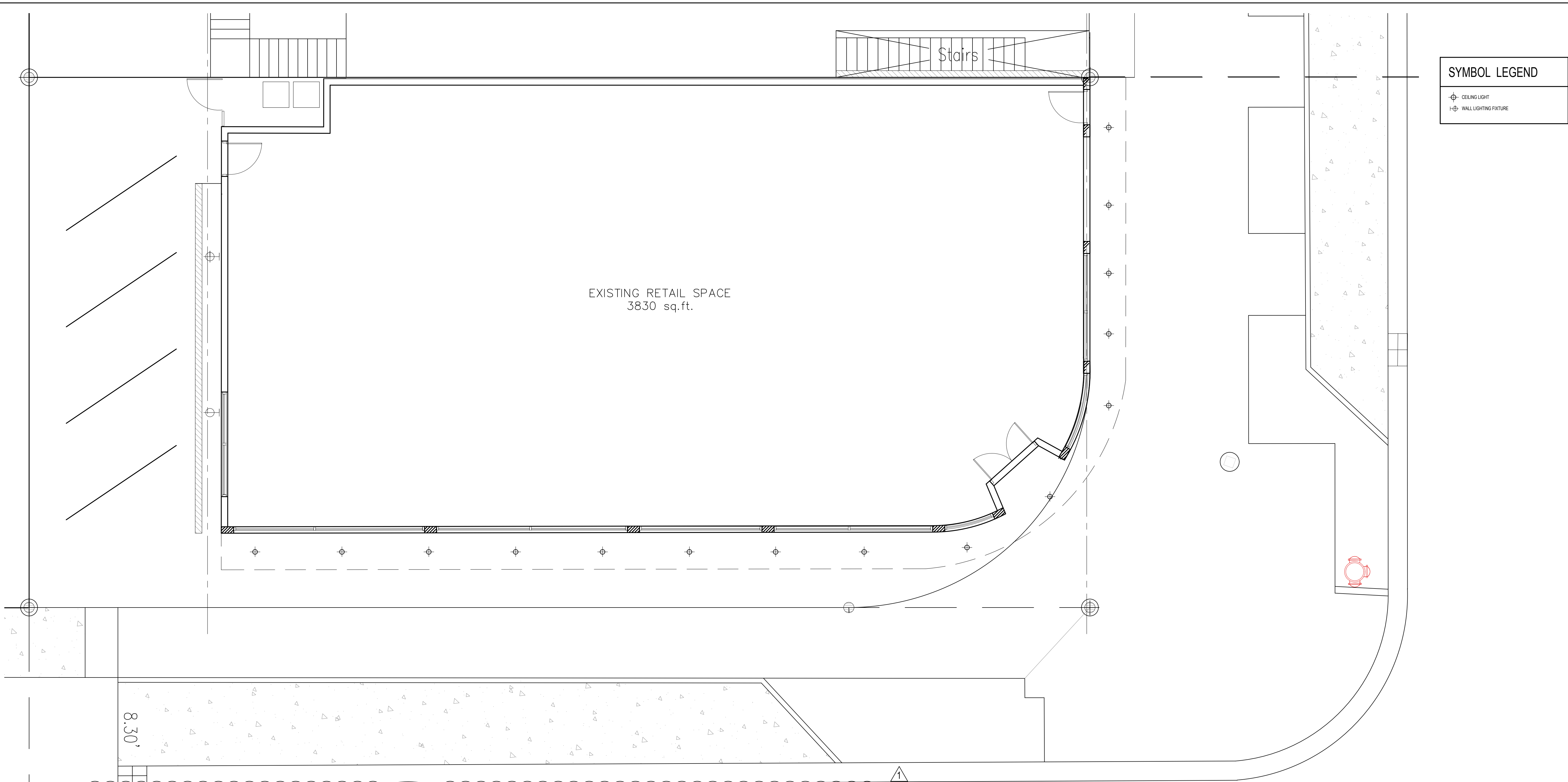
EXISTING ELEVATIONS



PROPOSED ELEVATIONS



PROPOSED SECTION

[illegible]

SEAL : AR0015952

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Project:	COMMERCIAL RETAIL LLC. 100 E. Commercial Blvd. Lauderdale By The Sea, FL 33308
Sheet Title:	EXTERIOR LIGHTING PLAN

TOMA DESIGN GROUP INC.

Tel: (781) 256-7290
2000 NE 30th Ave #101

Fax: (252) 466-4077
Amelita, FL 32190

Date:	4-3-2019	
Drawn by:	M.T.	
Checked by:	M.L.	
Scale:		
AS SHOWN		

Sheet N:

A-3.0

CAD ID:

ZANIBONI
LIGHTING

Project
Type
Contact

Luna 4
1 Light Sources

4 in. (127.2 mm) per light source
Round (Fixed) Downlight

Performance Options	1W	3W	9W	36W
Source Lumens	999 lm	927 lm	2956 lm	2855 lm
Delivered Lumens	944 lm	873 lm	2829 lm	2572 lm
Lumen / Watt	57 lm	89 lm	107 lm	79 lm
Cutout	205 mm	205 mm	300 mm	300 mm
CR/ CCT Multiplier	1300% /	3000% /	1000% /	4000% /
80 CRI	0.93	1.00	1.00	1.00
95 CRI	0.69	0.75	0.81	0.87

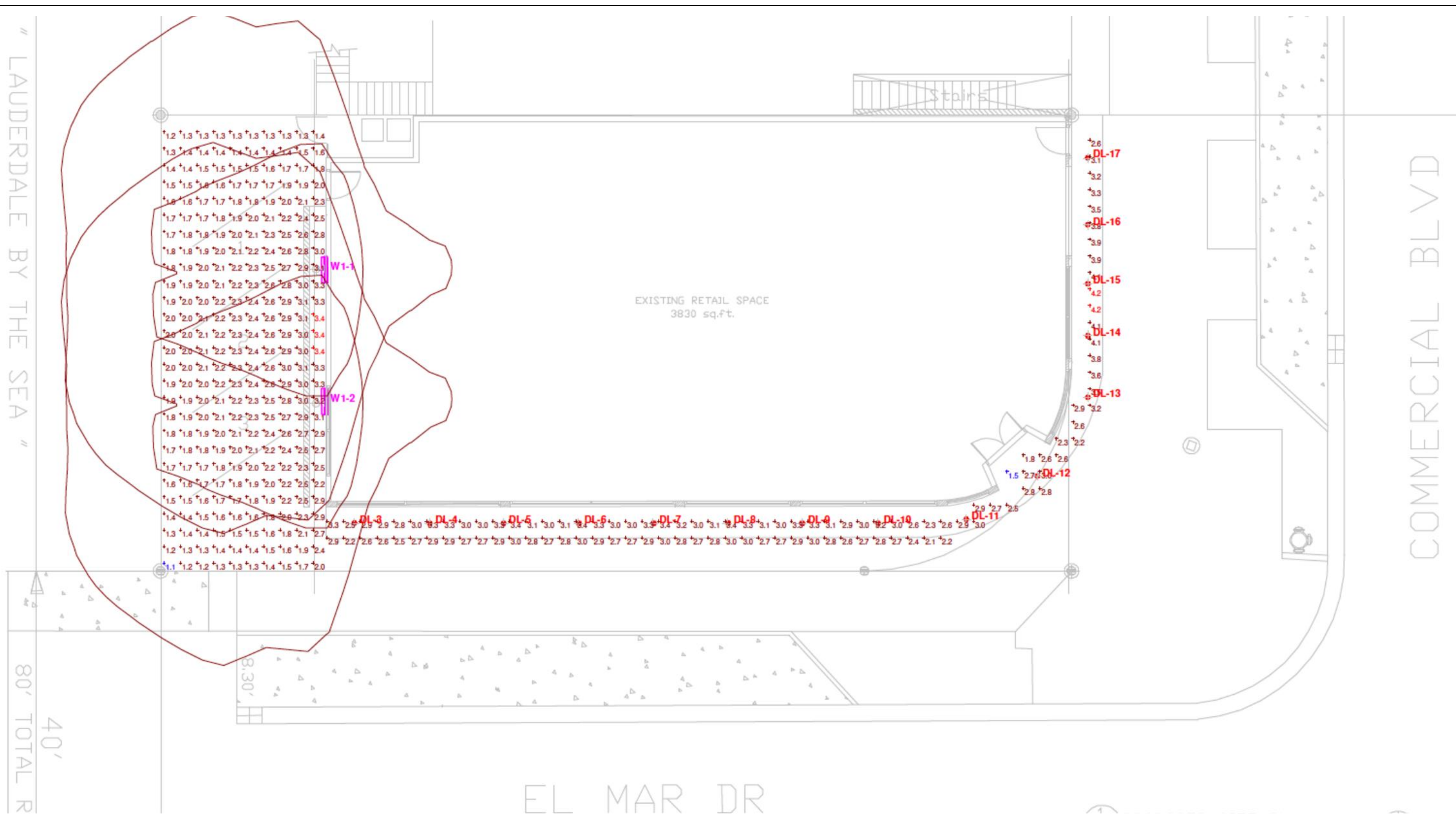
301 Lm @ 4 in

Lumens 2572

D4	LUNA4								
Source	Wattage	Reikin	CR	Beam	Lens	Color	Driver	Installation	IP Rating
D4	LUNA4-10W	10.00W	27.2007	A80 10°	CCol	W/Glitter White	On/Off Driver	On/Off Housing / Enduser	IP20
	12.00W	30.2007	895	24°	F/White	BC/Matrix Back	N/A Not Derivable		Watt 9.50
	18.00W	35.9507	838	36°	2mm Lens	White/Black Inner Spay	On/Off Derivable - ON Back	A Class C	
	26.50W	45.45007	6407		PH/Black Panel	EELV Derivable	On/Off Derivable - N/A Back	BC/Class 1 Non-C	
	AN/Anker				PH/Black Panel	EELV Derivable	On/Off Derivable - N/A Back	BC/Class 2 Non-C	
	W/Warm Dim				PH/Matrix S/Side	CC/Cutout Hot Dry/Cp	F/EG/Dimmable - ON Back	Light/End User	
							EG/Dimmable - ON Back	F/EG/Dimmable	
							AC-10V Derivable - N/A Back	G/Title 24 or Incandescent	
							BC/Matrix	BC/Matrix End User	
							L/Custom	BC/Matrix End User	
							UL/Custom	BC/Matrix End User	
							PL/Custom	BC/Matrix End User	
							D/AGU		

CEILING

[illegible]



SYMBOL LEGEND

	CEILING LIGHT DL FIXTURES
	WALL LIGHTING W-1 FIXTURES

[illegible]

OSWALD, MARRERO
ARCHITECT
AMA • N.A.A.B.

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Project:	COMMERCIAL RETAIL LLC. 100 E. Commercial Blvd. Lauderdale By The Sea, FL 33308
Sheet Title:	EXTERIOR LIGHTING PLAN

TOMA DESIGN GROUP INC.	
Tel: (760) 256-7190 29500 NE 30th Ave #101	
Fax: (352) 406-4077 Aventura, FL 33150	
Date	4-3-2019
Drawn by	M.T.
Checked by	M.L.
Scale:	AS SHOWN
Sheet N: A-3.1.	
CAD ID:	

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D-Series Size 1

LED Wall Luminaire

Capacity	100W
Input	100W
Output	100W
Life	50,000 hrs

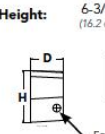




Specifications

Luminaire

Depth: 1.534" (39.3mm)	Weight: 17.76 lbs (8.05 kg)	
Width: 13.584" (345mm)	Height: 10.118" (257mm)	
Depth: 1.534" (39.3mm)	Weight: 10.15 lb (4.6 kg)	
Height: 4.39" (111.5mm)	Weight: 10.15 lb (4.6 kg)	

For 30° LED only entry
control cable entry

Back Box (BBW, ELCV)

Width: 13.584" (345mm)	Depth: 1.534" (39.3mm)	Height: 10.118" (257mm)
Weight: 10.15 lb (4.6 kg)		

Introduction

The D-Series LED luminaire is a stylish, fully integrated LED solution for building modern applications. It features a sleek, modern design and is carefully engineered through long-lasting energy-efficient lighting with a variety of optical and control options for enhanced performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings compared to 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminable.

EXAMPLE: DSW1 LED 2C 1000 40M 3TM MVOLT DBXD70

Ordering Information

ROW ID	Size	LEDs	Driver Current	Color Temperature	Color Rendition	Mounting	Control System
DSW110	100W	120	200mA	3000K	90	101	0
	100W	120	120mA	3000K	90	101	1
	100W	120	120mA	3000K	90	101	2
	100W	120	120mA	3000K	90	101	3
DSW110	100W	120	200mA	4000K	90	201	0
	100W	120	120mA	4000K	90	201	1
	100W	120	120mA	4000K	90	201	2
	100W	120	120mA	4000K	90	201	3
DSW110	100W	120	200mA	5000K	90	301	0
	100W	120	120mA	5000K	90	301	1
	100W	120	120mA	5000K	90	301	2
	100W	120	120mA	5000K	90	301	3

Shape/Depth	Mounting	Control System	Notes
0	0	0	Standard
1	1	1	100' maximum cable length, 100' max. cable run
2	2	2	100' maximum cable length, 100' max. cable run
3	3	3	100' maximum cable length, 100' max. cable run
4	4	4	100' maximum cable length, 100' max. cable run
5	5	5	100' maximum cable length, 100' max. cable run
6	6	6	100' maximum cable length, 100' max. cable run
7	7	7	100' maximum cable length, 100' max. cable run
8	8	8	100' maximum cable length, 100' max. cable run
9	9	9	100' maximum cable length, 100' max. cable run
10	10	10	100' maximum cable length, 100' max. cable run
11	11	11	100' maximum cable length, 100' max. cable run
12	12	12	100' maximum cable length, 100' max. cable run
13	13	13	100' maximum cable length, 100' max. cable run
14	14	14	100' maximum cable length, 100' max. cable run
15	15	15	100' maximum cable length, 100' max. cable run
16	16	16	100' maximum cable length, 100' max. cable run
17	17	17	100' maximum cable length, 100' max. cable run
18	18	18	100' maximum cable length, 100' max. cable run
19	19	19	100' maximum cable length, 100' max. cable run
20	20	20	100' maximum cable length, 100' max. cable run
21	21	21	100' maximum cable length, 100' max. cable run
22	22	22	100' maximum cable length, 100' max. cable run
23	23	23	100' maximum cable length, 100' max. cable run
24	24	24	100' maximum cable length, 100' max. cable run
25	25	25	100' maximum cable length, 100' max. cable run
26	26	26	100' maximum cable length, 100' max. cable run
27	27	27	100' maximum cable length, 100' max. cable run
28	28	28	100' maximum cable length, 100' max. cable run
29	29	29	100' maximum cable length, 100' max. cable run
30	30	30	100' maximum cable length, 100' max. cable run
31	31	31	100' maximum cable length, 100' max. cable run
32	32	32	100' maximum cable length, 100' max. cable run
33	33	33	100' maximum cable length, 100' max. cable run

CEILING LIGHT FIXTURE REAR WALL MOUNTED FIXTURE

A 3D architectural rendering of a modern, single-story commercial building with large glass windows and doors. The building is situated on a paved plaza with a checkered tile pattern. Several people are walking around the plaza, including a man in a suit carrying a bag and a woman in a white sweater. A large tree with green leaves is on the left, and a yellow bench is visible. The building has a sign that says "store" and a large window displaying interior furniture and decor.

[illegible]

SEAL : AR0015952

OSWALD MARRERO
ARCHITECT
MA • NCARB

REG. # AR0015952

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COMMERCIAL RETAIL LLC,
100 E. Commercial Blvd.
Lauderdale By The Sea, FL 33308

RENDINGG
1

TOMA DESIGN GROUP
INC.

Tel: (786) 206-7290 20900 NE 30th Ave. #1001		Fax: (305) 466-4077 Aventura, FL 33180	
Date	4-3-2019		
Drawn by	M.T.		
Checked by	M.L		
Scale: AS SHOWN			

Sheet N: A-4.0.

CAD ID:

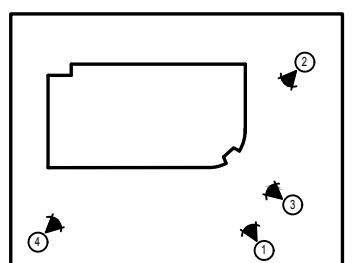


EXHIBIT 1

Application #: 2019-LX-SPN-01
BTR#:



TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Department of Development Services
4501 N. Ocean Boulevard, Lauderdale-By-The-Sea, FL 33308
Phone: 954-640-4210 Fax: 954-640-4654
www.lbts-fl.gov

DEVELOPMENT APPLICATION

In accordance with Section 30.111-30.113 of the Town's Unified Land Development Regulations: Development applications are required to be provided before any development permit is issued. Please refer to the Town's website to obtain a copy of the corresponding Application Checklist. Please also refer to the Fee Schedule, updated annually by the Town, as provided on the website which will indicate the cost per application type. Please check the development approval being requested:

- | | | |
|---|--|---|
| ☐ Abandonment | ☐ Conditional Use-Sign | ☐ Preliminary Site Plan |
| ☐ Administrative Adjustment-Level 1 | ☐ Conditional Use-Transfer Fee | ☐ Sidewalk Cafe |
| ☐ Administrative Adjustment-Level 2 | ☐ Construction Time Extension | ☐ Sidewalk Cafe Modification |
| ☐ Architectural Review-Preliminary | ☐ Development Order Extension | ☐ Site Plan |
| ☒ Architectural Review-Final | ☐ Encroachment Application | ☒ Site Plan Modification-Level |
| ☐ Bicycle Racks | ☐ Landscape Plan | ☐ 1 Site Plan Modification- |
| ☐ Conditional Use | ☐ Landscape Plan Amendment | ☐ Level 2 Tree Removal |
| ☐ Conditional Use Amendment-Level 1 | ☐ Parking Reduction-Level 1 | ☐ Variance-Single Family |
| ☐ Conditional Use Amendment-Level 2 | ☐ Parking Reduction-Level 2 | ☐ Variance-All Other |

Based on approval being requested, refer to the corresponding checklist and supplemental requirements.

Project Name: 100 E. Commercial Folio Number(s): 4943-18-01-1260
Street Address: 100 E. Commercial Blvd., Lauderdale by The Sea, FL 33308
Subdivision Name: Platbook 6, Page 2 Block(s): 14 Lot(s): 8 and 9
Name of Property Owner: Yaniv Saunanes Address of Property Owner: _____
Property Owner's Phone Number: 305 401 2223 Property Owner's Email Address: info@toma-designgroup.com
Name of Applicant: Yaniv Saunanes Address of Applicant: 122 Golden Beach Dr
Golden Beach, FL 33160
Applicant Phone Number: 305-502-7474 Applicant Email Address: _____
Name of Agent (E.G. Contractor) Representing the Project: Martin Litman
Agent's Address: 20900 NE 30th Avenue Agent's Phone Number: 305-401-2223
Aventura, FL 33180 Email Address: _____
Land Use Plan Designation: _____ Zoning District: B-1
Existing/Type of Use of the Subject Property: Retail to remain
Proposed Use of the Subject Property: Retail to remain
As applicable, answer the following:
Existing Number of Units: 1 Proposed Number of Units: 1
Existing Square Footage: 3830 Proposed Square Footage: 4330



DEVELOPMENT APPLICATION SIGNATURE PAGE

Print Name of Property Owner: Yaniv Sananes Date: 4/3/19

Signature of Property Owner: [Signature]

State of Florida: _____

County: Dade

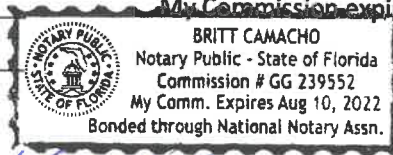
SWORN AND SUBSCRIBED before me this 4 day of April, 2019.

The person signing is ☒ Personally known to me or _____ Has produced identification _____

Print Notary Name: Britt Camacho

My Commission expires: Aug 10, 2022

Notary Signature: [Signature]



Print Name of Applicant: YANIV SANANES Date: 4/3/19

Signature of Property Applicant: [Signature]

State of Florida: _____

County: Dade

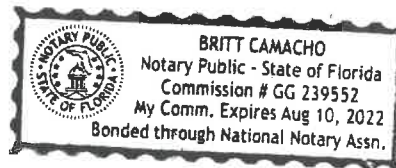
SWORN AND SUBSCRIBED before me this 4 day of April, 2019

The person signing is ☒ Personally known to me or _____ Has produced identification _____

Print Notary Name: Britt Camacho

My Commission expires: Aug 10 2022

Notary Signature: [Signature]



FOR ADMINISTRATIVE USE ONLY:

Date Application submitted: _____

Date Application found complete: _____

Pre-Application meeting date: _____

Non-refundable Application Fee: _____

Cost Recovery Fee: _____

SITE PLAN LEVEL 2 MODIFICATION CHECKLIST



TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Department of Development Services
4501 N. Ocean Boulevard Lauderdale-By-The-Sea, FL 33308
Phone: 954-640-4210 Fax: 954-640-4654
Email: Planning@LBTS-FL.gov
www.LBTS-FL.GOV

SITE PLAN LEVEL 2 MODIFICATION CHECKLIST

In accordance with the Town of Lauderdale-By-The-Sea Unified Land Development Regulations Section 30-123 – Administrative Adjustment-Level 2, the following is a list of the required documentation required for development approval of an Site Plan Level 2 Modification application.

Items for Submittal:

- Fee for Site Plan Modification-Level 2 + Deposit (See Fee Schedule)
 - (1) copy of the PLANS only (at 11" x 17") in color (as applicable at final submittal)
 - Two (2) copies of the PLANS only signed, sealed and bounded at 24" x 36"
 - One (1) digital copies of the below referenced documents – via email, disk or thumb drive
- A completed Development Application signed and notarized (original needed)
- Proof of Ownership (Deed, Title Work)
- Copy of site plan previously approved by the Town (see specifications for site plan below)
- Copy of Development Order originally approved by the Town
- A letter addressed to the Town describing the changes to the previously approved site plan
- An exhibit showing the proposed modifications to the site plan (please show change to site plan at the same scale and paper size as previously approved site plan)
- Current survey current within 60 days and drawn to scale (as applicable)
- Revised rendering or perspectives of the modified development (as applicable)
- Revised landscape plans (as applicable)
- Revised elevations (as applicable)
- Traffic Study (as applicable)
- Photos of site and of adjacent properties (as applicable)
- Upon resubmittal of the plans, include a letter response to the Town comment. This is done by providing the comment received from the Town followed by a response by the applicant

Specifications for Site Plan: If the original site plan was not completed to the required specifications, please review the following information as the appropriate submittal package for a site plan:

- Cover sheet for the plan set describing project details (e.g. consultants, area map, project name)
- Survey. The survey must identify the following:
 - * Distance of structure from property line
 - * Distance between structures
 - * Identify property lines
 - * Existing setbacks
 - * Easements
 - * Adjacent right-of-way
- Detail Sheet
- Floor Plans
- Building Elevations
- Renderings or perspectives of the proposed development



SITE PLAN PROJECT CHARACTERISTICS

Application #: 305 502-7474
 Project Name: 100 E. Commercial
 Acres (gross): 0.1352 Acres (net): 5888
 Zoning District: B-1

EXISTING SITE CHARACTERISTICS:

Is this a modification to a previously approved site plan? ☒ Yes or ☐ No If yes, please provide the date and application number of the previous approval _____

Existing Land Use Plan Designation: Retail

Proposed Land Use Designation: Retail

Existing Use of property: Retail

Is the site presently vacant? NO

How many units existing? 1

The date last occupied occupied currently

Will any units be demolished? no

Number of units to remain 1 To be demolished 0

For Residential: Plot Size: ✓

Density: ✓ # of stories ✓

For Non-Residential: Gross Floor Area 3830 sq ft

Plot Size: 55' x 110' # of stories _____

Please describe the request being made under this application (a separate letter may be required as part of a Site Plan Level 2 application) The request is to add interior 500 sq ft.

mezzanine addition to existing retail building.

Additional Information: _____

PROPOSED DEVELOPMENT: COMPLETE FOR RESIDENTIAL PROJECTS

UNIT TYPE	NUMBER OF UNITS	PLOT SIZE	DENSITY
Single-Family			
Duplex			
Townhouse			
Condominium			
Motel Unit			
Hotel Unit			
If site plan is being modified, describe changes to any of the above:			

PROPOSED DEVELOPMENT: COMPLETE FOR NON-RESIDENTIAL PROJECTS

LAND USE TYPE	GROSS FLOOR AREA	PLOT SIZE	NUMBER OF STORIES
Commercial	3830	55' x 110'	1
Office			
Restaurant			
Medical			
Other Uses:			
Other Accessory Uses:			
If site plan is being modified, describe changes to any of the above:			

Administrative Use Only

Date Application Submitted: _____
 Pre-Application Meeting Date: _____

Date Found Complete: _____

Sec. 30-139. - Notice of Public Hearings.

- (a) *Generally.* When an application for development approval is subject to a public hearing, the DSD shall ensure that the necessary public hearing is scheduled for the decision-making body reviewing the application and that proper notice of the public hearing is provided, as set forth herein. All notices for public hearings shall include the following information:
- (1) Applicant's name;
 - (2) The date, time, and place of the public hearing;
 - (3) A description of the property involved by street address or by legal description, and area of the subject property. A map may be substituted for the legal description or as required by State law;
 - (4) The nature, scope and purpose of the proposal being noticed;
 - (5) The Town departments where the public may inspect the application, staff report and related materials during normal business hours;
 - (6) A statement that affected parties may appear at the public hearing, be heard and submit evidence with respect to the application; and
 - (7) Other information as may be required by law.
- (b) *Mailed notice.*
- (1) Where mailed notice is required, pursuant to Table XXX, it shall be provided to all property owners within a 300 foot radius of the subject property, and shall include the subject property owner(s) and Town Development Services Department.
 - (2) Distances for purposes of mailed notice requirements shall be measured from the perimeter of the property subject to development approval, except that where the owner of the subject property owns contiguous property, the distance shall be measured from the perimeter of the boundary of the contiguous property.
 - (3) Property owners shall be determined by the ad valorem tax records of Broward County.
 - (4) The DSD shall prepare the written notice and provide said notice to the Town Clerk who shall be responsible for mailing the notices.
 - (5) Mailed notice shall be deemed given when a notice has been properly addressed, stamped and deposited in a U.S. Postal depository or collected by an employee of the U.S. Postal Service.
 - (6) Notice by mailing is a courtesy only and no action taken by the Town shall be voided by the failure of any individual property owner to receive such notice.
- (c) *Published notice.* When the provisions of this chapter require published notice, the DSD shall provide that the notice be:
- (1) Published in the non-legal section of the local newspaper of general circulation that has been selected by the Town and in accordance with applicable Florida Statutes.
 - (2) Follow the timelines and ad type established in Table XXX in this article.
 - (3) For the purposes of this section and Table XXX:
 - a. "Display ad" shall be no less than two columns wide by ten inches long and the headline of the required notice shall be in a type no smaller than 18 point font size. If the ad is for a zoning map amendment, it shall also include a map pursuant to Florida Statutes 166.041(3)(c)2.
 - b. "Standard ad" shall be shall be in the legal ad section of the classified ads of the newspaper and shall be in a type no smaller than 5 point font size.

- (d) *Posted notice.* When the provisions of this chapter require that notice be posted on the property subject to the application, the DSD shall provide the required sign to the applicant who will be responsible for posting the property, as set forth below:
- (1) Signs shall be placed on the property that is the subject of the application in accordance with timelines prescribed in Table XXX in this article prior to a required or requested hearing.
 - (2) If the subject property fronts on more than one right-of-way, then a sign shall be posted facing each right-of-way.
 - (3) Signs shall be placed no more than five feet from the street or if there is a sidewalk, no more than two feet beyond the property side edge of the sidewalk, so that the lettering is visible from the street.
 - (4) If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the Town and posting the new sign on the property.
 - (5) The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, or requirement for review or hearing by another body. The sign information shall be updated to include any additional public hearings or public hearing deferrals consistent with Table XXX.
 - (6) No less than five days prior to the public hearing, the applicant shall execute and submit to the Department an affidavit of proof of the posting of the public notice sign in accordance with the provisions of this section. Updates as provided in (5) above shall also require such affidavit. If the applicant fails to submit the required affidavit, the DSD may postpone the application until the next public hearing after the affidavit has been supplied.
- (e) *Town Website Posting.* Notice of all development applications shall be provided on the Town's Website no later than ten days prior to any public hearing related to the application. Website Notice is a courtesy only and no action taken by the Town shall be voided by the failure of such notice to be posted.
- (f) *Re-noticing.* All costs of re-noticing the public hearing shall be borne by the party failing to comply with the applicable notice requirements, requesting the deferral or continuance, or whose actions are responsible for the deferral or continuance which may require re-noticing of the hearing. Continuances to a date certain, announced at the originally noticed meeting, shall not require re-notice of the new public hearing date. Continuances to unspecified dates, substantive changes to an application request during the period an application has been continued, or more than two continuances on the application, shall require re-noticing for the new public hearing date.
- (g) *Development applications requiring public hearing.* Public hearings on applications for development permit approvals other than rezoning, including, but not limited to administrative adjustments, appeals from administrative decisions, conditional uses, plats, site plans, vacations and variances shall be noticed as follows in accordance with Table XXX.
- (h) *Applicant bears burden of costs.* When the provisions of this chapter require that notice be provided, the costs of Town staff preparing the content of the notice and providing such notice shall be billed through cost recovery.
- (i) *Provisions of Florida Statutes to prevail.* Where provisions of the Florida Statutes conflict with provisions of this chapter, the Florida Statutes shall prevail except where this chapter contains supplementary requirements not in conflicting with the Florida Statutes.

Table XXX. Notice Requirements

Application Type	Florida Statute Reference	Board Notice Date (as	Commission Notice	Type of Notice			
				Website	Posted	Mailed	Published

EXHIBIT 2

		applicable)	Date			300'	(Ad Type)
Other development permits: administrative adjustments, appeals from administrative decisions, conditional uses, plats, site plans, variances		10 days	10 days	X	X	X	n/a
Administrative decisions: Architectural Review, Conditional Use Level 1 Modification, Site Plan Level 1 Modification				n/a	n/a	n/a	n/a
Comprehensive Development Master Plan - Text	163.3184	10 days	7 days - 1st public hrg and 5 days - 2nd public hrg	X			X (Display)
Comprehensive Development Master Plan - Map	163.3184	10 days	7 days - 1st public hrg and 5 days - 2nd public hrg	X	X	X	X (Display)
Land Development Code - Text Amendments changes to actual list of permitted, conditional, or prohibited uses within a zoning category).	166.041(3)(c)2	10 days	7 days - 1st public hrg and 5 days - 2nd public hrg	X			X (Display)

EXHIBIT 2

Land Development Code - all other Text Amendments	166.041	10 days	10 days	X			X (Standard)
Zoning Map Change (chapter 30)—Town (less than 10 contiguous acres)	166.041(3)(c)1	10 days	30 days	X		X	X (Standard)
Zoning Map Change (chapter 30)—Town (10 or more contiguous acres)	166.041(3)(c)2	10 days	7 days - 1st public hrg 5 days - 2nd public hrg	X	X	X*	X* (Display, with map)
Zoning Map Change (chapter 30)—Owner	166.041(3)(a)	10 days	10 days	X	X	X	X (Standard)

(Ord. No. 2014-08, § 3, 7-7-2014)

EXHIBIT 3

Sec. 30-123. - Modification of approved site plan.

If an applicant's development plans change after previously receiving site plan approval, the applicant may file an application for modification of an approved site plan, pursuant to section 30-112, with the Department. Applications for modification of an approved site plan shall be classified as provided below.

- (a) *Level 1 - Administrative approval.* A Level 1 site plan modification will, as determined by the Town Manager, have:
 - (1) No adverse effect on the approved site and development plan;
 - (2) No adverse impact upon adjacent and nearby properties; and
 - (3) No adverse aesthetic impact when viewed from a public right-of-way.
- (b) *Level 2 - Town Commission approval.* A Level 2 site plan modification presents a significant change in intensity of use which, in turn, may have a significant impact upon facilities, concurrency, nearby and adjacent properties, or findings made at the time of approval of the site and development plan as determined by the Town Manager and which requires Town Commission review and approval.
- (c) *Modification Level Criterion.* In determining the level of review applicable to a modification, the Town Manager shall consider the following questions:
 - (1) Does the modification increase the buildable square footage of the development?
 - (2) Does the modification reduce the provided number of parking spaces below the required number of parking spaces?
 - (3) Does the modification cause the development to be below the development standards for the zoning district in which it is located or other applicable standards in the Land Development Regulations?
 - (4) Does the modification have an adverse effect on adjacent or nearby property or reduce required physical buffers, such as fences, trees, or hedges?
 - (5) Does the modification adversely affect the elevation design of the structure or reduce the overall design of the structure below the standards stated in article I, division 2, Architectural Review Requirements?
 - (6) Does the modified development meet the concurrency requirements of the Town of Lauderdale-By-The-Sea Comprehensive Plan?
 - (7) Does the modification alter the site layout so that the modified site plan does not resemble the approved site plan?
- (d) *Appeal.* When any determination of modification made by the Town Manager is challenged or contested by the applicant, an appeal may be taken to the Town Commission.
- (e) *Procedure.* All site plan modifications shall be processed as set forth in division 1, generally, of this article.
- (f) *Required information.* The following information must be presented with a request for a site plan modification:
 - (1) Development order approving the original site plan, if applicable.
 - (2) Site plan information as deemed necessary by the Department.
 - (3) Minor modification: A letter from the applicant that sets forth the requested changes, along with an exhibit showing that portion of the site plan which is to be changed in its present condition and an exhibit depicting the requested change.
- (g) *Time frame.*

EXHIBIT 3

- (1) Upon approval of a Level 2 site plan modification by the Town Commission, the applicant shall have six months or until the expiration date of the original approval, whichever is later, to secure a building permit from the Department.
 - (2) If an applicant fails to secure a building permit in that time, all previous approvals shall become null and void and the applicant will be required to resubmit the plan for site plan review.
 - (3) At its discretion, the Town Commission may extend the approval of a major site plan modification for a six-month period.
 - (4) Level 1 - Administrative site plan modifications shall not extend the time limits of an approved site plan.
- (h) *Reporting.* The DSD shall prepare and provide to the Town Manager a quarterly report on Level 1 - Administrative approval site plan modifications, which shall be filed a minimum of quarterly with the Town Commission.

(Ord. No. 2014-08, § 3, 7-7-2014; Ord. No. 2017-01, § 2, 1-16-2017)