

Town of Lauderdale-By-The-Sea

Regular Town Commission

Agenda

Tuesday, July 22, 2025

6:30 PM



Jarvis Hall 4505 N. Ocean Drive
www.Lauderdalebythesea-fl.gov

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Mayor Edmund Malkoon
Vice Mayor Randy Strauss
Commissioner Richard DeNapoli
Commissioner John A. Graziano
Commissioner Theo Pouloupoulos

Linda Connors, Town Manager
Susan Trevarthen, Town Attorney
Katrina Adler, Town Clerk

Regular Town Commission

Tuesday, July 22, 2025, 6:30 PM
Jarvis Hall 4505 N. Ocean Drive

1. **CALL TO ORDER, MAYOR EDMUND MALKOON**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **INVOCATION by Pauline Brooks McGuiness representing the Bahai Faith**
4. **ADDITIONS, DELETIONS, DEFERRALS OF AGENDA ITEMS**
5. **PRESENTATIONS**
6. **PUBLIC COMMENTS**
7. **PUBLIC SAFETY DISCUSSION**
 - 7.a. BSO June 2025 Public Safety Report
 - 7.b. PBFD June 2025 Public Safety Report
8. **TOWN MANAGER REPORT**
 - 8.a. Town Manager Report
 - 8.b. April 2025 Finance Report
 - 8.c. May 2025 Finance Report
9. **TOWN ATTORNEY REPORT**
10. **APPROVAL OF MINUTES**
11. **CONSENT AGENDA**
12. **OLD BUSINESS**
13. **NEW BUSINESS**
 - 13.a. RESOLUTION 2025-31-A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING THE PURCHASE OF A REPLACEMENT PUMP FOR THE SEAGRAPE LIFT STATION FROM TOM EVANS ENVIRONMENTAL, INC., IN THE AMOUNT NOT TO EXCEED OF \$40,768.22; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.
 - 13.b. FY 26 CIP
14. **COMMISSIONER PRESENTATIONS**
15. **COMMISSIONER COMMENTS**
16. **ORDINANCES 1st Reading**
17. **ORDINANCES 2nd Reading**

18. RESOLUTIONS – PUBLIC COMMENTS

- 18.a.** RESOLUTION 2025-30: A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, ESTABLISHING A PROPOSED MILLAGE RATE FOR THE 2025/2026 FISCAL YEAR; PROVIDING FOR THE DATE, TIME, AND PLACE OF THE PUBLIC HEARING TO CONSIDER THE PROPOSED MILLAGE RATE AND THE TENTATIVE BUDGET; DIRECTING THE TOWN CLERK TO FILE SAID RESOLUTION WITH THE PROPERTY APPRAISER OF BROWARD COUNTY; AND PROVIDING AN EFFECTIVE DATE.

19. QUASI JUDICIAL PUBLIC HEARINGS

- 19.a.** 2025-LVL2-AA-03:Pursuant to Section 30-128, “Administrative Adjustments,” of the Town Code of Ordinances (the “Town Code”), the Applicant has requested an administrative adjustment from Section 30-313 (t)(2)(b)(1) “Permanent Generators” of the Town’s Code of Ordinances, to permit the encroachment of a generator one (1) foot into the required 5-foot side setback for the property located at 228 Imperial Lane.
- 19.b.** 2025-LVL2-AA-02- Pursuant to Chapter 30 “Unified Land Development Regulations,” Section 30-128 “Administrative adjustments of the Town’s Code of Ordinances, the Applicant has requested an administrative adjustment from Section 30-241 (h) (6) (b) “Side Setbacks” of the Town’s Code of Ordinances, to permit an encroachment of the roof overhang of (2) feet into the required 12-foot side setback for the property located at 4628 Bougainvilla Drive.
- 19.c.** 2024-CU-01-Pursuant to Chapter 30 “Unified Land Development Regulations,” Article IV “Development Permits – Applications, Requirements And Review Procedures,” Division 3 “Conditional Use Procedures And Requirements” of the Town Code of Ordinances (“Town Code”), the Applicant has requested Conditional Use Approval to construct a residential duplex within the RM-25 zoning district at the property located at 4628 Bougainvilla Drive.

20. 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 ENSURE 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.

INVOCATION:

The Invocation before each Town Commission meeting is a voluntary service of a private citizen, offered to serve the spiritual needs of the members of the Town Commission and solemnize the meeting. It is not intended to be an opportunity to advance or disparage one faith or belief over another. The views expressed in the Invocation have not been previously reviewed by the Town and do not necessarily represent the beliefs of any Town employee or official. No person is required to be present at or participate in the Invocation, and the decision whether to be present or participate in the Invocation will not affect any person's right to actively participate in the official business of the Town or obtain any benefit from the Town. The Town's written Invocation policy is available on its website, and upon written request to the Town Clerk.all static



Agenda Item No: 7.a.

Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By: William Wesolowski, Captain, Broward County Sheriff's Office

Submitting Department: Public Safety

Item Type: Public Safety Discussion

Agenda Section: PUBLIC SAFETY DISCUSSION

Subject Title: BSO June 2025 Public Safety Report

Explanation: BSO June 2025 report prepared by Captain William Wesolowski.

Recommendation: Accept/Approve

Exhibits:

1. TM Report-June 2025



Sheriff Gregory Tony, Ph.D.

Date: July 7, 2025

To: Linda Connors
Town Manager

From: Captain William Wesolowski
Commander, Lauderdale by the Sea District

Subject: BSO Public Safety Report- June 2025

PERSONNEL CHANGES:

None

EMPLOYEE OF THE MONTH: Deputy Brann Redl

On June 23, 2025, at approximately 9:03 a.m., deputies responded to the Driftwood Beach Club, located at 4417 El Mar Drive, in reference to significant property damage caused by a hotel guest. The investigation revealed that Merlin Stoner, who had checked in the day prior, became intoxicated and caused extensive damage—estimated at over \$15,000—to Room 25 following an argument with his girlfriend, Tonia Carroll. Earlier that morning, Ms. Carroll had contacted law enforcement to be escorted from the room due to Mr. Stoner's behavior. She later received threatening messages indicating Mr. Stoner's intent to destroy the room, prompting hotel staff to inspect the unit and report the damage.

Deputy Brann Redl played a key role in the investigation. Having previously encountered Mr. Stoner while assisting Ms. Carroll, Deputy Redl had firsthand knowledge of the scene's earlier condition. Leveraging his familiarity with the district and surveillance footage showing Mr. Stoner fleeing with luggage, Deputy Redl quickly canvassed the area and successfully located the suspect at the Pier Parking Lot. Mr. Stoner, a non-resident, could have easily fled the jurisdiction if not for Deputy Redl's swift and decisive actions.

Deputy Redl's initiative, local knowledge, and commitment to duty directly contributed to the apprehension of the suspect and the resolution of a serious criminal investigation. His performance reflects great credit upon himself and the Broward Sheriff's Office. Therefore, Deputy Brann Redl is awarded the LBT District Employee of the Month for June 2025.

COMMUNITY PROGRAMS AND SERVICES: These ancillary programs and services are available to residents on an ongoing basis.

- **Elder Links:** This program offers referral services to elderly residents and other senior citizens in need of medical and mental health care, meal delivery or other social services.
- **Business and Residential Security Surveys:** The Business and Residential Security Survey program teaches participants to secure their business, home, or condominium to reduce the likelihood of burglary and theft. Security surveys, conducted by a certified law enforcement security specialist, are provided upon request, at no charge to the business owner or resident.
- **Vacation House Watch Program:** Residents who are traveling out-of-town may register for this program. Deputies will conduct periodic checks of their residence until their return.
- **Neighborhood Crime Prevention Program:** The Neighborhood Crime Prevention program liaison organizes and conducts crime prevention and security seminars at the request of neighborhood civic and condominium associations. We will also help facilitate any Neighborhood Crime Watch programs in which the residents wish to participate.
- **Identity Theft and Scam Prevention Program:** The Identity Theft and Scam Prevention program is designed to inform residents about identity theft and how to lessen their chances of becoming a victim of a scam. Residents are informed on the importance of shredding documents, awareness of suspicious individuals, protection of passwords and use of caution in revealing information. Our Shred-A-Thon to reduce identity theft event is incorporated into this program.
- **Enhanced Marine Law Enforcement Patrol Program:** The BSO Marine Patrol Unit participates in the Enhanced Marine Law Enforcement Grant on behalf of Lauderdale-by-the-Sea. This grant allows for additional maritime patrols throughout the Town's waterways and adjacent ocean area.
- **Citizen Observer Patrol (COP) Program:** COP volunteers are local residents who receive public safety training. They are a tremendous asset to the Town of Lauderdale-by-the-Sea. COP members alternate assisting in administrative duties or patrolling local neighborhoods as an extra pair of eyes and ears to supplement deputy sheriff patrols. COP members also attend monthly patrol information and criminal intelligence briefings. A summary of COP statistical activity is included at the end of this report.
- **Sexual Offender Tracking Program:** There are **no** individuals legally classified as a sexual offender residing within Town limits. The sex offender database is routinely checked by BSO to ensure compliance with State of Florida legal mandates. Existing municipal ordinances prohibit persons classified as sexual offenders or sexual predators from residing within Town limits.
- **Bicycle Patrol:** Deputies utilize specialized patrol bicycles to enhance public safety and community outreach. This mode of patrol allows the deputies to interact one-on-one with our residents and visitors. Deputies conducted 0 hours of bike patrol.

- **All-Terrain Vehicle Patrol:** The ATV / Polaris are primarily utilized on the beach areas in order to conduct patrols to deter criminal activity and maintain the security of the beach-area properties. The ATV patrol is instrumental in marine fisheries regulation enforcement and protection. Deputies used the ATV / Polaris for 75 miles and 9 hours this month.
- **Crisis Intervention Team / Homeless Outreach Team Programs:** The C.I.T. / H.O.T. program is comprised of specially trained patrol deputies and supervisors who are able to intervene in situations involving persons with mental illness or are otherwise experiencing mental health crises or are homeless and in need of services. One (1) individual was experiencing a mental health crises. He was transported to Imperial Point Hospital. Nine (9) individuals experiencing homelessness were contacted during this period. Six (6) refused services, two (2) were transported to the train station, and one (1) was transported to the bus station.
- **Automated License Plate Reader Camera System:** The ALPR system installation was completed in October 2014. The system is proving to be an effective tool to Public Safety. ***See Notable Incidents/Arrests below.***
- **e – Alerts:** This information initiative allows Town residents to stay informed, via email or text messages, of important topics such as criminal activity, traffic information, upcoming events, security issues and other important public safety information throughout Broward County and Lauderdale-by-the-Sea. Residents can register for this program through either the Lauderdale-by-the-Sea or the Broward Sheriff's Office internet website @ www.sheriff.org.
- **Electronic Message Board:** The BSO Lauderdale-by-the-Sea district continues to utilize the electronic traffic safety message board at various locations within the Town. This allows the district to alert residents about any traffic problems and other important public safety issues impacting them.
- **SaferWatch:** SaferWatch is an application (app) that gives citizens the power to record or report non-emergency incidents as they happen. It provides another option to the "If you see something, say something" message and allows individuals that "If you see something, SEND something" via a mobile application (app) from your smartphone.
- **TWITTER:** The Broward Sheriff's Office has provided an official Twitter account to Captain Wesolowski and Lieutenant Sutter to provide information to the public via social media. Follow us **@BSOLBTS**.

SPECIAL EVENTS: These events required the participation of the BSO LBTS district.

On Saturday, June 7, 2025, the annual Dive Into Summer event took place in El Prado Park and the El Prado parking lot. The Broward Sheriff's Office Lauderdale by the Sea District and the Broward Sheriff's Office Neighborhood Support Team manned the district tent and provided giveaways and informational flyers to attendees. A Broward Sheriff's Office Dive Team member was also present with a large static display. Five detail deputies and seven Lauderdale by the Sea District COP's provided security for the event. Captain Wesolowski and Lt. Sutter attended.

NOTABLE INCIDENTS / ARRESTS:

CASE: 13-2506-000188 (Deputy M. Alvarez-Jacinto)

DATE/TIME: 06-07-2025 @ 1845 Hrs.

LOCATION: 276 Commercial Blvd., LBS

SUSPECT 1: Jadeja Daniella Edwards B/F 0911/1997

SUSPECT 2: Unk. B/F

VICTIM: Benihana Restaurant

VEHICLE: Black Mercedes-Benz, Florida tag RDZ-C08

INCIDENT: Theft (defrauding an innkeeper)

SUMMARY: Deputy responded to Benihana Restaurant in reference to a theft. Two black female suspects dined at Benihana in Lauderdale by the Sea and fled without paying their \$169.60 bill after consuming their meal. One suspect retrieved a vehicle while the other ran outside to join her, and both fled the scene in a black Mercedes-Benz. The vehicle was later located at Lauderdale Lakes, and the registered owner is currently on probation for burglary. Investigation is active. BWC in use.

CASE: 13-2506-000296 (Deputy Bickel)

DATE/TIME: 06/12/25 @ 0742 hours

LOCATION: 1967 South Ocean Blvd Apt 306

VICTIM: Ashley Ortiz W/F 4/4/02

ARRESTEE: Alexander Fetamia W/M 3/11/99

INCIDENT: False Imprisonment/Dating Violence- Battery/Grand Theft (Arrest)

SUMMARY: The victim arrived at the District Office reporting she had a verbal/physical altercation with her boyfriend from 0300-0720 hours last night. Investigation revealed Arrestee intentionally/forcefully grabbed the victim by the shirt and pulled her back into his residence denying her the ability to leave. Furthermore, during the altercation the victim fell to the floor causing an abrasion to her left elbow and had her cell phone taken. Victim advised he discharged his firearm while in the residence soon after the altercation possibly attempting to kill himself, however he did not harm himself. The Arrestee was located by D-11 Deputies who conducted a traffic stop and took him into custody. SVU Detective Sonn responded. RPO completed. TOT Main Jail.

CASE: 13-2506-0000311 (Deputy Roach)

DATE/TIME: 06/13/25 00:33

LOCATION: 4500 El Mar Dr

VICTIM: Henry Theodore (B/M 12/20/77)

VEHICLE: Black 2024 Hyundai Elantra (FL tag JMBD59)

INCIDENT: Burglary Conveyance

SUMMARY: Deputies responded to 4500 El Mar Dr in reference to a burglary conveyance call. Investigation revealed that sometime between 6/12/25 23:30 and 6/13/25 00:15, unknown offender(s) smashed the driver's side window of the above vehicle and stole a wallet from the center console. The wallet reportedly contained \$1,000 in US currency, credit/debit cards, and identification cards. The vehicle was processed for latent fingerprints, and one lift was obtained.

CASE: 13-2506-000334 (Deputy Reis)
DATE/TIME: 06-13-25 @1630 hours
LOCATION: 4605 Bougainvillea Drive
VICTIM: Denise Rodriguez [12-14-1986]
SUBJECT: Robert Tulloss WM 11-03-90
INCIDENT: Baker Act and Assault

SUMMARY: Subject intentionally threw rocks at the victim as she delivered mail along the 4500 – 4600 block of Bougainvillea Drive. The victim nor her postal vehicle was hit by any of the rocks. The offender is diagnosed with Bipolar/Schizophrenia and takes medication; however, he has been off the medication. He was taken into custody for Baker Act and transported to Fort Lauderdale Behavioral for treatment. A not-in-custody probable cause affidavit was completed and sent to the State Attorney's Office for review.

CASE: 13-2506-00605 / (Deputy Cathcart)
DATE/TIME: 06/23/25 / 0908 HRS
LOCATION: 4417 El Mar Drive (Driftwood)
VICTIM: Driftwood Resort
ARRESTEE: Merlin Lee Stoner, W/M, 5/22/1972
INCIDENT: Criminal Mischief (Arrest)

SUMMARY: Deputies responded to the Driftwood Resort regarding a call of damage to a unit. Manager Ellen Zevull reported that Merlin Stoner (suspect) had recently checked out and soon thereafter resort staff discovered extensive damage to the room. On the evening prior, during Alpha Shift, several calls were received from the suspect's girlfriend, Tonia Carroll who reported she and the suspect were in a verbal altercation after the suspect became intoxicated. Damages to the unit are believed to be in excess of \$10,000. Shortly after the call was received, Deputy Redl located and detained the Arrestee near the pier. Detective Genoese responded and took over the investigation. The Arrestee was charged with Criminal Mischief, >\$1,000. Both the Arrestee and Carroll reside in Tennessee. The suspect has an extensive Criminal Past, including weapons offenses.

CASE: 13-2506-000673 (Deputy Barnett)
DATE/TIME: 06/26/25 1200 HRS
LOCATION: 1431 S Ocean Blvd
VICTIM: Robert Teicher 11/10/51
INCIDENT: Fraud Attempt

SUMMARY: Elderly Victim reported he was a victim of a fraud today. Unknown suspect called him stating his son was in jail in the State of Texas and needed \$24,500.00 to bond him out. Victim stated he withdrew the money from his bank (Wells Fargo) and was instructed to use bitcoin machine at Winn Dixie in the City of Ft Lauderdale. Prior to him putting his money in the machine his son called him stating he was not in jail. Caller then realized it was a fraud. Victim stated he still has his \$24,500.00 and will put in back into his account tomorrow.

CASE: 13-2506-000729 (Deputy Roach)
DATE/TIME: 06/29/25 / 0040 HRS
LOCATION: 14 Commercial Blvd (Pier 14)
VICTIM: Elaine De Paula, 9/6/75
SUSPECT: Unknown B/M
VEHICLE: 2025 Blue Honda CR-V, FL tag
INCIDENT: Grand Theft

SUMMARY: Deputy Roach responded to Pier 14 regarding a call of a theft. The victim advised she went into the bathroom and upon returning, she discovered her purse containing her keys

and Apple i-phone were stolen. The restaurant's video depicted a B/M suspect removing the purse and exiting the restaurant. A witness advised the subject entered a dark colored Honda with Florida tag NSN-D39. The victim's son reportedly tracked the phone to the Manors Lane Bowling Alley, 1517 NE 26th ST, Fort Lauderdale. The vehicle is registered to Daniel Alberto Verastegui, H/M, 8/24/18. The victim signed an affidavit, wishing to prosecute.

CASE: 13-2506-000731 (Deputy Figueroa)
DATE/TIME: 06/29/25 0205 HRS
LOCATION: 241 Corsair Ave
VICTIM: Richard B. Rhodes, 241 Corsair Ave , Lauderdale by the Sea
VEHICLE: Hyundai Tucson (Blue)
ARRESTEE: B/M, 2/28/2009, JUVENILE
ARRESTEE: B/M, 5/22/2010, JUVENILE
ARRESTEE: W/M, 11/02/2009, JUVENILE
INCIDENT: Burglary Conveyance (Arrest)
SUMMARY: District 13 deputies responded to 241 Corsair Ave in LBTS regarding a report of a burglary to an **unlocked** conveyance that just occurred. Upon arrival, Deputy Figueroa observed two juveniles fleeing north on foot toward an awaiting white Ford Expedition, FL tag NSC-N33. The vehicle subsequently fled west on Commercial Blvd, crossing the drawbridge into Ft. Lauderdale. A short time later, the suspects' vehicle collided with a northbound Toyota RAV4 at Commercial and Federal Hwy. A perimeter was established, and BSO Aviation and K9 Unit 554 responded. Aviation located one suspect near a dumpster at Denny's and a second suspect hiding near a row of bushes. The third suspect remained at the scene of the crash and was also taken into custody. Deputies requested Delray Beach PD contact the registered owner of the suspects' vehicle, which revealed the Ford Expedition had been reported stolen (Case #25-007363). Near the dumpster and bushes, deputies recovered two black ski masks and a flashlight. Inside the vehicle, a ski mask, gloves, and a cell phone were found on the driver's seat. Detective Koos responded to the scene and assumed the investigation. All three juveniles were transported to the J.A.C. and charged with Burglary Conveyance, Fleeing and Eluding, Grand Theft Auto, and Resisting without violence. All three subjects reside in the Delray Beach area.

CASE: 13-2506-000769 (Deputy Yates)
DATE/TIME: 06/29/25 / 0631 HRS
LOCATION: 3900 N Ocean Dr (Fountain Head Condominiums)
VICTIM: Lourdes Travieso, W/F, 2/11/60, 3900 N Ocean Dr, Apt 15G
OFFENDER: B/F, dark pants, multicolored top, w/ backpack.
INCIDENT: Petit Theft
SUMMARY: On 6/30/25, Deputy Yates met with building manager, Natasha Sauray at the Fountainhead Condominium. Ms. Sauray reported that while reviewing the building's video surveillance from the day prior, she observed a B/F subject walk into the open garage from the west side gate entrance. Once inside, the subject stole a dog stroller belonging to Victim Lourdes Travieso and then exit onto Flamingo Ave. Ms. Travieso signed an affidavit wishing to press charges. Video footage was uploaded onto evidence.com for review.

MONTHLY ARREST LOGS:

Misd/Fel	Charge	Street
Misd	Petit Theft	4201 Bougainvilla Dr
Misd	Battery	2 Commercial Blvd
Fel	DV False Imprisonment	1967 S Ocean Blvd
Misd	Assault	4605 Bougainvilla Dr
Misd	Resisting w/o Violence	4433 El Mar Dr
Fel	Criminal Mischief > \$1,000	4417 El Mar Dr
Fel	Burglary; Grand Theft Auto; Resisting w/o	241 Corsair Ave
Fel	Burglary; Grand Theft Auto; Resisting w/o	241 Corsair Ave
Fel	Burglary; Grand Theft Auto; Resisting w/o	241 Corsair Ave

CRIME STATISTICS:

CRIME	CURRENT MONTH	PRIOR MONTH	2024 YTD	2025 YTD
AUTO THEFT	0	3	6	11
BURGLARY-BUSINESS	0	0	1	0
BURGLARY-CONVEYANCE	2	0	12	6
BURGLARY-RESIDENCE	0	0	1	3
BURGLARY-STRUCTURE	0	1	0	2
FORCIBLE SEX	0	1	1	2
ARSON	0	0	0	0
ASSAULT-AGGRAVATED	0	0	3	1
HOMICIDE	0	0	0	0
ROBBERY	0	0	1	2
THEFT-GRAND	0	0	13	7
THEFT-PETIT	3	4	28	19
TOTALS	5	9	66	53

CITIZEN OBSERVER PATROL STATISTICAL SUMMARY:

COP Activity	Total
Number of Volunteers	28
COP Hours Worked - Month	60
COP Patrol Miles - Month	145
COP Hours Worked - YTD	671
COP Patrol Miles - YTD	1857

COP Bike Patrol Hours - Month	5
COP Bike Patrol Hours - YTD	14

COP Beach Patrol Hours – Month	3
COP Beach Patrol Hours - YTD	76

RESERVE DEPUTY ASSISTANCE: Reserve Deputies are part-time, fully sworn deputies who provide supplemental staffing to LBTS, when available, at NO cost to the Town.

	Month	2025 YTD
Reserve Deputy - Days Worked	5	36
Reserve Deputy - Hours Worked	44	262

MONTHLY STAFFING AND STATISTICAL REPORT:

The June 2025 Monthly Staffing and Statistical Report is attached.



**MONTHLY STAFFING AND STATISTICAL REPORT
LAUDERDALE-BY-THE-SEA DISTRICT**

June 30, 2025

CURRENT STAFFING ALLOCATIONS

Position	Budgeted Positions	Actual Positions	Vacant Positions
District Chief	1	1	
Executive Lieutenant	1	1	
Sergeant	4	4	
Deputy Sheriff	19	19	
Community Service Aide	1	1	
Administrative Specialist	1	1	
Clerical Specialist (P/T)	1	1	
TOTAL	28	28	

PERSONNEL ON LIGHT DUTY, PROMOTED, TRANSFERRED, ETC.

Name	CCN	Status	Circumstances

DETACHED PERSONNEL / LOCATION

Name	CCN	Detached to	Reason	Hours
Deputy Jerry Hopkins	14555	Convention Center	Sheriff's Association	12
Deputy Adam Yates	17133	Convention Center	Sheriff's Association	12
Deputy Kyran Ramcharan	11990	Convention Center	Sheriff's Association	12
Deputy Jeffrey Bickel	15551	Convention Center	Sheriff's Association	12
Deputy Manuel Alvarez	14964	QRF	Training	12
			TOTAL	60



Lauderdale by the Sea Monthly Activity June 2025

Reports/Calls		Traffic	
Miscellaneous Service		Types of Citation	
Event Reports	25	Non-Moving / Moving Citation	96
Accidents	3	Parking	0
Calls for Service	781	Warnings	102
		Total Citations	198
Arrests		Time Worked	
Type of Arrest		Hours Worked	
Felony	4	Bike Patrol	0
Misdemeanor	4	Court Overtime	6
Warrant (Felony)	0	Training Hours	48
Warrant (Misd.)	0	Detached	60
DUI (Misdemeanor)	0	Other Overtime	45
NIC (Felony)	0	Days Worked	30
NIC (Misdemeanor)	0		
DV (Felony)	1		
DV (Misd.)	0		
Total Arrests	9		
General		Narrative	
FI	19	ATV/UTV: 75 Miles / 9 Hours Reserve Deputies worked 5 shifts (44 hrs)	
Truant	0		
Truant Debriefed	0		
Elder Link	0		



Agenda Item No: 7.b.

Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By: Ashley Zalewski, Fire Inspector Ashley Zalewski

Submitting Department: Public Safety

Item Type: Public Safety Discussion

Agenda Section: PUBLIC SAFETY DISCUSSION

Subject Title: PBFD June 2025 Public Safety Report

Explanation: PBFD June 2025 report prepared by Fire Inspector Ashley Zalewski.

Recommendation: Accept/Approve

Exhibits:

1. PBFR June 2025 Report for LBTS



POMPANO BEACH
FIRE RESCUE
Bureau of Fire Prevention

100 West Atlantic
Boulevard Room 220
Pompano Beach, FL
33060 Office
954•786•4695
Fax 954•786•4328

TO: LINDA CONNORS, TOWN MANAGER

FROM: ASHLEY ZALEWSKI

SUBJECT: PBFR PUBLIC SAFETY REPORT – JUNE 2025

CC: PETE MCGINNIS

Below are the resident complaints for the month of June: 0

Below are the public education events that were held during the month of June:

- Community Event- 0

Plan Reviews and Fees:

Plans Examiner Zalewski reports the below statistical data for the month of June:

Type	Amount/Number
Plans Reviewed	9
Square Footage	10,100
Plan Review Revision Fee	\$0.00
Fire/Rescue Fee	\$0.00
Total Project Cost	\$525,954.62
PBFR Plan Review Fee	\$2673.18
PBFR Tech Fee	\$53.47
New Constructions	11
Annual Inspections	50
Meetings	9

Plan Type	Plans Reviewed
30- Apartments	3
28- Hotel	1
90- Site Plan	4
38- Business	1
Grand Total	9

Complaints & Notice of Violation:

Plans Examiner Zalewski reports that Complaints for the month of June:

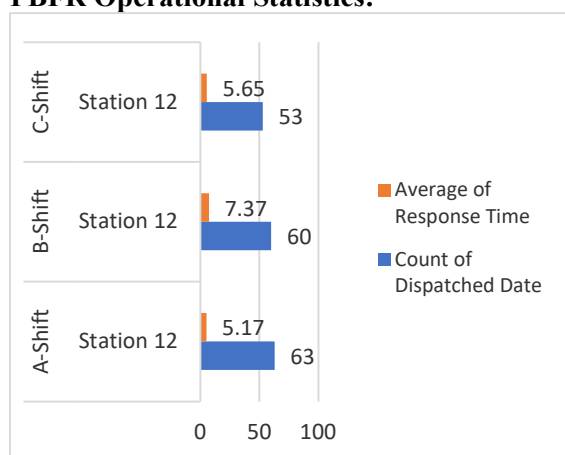
	Assigned	On Going	Completed
06/01/2025 through 06/30/25	0	0	0

Below are the Fire Incidents for the Month of June 2025.

Part III- Breakdown of Fires (Incident Type 110-129)

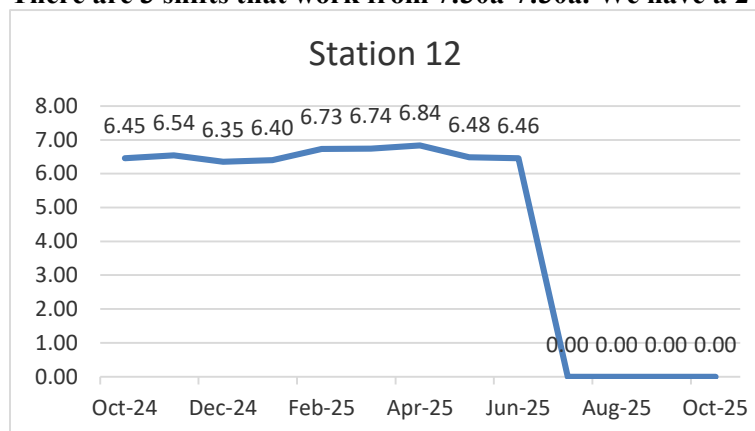
Structure Fires	Estimated Property Loss	Civilian Casualty	Civilian Deaths	Total
Structure Fires	Estimated Property Loss	Civilian Casualty	Civilian Deaths	Total
02 - Residential - Apartments	\$0.00	0	0	0
04 - Other Residential	\$0.00	0	0	0
06 - Public Assembly	\$200,000.00	0	0	0
09 - Stores and Offices	\$0.00	0	0	0
	Total Loss \$200,000.00	0	0	0

PBFR Operational Statistics:



Total Calls- 176

There are 3 shifts that work from 7:30a-7:30a. We have a 24 hr shift schedule.



Monthly Response Time Chart is an average of response times from time of dispatch to arrival on scene.

Incident Number	Response Time	Station	Shift	Apparatus Name	Dispatched Date	Arrival Date	Incident Type
PB250012620	8.22	Station 12	B-Shift	R12	6/1/25 2:36 AM	6/1/25 2:44 AM	EMS call, excluding vehicle accident with injury
PB250012672	7.83	Station 12	C-Shift	R12	6/2/25 12:29 AM	6/2/25 12:37 AM	EMS call, excluding vehicle accident with injury
PB250012682	6.22	Station 12	C-Shift	R12	6/2/25 6:18 AM	6/2/25 6:24 AM	EMS call, excluding vehicle accident with injury
PB250012702	5.38	Station 12	A-Shift	Q12	6/2/25 10:43 AM	6/2/25 10:48 AM	Detector activation, no fire - unintentional
PB250012706	4.43	Station 12	A-Shift	R12	6/2/25 11:34 AM	6/2/25 11:39 AM	No incident found on arrival at dispatch address
PB250012724	5.83	Station 12	A-Shift	Q12	6/2/25 3:30 PM	6/2/25 3:36 PM	No incident found on arrival at dispatch address
PB250012727	3.92	Station 12	A-Shift	Q12	6/2/25 3:55 PM	6/2/25 3:58 PM	Excessive heat, scorch burns with no ignition
PB250012730	4.52	Station 12	A-Shift	R12	6/2/25 4:33 PM	6/2/25 4:37 PM	EMS call, excluding vehicle accident with injury
PB250012739	5.08	Station 12	A-Shift	R12	6/2/25 6:43 PM	6/2/25 6:48 PM	EMS call, excluding vehicle accident with injury
PB250012747	6.93	Station 12	A-Shift	Q12	6/2/25 8:19 PM	6/2/25 8:26 PM	No incident found on arrival at dispatch address
PB250012773	7.97	Station 12	B-Shift	BC24	6/3/25 8:31 AM	6/3/25 8:39 AM	Smoke scare, odor of smoke
PB250012773	12.37	Station 12	B-Shift	BC63	6/3/25 8:31 AM	6/3/25 8:43 AM	Smoke scare, odor of smoke
PB250012773	8.78	Station 12	B-Shift	E24	6/3/25 8:31 AM	6/3/25 8:39 AM	Smoke scare, odor of smoke
PB250012773	6.30	Station 12	B-Shift	R11	6/3/25 8:31 AM	6/3/25 8:37 AM	Smoke scare, odor of smoke
PB250012773	7.43	Station 12	B-Shift	Q12	6/3/25 8:31 AM	6/3/25 8:38 AM	Smoke scare, odor of smoke
PB250012773	18.57	Station 12	B-Shift	Q114	6/3/25 8:31 AM	6/3/25 8:49 AM	Smoke scare, odor of smoke
PB250012773	14.43	Station 12	B-Shift	L22	6/3/25 8:31 AM	6/3/25 8:45 AM	Smoke scare, odor of smoke
PB250012773	10.02	Station 12	B-Shift	E63	6/3/25 8:31 AM	6/3/25 8:41 AM	Smoke scare, odor of smoke
PB250012773	6.57	Station 12	B-Shift	R12	6/3/25 8:31 AM	6/3/25 8:37 AM	Smoke scare, odor of smoke
PB250012773	8.62	Station 12	B-Shift	E11	6/3/25 8:32 AM	6/3/25 8:40 AM	Smoke scare, odor of smoke
PB250012786	3.60	Station 12	B-Shift	R12	6/3/25 11:46 AM	6/3/25 11:50 AM	EMS call, excluding vehicle accident with injury
PB250012790	7.00	Station 12	B-Shift	R12	6/3/25 2:42 PM	6/3/25 2:49 PM	Medical assist, assist EMS crew

PB250012826	6.23	Station 12	B-Shift	Q12	6/4/25 4:32 AM	6/4/25 4:38 AM	Detector activation, no fire - unintentional
PB250012836	5.02	Station 12	C-Shift	Q12	6/4/25 8:21 AM	6/4/25 8:26 AM	Wrong location
PB250012853	8.57	Station 12	C-Shift	E11	6/4/25 1:31 PM	6/4/25 1:40 PM	Smoke scare, odor of smoke
PB250012853	9.47	Station 12	C-Shift	R11	6/4/25 1:31 PM	6/4/25 1:41 PM	Smoke scare, odor of smoke
PB250012853	5.45	Station 12	C-Shift	Q12	6/4/25 1:31 PM	6/4/25 1:37 PM	Smoke scare, odor of smoke
PB250012853	6.08	Station 12	C-Shift	R12	6/4/25 1:31 PM	6/4/25 1:38 PM	Smoke scare, odor of smoke
PB250012853	8.42	Station 12	C-Shift	BC11	6/4/25 1:32 PM	6/4/25 1:41 PM	Smoke scare, odor of smoke
PB250012881	5.75	Station 12	C-Shift	Q12	6/4/25 7:15 PM	6/4/25 7:21 PM	Removal of victim(s) from stalled elevator
PB250012892	5.87	Station 12	C-Shift	Q12	6/4/25 9:38 PM	6/4/25 9:44 PM	Removal of victim(s) from stalled elevator
PB250012899	9.60	Station 12	C-Shift	R12	6/5/25 12:04 AM	6/5/25 12:13 AM	EMS call, excluding vehicle accident with injury
PB250012913	5.00	Station 12	A-Shift	Q12	6/5/25 8:13 AM	6/5/25 8:18 AM	Alarm system activation, no fire - unintentional
PB250012939	5.00	Station 12	A-Shift	R12	6/5/25 1:55 PM	6/5/25 2:00 PM	EMS call, excluding vehicle accident with injury
PB250012943	2.93	Station 12	A-Shift	R12	6/5/25 2:40 PM	6/5/25 2:43 PM	EMS call, excluding vehicle accident with injury
PB250012954	0.12	Station 12	A-Shift	Q12	6/5/25 6:37 PM	6/5/25 6:37 PM	EMS call, excluding vehicle accident with injury
PB250012970	5.10	Station 12	A-Shift	R12	6/5/25 9:51 PM	6/5/25 9:56 PM	EMS call, excluding vehicle accident with injury
PB250012980	8.68	Station 12	A-Shift	R12	6/6/25 3:11 AM	6/6/25 3:20 AM	EMS call, excluding vehicle accident with injury
PB250012981	6.93	Station 12	A-Shift	R12	6/6/25 4:36 AM	6/6/25 4:43 AM	EMS call, excluding vehicle accident with injury
PB250013063	6.48	Station 12	B-Shift	R12	6/7/25 6:34 AM	6/7/25 6:40 AM	EMS call, excluding vehicle accident with injury
PB250013063	6.48	Station 12	B-Shift	BC11	6/7/25 6:34 AM	6/7/25 6:40 AM	EMS call, excluding vehicle accident with injury
PB250013063	7.22	Station 12	B-Shift	Q12	6/7/25 6:34 AM	6/7/25 6:41 AM	EMS call, excluding vehicle accident with injury
PB250013084	4.42	Station 12	C-Shift	Q12	6/7/25 11:06 AM	6/7/25 11:11 AM	Smoke detector activation, no fire - unintentional
PB250013085	7.03	Station 12	C-Shift	R12	6/7/25 11:15 AM	6/7/25 11:22 AM	EMS call, excluding vehicle accident with injury
PB250013089	4.48	Station 12	C-Shift	R12	6/7/25 12:55 PM	6/7/25 1:00 PM	EMS call, excluding vehicle accident with injury
PB250013093	4.17	Station 12	C-Shift	R12	6/7/25 1:58	6/7/25 2:03	No incident found on

					PM	PM	arrival at dispatch address
PB250013093	6.15	Station 12	C-Shift	Q12	6/7/25 1:58 PM	6/7/25 2:05 PM	No incident found on arrival at dispatch address
PB250013093	4.17	Station 12	C-Shift	R12	6/7/25 1:58 PM	6/7/25 2:03 PM	No incident found on arrival at dispatch address
PB250013093	6.15	Station 12	C-Shift	Q12	6/7/25 1:58 PM	6/7/25 2:05 PM	No incident found on arrival at dispatch address
PB250013097	3.80	Station 12	C-Shift	Q12	6/7/25 3:02 PM	6/7/25 3:05 PM	Removal of victim(s) from stalled elevator
PB250013112	0.18	Station 12	C-Shift	R12	6/7/25 6:12 PM	6/7/25 6:12 PM	EMS call, excluding vehicle accident with injury
PB250013125	7.03	Station 12	C-Shift	R12	6/7/25 9:01 PM	6/7/25 9:08 PM	EMS call, excluding vehicle accident with injury
PB250013126	2.32	Station 12	C-Shift	R12	6/7/25 9:21 PM	6/7/25 9:23 PM	EMS call, excluding vehicle accident with injury
PB250013154	5.15	Station 12	A-Shift	E11	6/8/25 10:36 AM	6/8/25 10:41 AM	EMS call, excluding vehicle accident with injury
PB250013154	8.37	Station 12	A-Shift	R12	6/8/25 10:36 AM	6/8/25 10:44 AM	EMS call, excluding vehicle accident with injury
PB250013172	7.37	Station 12	A-Shift	R12	6/8/25 1:45 PM	6/8/25 1:52 PM	EMS call, excluding vehicle accident with injury
PB250013179	3.17	Station 12	A-Shift	R12	6/8/25 5:01 PM	6/8/25 5:04 PM	No incident found on arrival at dispatch address
PB250013188	3.30	Station 12	A-Shift	R12	6/8/25 8:41 PM	6/8/25 8:45 PM	EMS call, excluding vehicle accident with injury
PB250013229	4.13	Station 12	B-Shift	R12	6/9/25 11:32 AM	6/9/25 11:36 AM	EMS call, excluding vehicle accident with injury
PB250013243	6.45	Station 12	B-Shift	Q12	6/9/25 1:01 PM	6/9/25 1:07 PM	Removal of victim(s) from stalled elevator
PB250013308	4.65	Station 12	C-Shift	Q12	6/10/25 11:22 AM	6/10/25 11:27 AM	Removal of victim(s) from stalled elevator
PB250013321	9.58	Station 12	C-Shift	E11	6/10/25 2:06 PM	6/10/25 2:15 PM	Detector activation, no fire - unintentional
PB250013365	5.80	Station 12	C-Shift	R12	6/11/25 3:26 AM	6/11/25 3:31 AM	EMS call, excluding vehicle accident with injury
PB250013378	2.72	Station 12	A-Shift	R12	6/11/25 7:45 AM	6/11/25 7:48 AM	EMS call, excluding vehicle accident with injury
PB250013402	6.43	Station 12	A-Shift	R12	6/11/25 2:25 PM	6/11/25 2:32 PM	EMS call, excluding vehicle accident with injury
PB250013413	1.13	Station 12	A-Shift	R12	6/11/25 4:43 PM	6/11/25 4:45 PM	No incident found on arrival at dispatch address
PB250013480	5.65	Station 12	B-Shift	R12	6/12/25 5:02 PM	6/12/25 5:08 PM	EMS call, excluding vehicle accident with

							injury
PB250013499	7.62	Station 12	B-Shift	R12	6/12/25 9:58 PM	6/12/25 10:06 PM	EMS call, excluding vehicle accident with injury
PB250013520	3.67	Station 12	A-Shift	R12	6/13/25 8:29 AM	6/13/25 8:33 AM	EMS call, excluding vehicle accident with injury
PB250013567	2.68	Station 12	C-Shift	R12	6/13/25 6:04 PM	6/13/25 6:07 PM	No incident found on arrival at dispatch address
PB250013591	7.55	Station 12	A-Shift	R12	6/14/25 3:25 AM	6/14/25 3:32 AM	EMS call, excluding vehicle accident with injury
PB250013608	2.35	Station 12	A-Shift	Q12	6/14/25 10:16 AM	6/14/25 10:19 AM	Smoke from barbecue, tar kettle
PB250013608	2.05	Station 12	A-Shift	R12	6/14/25 10:16 AM	6/14/25 10:18 AM	Smoke from barbecue, tar kettle
PB250013613	6.40	Station 12	A-Shift	Q12	6/14/25 11:43 AM	6/14/25 11:49 AM	Lock-out
PB250013650	5.72	Station 12	A-Shift	R12	6/14/25 8:36 PM	6/14/25 8:42 PM	EMS call, excluding vehicle accident with injury
PB250013651	6.50	Station 12	A-Shift	Q12	6/14/25 8:52 PM	6/14/25 8:58 PM	Removal of victim(s) from stalled elevator
PB250013658	16.37	Station 12	A-Shift	Q12	6/14/25 9:39 PM	6/14/25 9:56 PM	EMS call, excluding vehicle accident with injury
PB250013671	7.03	Station 12	A-Shift	R12	6/15/25 12:42 AM	6/15/25 12:49 AM	No incident found on arrival at dispatch address
PB250013710	4.65	Station 12	B-Shift	R12	6/15/25 2:12 PM	6/15/25 2:16 PM	EMS call, excluding vehicle accident with injury
PB250013717	4.90	Station 12	B-Shift	R12	6/15/25 4:47 PM	6/15/25 4:52 PM	EMS call, excluding vehicle accident with injury
PB250013730	1.25	Station 12	B-Shift	R12	6/15/25 9:15 PM	6/15/25 9:16 PM	EMS call, excluding vehicle accident with injury
PB250013741	6.98	Station 12	B-Shift	R12	6/15/25 11:31 PM	6/15/25 11:38 PM	EMS call, excluding vehicle accident with injury
PB250013744	1.40	Station 12	B-Shift	R12	6/15/25 11:50 PM	6/15/25 11:51 PM	EMS call, excluding vehicle accident with injury
PB250013760	3.70	Station 12	B-Shift	R12	6/16/25 7:37 AM	6/16/25 7:41 AM	EMS call, excluding vehicle accident with injury
PB250013775	5.32	Station 12	C-Shift	R12	6/16/25 10:20 AM	6/16/25 10:25 AM	Police matter
PB250013807	3.50	Station 12	C-Shift	Q12	6/16/25 4:43 PM	6/16/25 4:46 PM	Assist invalid
PB250013814	1.43	Station 12	C-Shift	R12	6/16/25 6:33 PM	6/16/25 6:34 PM	EMS call, excluding vehicle accident with injury
PB250013838	3.57	Station 12	A-Shift	R12	6/17/25 7:21 AM	6/17/25 7:25 AM	Medical assist, assist EMS crew
PB250013839	6.27	Station 12	A-Shift	Q12	6/17/25 7:47 AM	6/17/25 7:53 AM	Assist invalid
PB250013848	3.82	Station 12	A-Shift	R12	6/17/25 10:13 AM	6/17/25 10:17 AM	EMS call, excluding vehicle accident with

							injury
PB250013880	4.40	Station 12	A-Shift	R12	6/17/25 5:45 PM	6/17/25 5:50 PM	EMS call, excluding vehicle accident with injury
PB250013915	0.08	Station 12	A-Shift	Q12	6/18/25 6:21 AM	6/18/25 6:21 AM	EMS call, excluding vehicle accident with injury
PB250013915	1.47	Station 12	A-Shift	R12	6/18/25 6:21 AM	6/18/25 6:22 AM	EMS call, excluding vehicle accident with injury
PB250013916	3.50	Station 12	B-Shift	R12	6/18/25 7:27 AM	6/18/25 7:30 AM	EMS call, excluding vehicle accident with injury
PB250013930	7.53	Station 12	B-Shift	Q12	6/18/25 1:49 PM	6/18/25 1:56 PM	Smoke detector activation, no fire - unintentional
PB250013937	4.05	Station 12	B-Shift	R12	6/18/25 3:28 PM	6/18/25 3:32 PM	EMS call, excluding vehicle accident with injury
PB250013949	11.63	Station 12	B-Shift	R12	6/18/25 6:42 PM	6/18/25 6:53 PM	Assist invalid
PB250013974	5.07	Station 12	C-Shift	R12	6/19/25 8:34 AM	6/19/25 8:40 AM	Police matter
PB250013975	5.65	Station 12	C-Shift	R12	6/19/25 8:47 AM	6/19/25 8:53 AM	Good intent call, other
PB250013997	9.20	Station 12	C-Shift	R12	6/19/25 1:48 PM	6/19/25 1:57 PM	EMS call, excluding vehicle accident with injury
PB250014052	6.38	Station 12	C-Shift	R12	6/20/25 7:30 AM	6/20/25 7:36 AM	EMS call, excluding vehicle accident with injury
PB250014053	7.03	Station 12	A-Shift	Q12	6/20/25 7:31 AM	6/20/25 7:38 AM	Wrong location
PB250014064	4.82	Station 12	A-Shift	Q12	6/20/25 9:44 AM	6/20/25 9:49 AM	Defective elevator, no occupants
PB250014072	5.12	Station 12	A-Shift	R12	6/20/25 12:55 PM	6/20/25 1:00 PM	EMS call, excluding vehicle accident with injury
PB250014088	6.02	Station 12	A-Shift	Q12	6/20/25 5:34 PM	6/20/25 5:40 PM	Motor vehicle accident with no injuries.
PB250014088	6.02	Station 12	A-Shift	R12	6/20/25 5:34 PM	6/20/25 5:40 PM	Motor vehicle accident with no injuries.
PB250014091	3.77	Station 12	A-Shift	R12	6/20/25 6:09 PM	6/20/25 6:13 PM	EMS call, excluding vehicle accident with injury
PB250014110	7.92	Station 12	A-Shift	Q12	6/21/25 12:56 AM	6/21/25 1:04 AM	Heat from short circuit (wiring), defective/worn
PB250014134	10.72	Station 12	B-Shift	Q12	6/21/25 10:53 AM	6/21/25 11:04 AM	Removal of victim(s) from stalled elevator
PB250014148	5.42	Station 12	B-Shift	Q12	6/21/25 3:41 PM	6/21/25 3:47 PM	Smoke detector activation, no fire - unintentional
PB250014168	7.08	Station 12	B-Shift	R12	6/21/25 8:19 PM	6/21/25 8:26 PM	EMS call, excluding vehicle accident with injury
PB250014174	5.53	Station 12	B-Shift	E24	6/21/25 10:07 PM	6/21/25 10:12 PM	Cooking fire, confined to container
PB250014174	4.90	Station 12	B-Shift	R12	6/21/25 10:07 PM	6/21/25 10:12 PM	Cooking fire, confined to container
PB250014174	5.63	Station 12	B-Shift	Q12	6/21/25	6/21/25	Cooking fire, confined

					10:07 PM	10:12 PM	to container
PB250014209	5.20	Station 12	C-Shift	R12	6/22/25 11:13 AM	6/22/25 11:19 AM	EMS call, excluding vehicle accident with injury
PB250014214	4.68	Station 12	C-Shift	R12	6/22/25 12:15 PM	6/22/25 12:20 PM	EMS call, excluding vehicle accident with injury
PB250014230	4.97	Station 12	C-Shift	Q12	6/22/25 4:12 PM	6/22/25 4:17 PM	Removal of victim(s) from stalled elevator
PB250014231	9.08	Station 12	C-Shift	R12	6/22/25 4:20 PM	6/22/25 4:29 PM	EMS call, excluding vehicle accident with injury
PB250014263	5.42	Station 12	C-Shift	R12	6/23/25 4:36 AM	6/23/25 4:41 AM	Assist invalid
PB250014277	6.25	Station 12	A-Shift	Q12	6/23/25 10:13 AM	6/23/25 10:19 AM	Water problem, other
PB250014290	5.20	Station 12	A-Shift	R12	6/23/25 1:30 PM	6/23/25 1:35 PM	EMS call, excluding vehicle accident with injury
PB250014296	6.37	Station 12	A-Shift	Q12	6/23/25 4:47 PM	6/23/25 4:53 PM	Detector activation, no fire - unintentional
PB250014345	6.57	Station 12	B-Shift	Q12	6/24/25 12:49 PM	6/24/25 12:56 PM	Detector activation, no fire - unintentional
PB250014373	6.67	Station 12	B-Shift	Q12	6/24/25 9:27 PM	6/24/25 9:34 PM	Alarm system activation, no fire - unintentional
PB250014374	12.23	Station 12	B-Shift	E11	6/24/25 9:33 PM	6/24/25 9:45 PM	EMS call, excluding vehicle accident with injury
PB250014387	8.53	Station 12	B-Shift	R12	6/25/25 2:41 AM	6/25/25 2:49 AM	EMS call, excluding vehicle accident with injury
PB250014388	7.52	Station 12	B-Shift	Q12	6/25/25 3:22 AM	6/25/25 3:30 AM	EMS call, excluding vehicle accident with injury
PB250014388	9.88	Station 12	B-Shift	R11	6/25/25 3:22 AM	6/25/25 3:32 AM	EMS call, excluding vehicle accident with injury
PB250014411	4.13	Station 12	C-Shift	Q12	6/25/25 11:53 AM	6/25/25 11:58 AM	Removal of victim(s) from stalled elevator
PB250014427	7.00	Station 12	C-Shift	R12	6/25/25 4:49 PM	6/25/25 4:56 PM	EMS call, excluding vehicle accident with injury
PB250014457	8.23	Station 12	C-Shift	R12	6/26/25 6:17 AM	6/26/25 6:25 AM	EMS call, excluding vehicle accident with injury
PB250014460	3.43	Station 12	A-Shift	Q12	6/26/25 7:57 AM	6/26/25 8:00 AM	Assist invalid
PB250014465	0.15	Station 12	A-Shift	R12	6/26/25 10:27 AM	6/26/25 10:27 AM	EMS call, excluding vehicle accident with injury
PB250014467	4.95	Station 12	A-Shift	Q12	6/26/25 10:51 AM	6/26/25 10:56 AM	EMS call, excluding vehicle accident with injury
PB250014467	9.23	Station 12	A-Shift	R24	6/26/25 10:51 AM	6/26/25 11:00 AM	EMS call, excluding vehicle accident with injury
PB250014475	5.33	Station 12	A-Shift	R12	6/26/25 1:14 PM	6/26/25 1:19 PM	EMS call, excluding vehicle accident with injury
PB250014506	6.65	Station 12	A-Shift	Q12	6/26/25	6/26/25	Alarm system

					11:09 PM	11:16 PM	sounded due to malfunction
PB250014508	5.45	Station 12	A-Shift	R12	6/27/25 12:31 AM	6/27/25 12:36 AM	EMS call, excluding vehicle accident with injury
PB250014513	6.10	Station 12	A-Shift	Q12	6/27/25 3:53 AM	6/27/25 4:00 AM	EMS call, excluding vehicle accident with injury
PB250014513	8.22	Station 12	A-Shift	R12	6/27/25 4:05 AM	6/27/25 4:13 AM	EMS call, excluding vehicle accident with injury
PB250014516	3.63	Station 12	A-Shift	R12	6/27/25 7:06 AM	6/27/25 7:10 AM	EMS call, excluding vehicle accident with injury
PB250014537	5.55	Station 12	B-Shift	Q12	6/27/25 1:24 PM	6/27/25 1:29 PM	Gas leak (natural gas or LPG)
PB250014537	5.45	Station 12	B-Shift	R12	6/27/25 1:24 PM	6/27/25 1:29 PM	Gas leak (natural gas or LPG)
PB250014556	6.98	Station 12	B-Shift	Q12	6/27/25 7:09 PM	6/27/25 7:16 PM	Public service assistance, other
PB250014587	5.40	Station 12	C-Shift	Q12	6/28/25 9:24 AM	6/28/25 9:30 AM	System malfunction, other
PB250014596	4.95	Station 12	C-Shift	Q12	6/28/25 11:54 AM	6/28/25 11:59 AM	Motor vehicle accident with no injuries.
PB250014596	4.20	Station 12	C-Shift	R12	6/28/25 11:54 AM	6/28/25 11:59 AM	Motor vehicle accident with no injuries.
PB250014608	5.82	Station 12	C-Shift	Q12	6/28/25 1:45 PM	6/28/25 1:51 PM	No incident found on arrival at dispatch address
PB250014613	4.15	Station 12	C-Shift	Q12	6/28/25 2:47 PM	6/28/25 2:51 PM	Sprinkler activation, no fire - unintentional
PB250014621	2.27	Station 12	C-Shift	R12	6/28/25 4:24 PM	6/28/25 4:26 PM	EMS call, excluding vehicle accident with injury
PB250014657	7.08	Station 12	C-Shift	Q12	6/29/25 2:26 AM	6/29/25 2:33 AM	Alarm system sounded due to malfunction
PB250014665	6.25	Station 12	C-Shift	Q12	6/29/25 4:56 AM	6/29/25 5:02 AM	Alarm system sounded due to malfunction
PB250014666	8.28	Station 12	C-Shift	R12	6/29/25 5:03 AM	6/29/25 5:11 AM	EMS call, excluding vehicle accident with injury
PB250014669	6.37	Station 12	C-Shift	R12	6/29/25 7:02 AM	6/29/25 7:08 AM	Public service assistance, other
PB250014676	4.53	Station 12	A-Shift	R12	6/29/25 10:40 AM	6/29/25 10:44 AM	EMS call, excluding vehicle accident with injury
PB250014696	3.97	Station 12	A-Shift	R12	6/29/25 4:27 PM	6/29/25 4:31 PM	EMS call, excluding vehicle accident with injury
PB250014703	8.18	Station 12	A-Shift	R12	6/29/25 6:31 PM	6/29/25 6:39 PM	EMS call, excluding vehicle accident with injury

***Closest unit response- R12 was called for a rescue call outside of Lauderdale by the Sea or another station had to come into Lauderdale by the Sea.**





Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By:

Submitting Department: Administration

Item Type: Town Manager Report

Agenda Section: TOWN MANAGER REPORT

Subject Title: Town Manager Report

Explanation:

1. Life Jacket Loaner Program Launches on the Beach

On July 11, 2025, the Town unveiled a new Life Jacket Loaner Station, installed by a dedicated group of Eagle Scouts at the El Prado Park Beach Portal. The stand is stocked with 10 U.S. Coast Guard-approved life jackets in a range of sizes—from infant to adult—providing free, accessible safety gear for beachgoers of all ages. Visitors are encouraged to borrow a life jacket at no cost and return it to the stand after use, ensuring this valuable resource remains available for others. This important safety initiative is funded by the Florida Department of Health, Division of Children's Services, and coordinated by Safe Kids Broward. Special thanks to Courtney Easley, Assistant to the Town Manager, for spearheading this project and helping to make our beach safer for everyone.



2. Public Safety Services Vendor Update

We continue to move forward with securing a new vendor for fire and EMS services. On June 26th, staff contacted the City of Fort Lauderdale to inquire about their interest in providing a quote for Fire Rescue Services. We are currently working to schedule a meeting with their representatives and will also request a quote for Law Enforcement Services at that time.

Additionally, on July 9th, staff reached out to Matrix Consulting Group to request a proposal for preparing a report that would provide cost and personnel estimates for the potential establishment of a Lauderdale-By-The-Sea Fire Department. We anticipate receiving a quote for these services by the end of July or early August.

3. 75th Anniversary Garden Update

The Town developed and issued a Invitation to Bid (ITB) to complete the work for the 75th Anniversary Garden, as approved by the Commission on June 12th, 2024 which initiated the design process. The design package was completed in the beginning of 2025 with some additional modifications made prior to the item going out for bid in June. Unfortunately, no responses were received by the ITB deadline of June 23rd. Following the lack of responses, staff reached out directly to a local landscaping company and are currently awaiting a cost proposal for the project. We expect to receive this proposal by the end of the month. Based on preliminary discussions, we anticipate that the total cost of the project will exceed the Town Manager's spending authority. As a result, the project will be scheduled for the Commission's consideration at an upcoming meeting once the proposal is received.

4. Relief and Recovery Event for Kerr County and Camp Mystic

You may have noticed pink and green ribbons on the trees along Commercial Boulevard.

Members of the LBTS community have coordinated an event to support Kerr County and Camp Mystic flood victims. Please join them at Mickey's Downtown Bistro 4331 North Ocean Drive, on Wednesday, July 23rd from 4 PM - 9 PM. There will be raffles, donation opportunities, and auction items to raise funds to support the victims of this tragic event. For more information, contact Annie Berry at annie@thewildberrysalon.com.

5. Vulnerability Assessment Update

Last year, the Town was awarded a \$200,000 grant from the Florida Department of Environmental Protection's Resilient Florida Program to complete a Town-wide Vulnerability Assessment. Baxter & Woodman was issued a Work Authorization to begin the project in January 2025. The initial phase included an Assessment of Data Standards and a kickoff meeting with Town staff. Task 3 was completed in June 2025 and involved compiling data on critical and regional assets, topography, and flood scenario modeling. The next major tasks 4 and 5 include conducting an Exposure and Sensitivity Analysis. To date, the Town has expended \$19,884 of the \$200,000 in reimbursable grant funds.

6. Commission Break

The August 12 Commission meeting has been canceled for summer break.

7. Upcoming Meetings

Date	Meeting Type	Time
July 24	Special Magistrate	5:00 PM
August 6	Planning and Zoning Board	6:00 PM
August 11	Meeting w/Mayor and Manager	9:00 AM - Jarvis patio
August 26	Town Commission	6:30 PM

Recommendation:

Exhibits: None



Agenda Item No: 8.b.

Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By: Lucila Lang, Finance Director

Submitting Department: Finance

Item Type: Presentation

Agenda Section: TOWN MANAGER REPORT

Subject Title: April 2025 Finance Report

Explanation: Presented is the April 2025 financial report which consists of the attached Revenue/Expenditure Report (Exhibit 2) and the Cash & Investment Report (Exhibit 3). At the end of April, the Town was 58.33% through the fiscal year.

Recommendation: N/A

Exhibits:

1. April 2025 Finance Report
2. Revenue Expenditure Report-April 2025
3. Cash Investment Report-April 2025

The following is a summary of the operating results through 4/30/25:

Fund	Annual Budget	Budgeted Appropriations	Budgeted Revenues Excluding Appropriations	YTD Revenues		YTD Expenditures		Net Amount
				Amount	% of Budget	Amount	% of Budget	
General Fund	\$ 17,731,012.00	\$ -	\$ 17,731,012.00	\$ 15,822,755.69	89.24%	\$ 9,672,224.80	54.55%	\$ 6,150,530.89
Building Fund	\$ 1,728,121.00	\$ 275,102.00	\$ 1,453,019.00	\$ 699,668.38	48.15%	\$ 525,589.44	36.17%	\$ 174,078.94
Sewer Fund	\$ 1,710,480.00	\$ 8,480.00	\$ 1,702,000.00	\$ 607,229.97	35.68%	\$ 621,609.20	36.52%	\$ (14,379.23)
Fire Fund	\$ 2,024,159.00	\$ 600,000.00	\$ 1,424,159.00	\$ 2,197,458.65	154.30%	\$ 739,937.60	51.96%	\$ 1,457,521.05
Capital Fund	\$ 4,052,000.00	\$ 615,000.00	\$ 3,437,000.00	\$ 1,493,500.00	43.45%	\$ 715,873.24	17.67%	\$ 777,626.76
Parking Fund	\$ 3,319,784.00	\$ -	\$ 3,319,784.00	\$ 2,501,188.68	75.34%	\$ 1,416,772.85	42.68%	\$ 1,084,415.83
Grand Total	\$ 30,565,556.00	\$ 1,498,582.00	\$ 29,066,974.00	\$ 23,321,801.37		\$ 13,692,007.13		\$ 9,629,794.24

Notable items this month are as follows:

General Fund:

- Through the month of April, the Town has received a total of \$13,120,787.74 or 96.84% of Ad Valorem Property Taxes of budgeted amount. (See table below).
- Overall General Fund revenues and expenditures are within budget.

April REPORT INFORMATION					
<u>Collection Rates</u>	2021	2022	2023	2024	2025
November	24.52%	22.87%	22.43%	23.56%	20.53%
December	83.41%	85.70%	84.17%	83.76%	82.38%
January	87.04%	89.34%	87.32%	86.22%	85.90%
February	90.85%	92.91%	91.31%	90.48%	89.92%
March	92.83%	94.68%	93.10%	92.82%	92.41%
April	97.64%	98.37%	96.88%	96.91%	96.84%
May	98.85%	99.10%	97.86%	98.17%	
June	100.17%	99.54%	98.89%	99.20%	
July	101.51%	101.25%	101.23%	101.56%	

Building Fund:

- Building Permit Fees are 46.63% of the budgeted amount.
- Fund expenditures correlate with the revenues and through this period CAP has billed the Town for four months of their services bringing Building Permit Services to 24.91%.

Sewer Fund:

- Sewer Fund revenues are slightly below expectations; expenses are within budget.

Fire Fund:

- Through the month of April, the Town has received a total of \$1,322.086.44 or 98.14% of Property Tax-Fire Assessment of budgeted amount.

Capital Fund:

- Activity for the month of April for capital projects is displayed in the chart below.

APRIL, 2025 REPORT INFORMATION					
<u>CIP Projects</u>	<u>Budget</u>	<u>YTD Expenditures</u>	<u>April Expenditures</u>	<u>% Completion</u>	<u>Comments</u>
Town Hall/Public Safety	\$ 500,000.00	\$ -	\$ -	0.00%	No activity for the month.
El Prado Park	\$ 775,000.00	\$ 24,902.27	\$ 19,257.27	3.21%	Payment made to Hitchcock Design, Inc.
Storm Water Rate Study	\$ 125,000.00	\$ -	\$ -	0.00%	No activity for the month.
Beach Portal	\$ 50,000.00	\$ -	\$ -	0.00%	No activity for the month.
FDOT A1A Pine Avenue to Palm Aire	\$ 255,000.00	\$ 244,045.00	\$ 244,045.00	95.70%	Payment made to Florida Department of Transportation.
Tennis Court Lighting	\$ 45,000.00	\$ 31,677.90	\$ -	70.40%	No activity for the month.
Beach Renourishment	\$ 116,667.00	\$ 123,313.87	\$ -	105.70%	Project complete.
Staghorn Coral Painting	\$ -	\$ 9,097.66	\$ -	100.00%	Project complete.
Traffic Improvements & Calming	\$ 150,000.00	\$ 21,949.12	\$ (24,678.83)	14.63%	Payments for EvolMec-Reclassified.
Pedestrian Amenities	\$ 75,000.00	\$ 45,722.85	\$ 3,940.80	60.96%	Payment made to Deschamps Mats Systems, Inc.
Street Project-Bougainvillea/Poinciana	\$ 225,000.00	\$ -	\$ -	0.00%	No activity for the month.
Roadway Paving & Refurbishment	\$ 483,691.00	\$ 54,673.13	\$ -	11.30%	No activity for the month.
Resilient Florida Program	\$ 200,000.00	\$ -	\$ -	0.00%	No activity for the month.
Friedt Park	\$ 725,000.00	\$ 18,694.60	\$ -	2.58%	No activity for the month.
75th Anniversary Garden	\$ 100,000.00	\$ 9,174.00	\$ -	9.17%	No activity for the month.
Totals:	\$ 3,825,358.00	\$ 583,250.40	\$ 242,564.24		

Parking Fund:

- Parking revenues are at 73.80% of the budgeted amount. As shown in the chart below, revenues for the month of April were up 3.05% when compared to April 2024.

The chart below shows a breakdown of revenue by lots:

	<u>December, 2024</u>		<u>January, 2025</u>		<u>February, 2025</u>		<u>March, 2025</u>		<u>April, 2025</u>	
South Ocean	\$ 6,723.66	\$ (10,041.44)	\$ 22,724.02	\$ (1,914.96)	\$ 32,370.89	\$ 2,854.97	\$ 40,120.27	\$ 3,875.64	\$ 36,611.95	\$ 737.40
Ocean Front Meters	\$ 56,215.53	\$ 25,981.17	\$ 44,389.34	\$ 1,015.21	\$ 46,206.48	\$ 9,984.59	\$ 52,412.76	\$ 12,500.88	\$ 57,466.65	\$ 4,790.39
Commercial Blvd. Meters	\$ 14,053.81	\$ 5,644.43	\$ 15,685.62	\$ 3,924.35	\$ 16,957.81	\$ 5,207.21	\$ 18,249.55	\$ 6,827.03	\$ 17,227.15	\$ 3,759.57
Parking Meters-Beach	\$ 14,772.46	\$ 3,883.14	\$ 15,667.20	\$ (302.78)	\$ 22,672.28	\$ 5,397.76	\$ 27,646.83	\$ 6,120.72	\$ 28,026.61	\$ 1,944.78
Palm Portal-FDG	\$ 8,021.12	\$ 2,403.04	\$ 9,705.80	\$ 684.20	\$ 13,929.10	\$ 2,118.20	\$ 17,202.11	\$ 1,005.50	\$ 19,877.17	\$ 7,942.74
El Prado Parking Lot	\$ 37,705.18	\$ 7,343.15	\$ 45,296.79	\$ (1,824.42)	\$ 66,416.41	\$ 9,479.04	\$ 76,661.77	\$ 9,093.55	\$ 76,023.37	\$ (8,665.83)
Town Hall Parking Lot	\$ 657.34	\$ (203.71)	\$ 1,036.60	\$ (1,267.05)	\$ 4,759.75	\$ 2,388.60	\$ 5,225.03	\$ 1,149.81	\$ 5,784.97	\$ 22.43
El Mar Parking Lot	\$ 25,895.35	\$ 7,625.31	\$ 25,069.82	\$ (1,947.52)	\$ 27,395.99	\$ 4,536.03	\$ 30,680.39	\$ 5,096.94	\$ 32,169.94	\$ 1,705.25
A1A Parking Lot	\$ 44,591.53	\$ 3,672.53	\$ 50,303.92	\$ (9,282.89)	\$ 73,740.86	\$ 3,648.61	\$ 78,501.14	\$ 3,098.99	\$ 79,522.81	\$ (2,221.92)
Bougainvilla/Poinciana	\$ 22,170.82	\$ 6,923.48	\$ 24,990.01	\$ (116.35)	\$ 33,219.36	\$ 6,618.53	\$ 39,623.44	\$ 8,351.14	\$ 38,351.89	\$ 1,570.69
Monthly Total:	<u>\$ 230,806.80</u>		<u>\$ 254,869.12</u>		<u>\$ 337,668.93</u>		<u>\$ 386,323.29</u>		<u>\$ 391,062.51</u>	
<i>Difference from last year \$:</i>	\$ 53,231.10	\$ (11,032.21)			\$ 52,233.54		\$ 57,120.20		\$ 11,585.50	
<i>Difference from last year %:</i>	29.98%	-4.15%			18.30%		17.35%		3.05%	
Additional Parking Income:										
<i>Parking Permits</i>									\$ 9,376.23	
<i>Parking Fines</i>									<u>\$ 27,124.77</u>	
GRAND TOTAL:									<u>\$ 427,563.51</u>	

The top producing lots for the month of April were:

1. A1A Parking Lot
2. El Prado Parking Lot
3. Ocean Front Meters
4. Bougainvilla/Poinciana



Lauderdale-By-The-Sea, FL

Budget Report Account Summary

For Fiscal: 2024-2025 Period Ending: 04/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - General Fund						
Department: 301000 - Ad Valorem Property Taxes						
001-301000-311100 Ad Valorem Property Taxes	13,548,619.00	13,548,619.00	599,897.95	13,120,787.74	-427,831.26	96.84 %
Department: 301000 - Ad Valorem Property Taxes Total:	13,548,619.00	13,548,619.00	599,897.95	13,120,787.74	-427,831.26	96.84%
Department: 301100 - Utility Taxes						
001-301100-311101 Fpl Utility Tax	986,700.00	986,700.00	87,023.04	529,702.90	-456,997.10	53.68 %
001-301100-311440 Gas Utility Tax	23,000.00	23,000.00	2,494.42	10,889.94	-12,110.06	47.35 %
001-301100-314300 Water Utility Tax	189,000.00	189,000.00	19,740.70	112,519.49	-76,480.51	59.53 %
Department: 301100 - Utility Taxes Total:	1,198,700.00	1,198,700.00	109,258.16	653,112.33	-545,587.67	54.49%
Department: 301600 - Francise Taxes						
001-301600-313100 Fl Power & Light Franchise	670,000.00	670,000.00	53,831.40	369,659.65	-300,340.35	55.17 %
001-301600-313300 Waste Franchise Collection	161,999.00	161,999.00	10,094.86	59,212.49	-102,786.51	36.55 %
001-301600-313301 Waste Franchise Adm-fee	9,000.00	9,000.00	0.00	11,814.88	2,814.88	131.28 %
001-301600-313400 Gas Franchise	23,000.00	23,000.00	2,306.49	14,104.85	-8,895.15	61.33 %
001-301600-313600 Towing Franchise Fees	800.00	800.00	0.00	0.00	-800.00	0.00 %
Department: 301600 - Francise Taxes Total:	864,799.00	864,799.00	66,232.75	454,791.87	-410,007.13	52.59%
Department: 302000 - Licenses & Permits						
001-302000-321100 Business License Taxes	100,000.00	100,000.00	4,513.54	87,825.87	-12,174.13	87.83 %
001-302000-321110 Sidewalk Cafe Row	85,000.00	85,000.00	8,775.00	121,920.00	36,920.00	143.44 %
001-302000-322150 Miscellaneous Permits	700.00	700.00	85.00	135.00	-565.00	19.29 %
001-302000-322250 Development Services Applications	1,000.00	1,000.00	0.00	30.00	-970.00	3.00 %
001-302000-322400 Sign Permits	500.00	500.00	0.00	550.00	50.00	110.00 %
Department: 302000 - Licenses & Permits Total:	187,200.00	187,200.00	13,373.54	210,460.87	23,260.87	112.43%
Department: 303000 - Intergovernmental Revenues						
001-303000-311120 Municipal Revenue Sharing	185,000.00	185,000.00	15,680.32	112,982.48	-72,017.52	61.07 %
001-303000-311150 Alcoholic Beverage License	17,000.00	17,000.00	0.00	0.00	-17,000.00	0.00 %
001-303000-311180 Sales Tax	525,000.00	525,000.00	41,530.76	199,259.20	-325,740.80	37.95 %
001-303000-312410 Local Op Gas Tax 1 - 6 Cent	67,500.00	67,500.00	19,447.82	127,744.96	60,244.96	189.25 %
001-303000-312420 Local Op Gas Tax 2 - 5 Cent	48,000.00	48,000.00	4,612.15	33,096.88	-14,903.12	68.95 %
001-303000-315100 Communication Service Tax	327,000.00	327,000.00	24,542.73	184,054.84	-142,945.16	56.29 %
001-303000-334915 Fdot-reimbursable Grant	34,384.00	34,384.00	0.00	0.00	-34,384.00	0.00 %
Department: 303000 - Intergovernmental Revenues Total:	1,203,884.00	1,203,884.00	105,813.78	657,138.36	-546,745.64	54.58%
Department: 304000 - Charges for Services						
001-304000-343902 Site Plan Application Fees	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00 %
001-304000-347500 Tennis - Shuffle Key	5,250.00	5,250.00	1,080.00	12,000.00	6,750.00	228.57 %
Department: 304000 - Charges for Services Total:	7,250.00	7,250.00	1,080.00	12,000.00	4,750.00	165.52%
Department: 305000 - Fines & Forfeitures						
001-305000-354150 Fines,trafficviolation,citatio	30,000.00	30,000.00	3,645.72	16,155.19	-13,844.81	53.85 %
001-305000-354160 Code Enforcement Fines	55,000.00	55,000.00	1,850.00	22,707.50	-32,292.50	41.29 %
001-305000-359100 Other Fines & Alarms	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00 %
Department: 305000 - Fines & Forfeitures Total:	87,000.00	87,000.00	5,495.72	38,862.69	-48,137.31	44.67%
Department: 306000 - Miscellaneous Revenues						
001-306000-361100 Interest Earnings	112,335.00	112,335.00	86,328.67	385,164.68	272,829.68	342.87 %
001-306000-362000 Rent/lease Royalties	129,675.00	129,675.00	11,050.00	77,150.00	-52,525.00	59.49 %
001-306000-365400 Recycling Revenue	5,000.00	5,000.00	0.00	0.00	-5,000.00	0.00 %
001-306000-366100 Donations	13,500.00	13,500.00	0.00	2,000.00	-11,500.00	14.81 %
001-306000-369100 Miscellaneous Revenues	75,050.00	75,050.00	6,822.39	45,792.57	-29,257.43	61.02 %
001-306000-369200 Miscellaneous Applications	5,000.00	5,000.00	980.00	11,020.00	6,020.00	220.40 %
001-306000-369201 Miscellaneous Merchandisesales	5,000.00	5,000.00	0.00	3,766.59	-1,233.41	75.33 %
001-306000-369250 Recreational Activities Fee	17,500.00	17,500.00	820.00	19,145.00	1,645.00	109.40 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001-306000-369500	miscellaneous Lobbyist	500.00	500.00	50.00	350.00	-150.00	70.00 %
001-306000-369901	Insurance Reimbursement	20,000.00	20,000.00	930.00	6,212.99	-13,787.01	31.06 %
Department: 306000 - Miscellaneous Revenues Total:		383,560.00	383,560.00	106,981.06	550,601.83	167,041.83	143.55%
Department: 511000 - Commission							
001-511000-500110	Commission Salaries	135,000.00	135,000.00	10,000.86	67,666.16	67,333.84	50.12 %
001-511000-500210	Employer Fica Taxes	10,450.00	10,450.00	529.90	3,554.59	6,895.41	34.02 %
001-511000-500220	Retirement	60,750.00	60,750.00	4,407.50	28,760.08	31,989.92	47.34 %
001-511000-500230	Group Insurance	92,000.00	92,000.00	2,526.78	27,436.59	64,563.41	29.82 %
001-511000-500345	Contractual Services	16,000.00	16,000.00	1,358.25	3,233.25	12,766.75	20.21 %
001-511000-500510	Office Supplies	1,500.00	1,500.00	0.00	75.19	1,424.81	5.01 %
001-511000-500512	Elections	4,000.00	4,000.00	0.00	3,493.00	507.00	87.33 %
001-511000-500525	Uniform Expense	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
001-511000-500540	Dues & Subscriptions	3,250.00	3,250.00	0.00	1,380.00	1,870.00	42.46 %
001-511000-500545	Training	12,500.00	12,500.00	0.00	2,500.40	9,999.60	20.00 %
001-511000-500550	Operating Expenses	15,200.00	15,200.00	5,101.14	10,015.18	5,184.82	65.89 %
Department: 511000 - Commission Total:		352,150.00	352,150.00	23,924.43	148,114.44	204,035.56	42.06%
Department: 511100 - Donation-Non Profits							
001-511100-500820	Donations-aids To Private Org	68,500.00	68,500.00	5,000.00	58,500.00	10,000.00	85.40 %
Department: 511100 - Donation-Non Profits Total:		68,500.00	68,500.00	5,000.00	58,500.00	10,000.00	85.40%
Department: 511200 - Visitor Center							
001-511200-500120	Regular Salaries	80,815.00	80,815.00	4,160.26	26,000.12	54,814.88	32.17 %
001-511200-500210	Employer Fica Taxes	6,265.00	6,265.00	318.27	1,988.97	4,276.03	31.75 %
001-511200-500220	Retirement	13,786.00	13,786.00	803.38	4,665.40	9,120.60	33.84 %
001-511200-500230	Group Insurance	3,450.00	3,450.00	183.21	1,310.24	2,139.76	37.98 %
001-511200-500311	Advertisements	3,000.00	3,000.00	0.00	475.00	2,525.00	15.83 %
001-511200-500340	Sewer/wastewater	4,410.00	4,410.00	218.97	1,829.69	2,580.31	41.49 %
001-511200-500345	Contractual Services	6,000.00	6,000.00	255.00	1,048.33	4,951.67	17.47 %
001-511200-500430	Electric Service	2,100.00	2,100.00	100.21	741.44	1,358.56	35.31 %
001-511200-500431	Water Service	5,300.00	5,300.00	375.80	2,780.71	2,519.29	52.47 %
001-511200-500463	Service Maintenance Contracts	3,150.00	3,150.00	237.21	891.22	2,258.78	28.29 %
001-511200-500495	Special Events	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
001-511200-500506	Printing & Binding	3,065.00	3,065.00	0.00	1,498.50	1,566.50	48.89 %
001-511200-500520	Bldg. Maintenance	5,000.00	5,000.00	204.21	808.71	4,191.29	16.17 %
001-511200-500550	Operating Expenses	5,000.00	5,000.00	63.90	2,697.41	2,302.59	53.95 %
Department: 511200 - Visitor Center Total:		142,341.00	142,341.00	6,920.42	46,735.74	95,605.26	32.83%
Department: 513000 - Administration							
001-513000-500120	Regular Salaries	665,203.00	665,203.00	54,635.41	359,037.29	306,165.71	53.97 %
001-513000-500140	Overtime Salaries	5,500.00	5,500.00	0.00	711.10	4,788.90	12.93 %
001-513000-500210	Employer Fica Taxes	51,425.00	51,425.00	4,307.34	25,490.62	25,934.38	49.57 %
001-513000-500220	Retirement	154,950.00	154,950.00	14,540.10	91,993.76	62,956.24	59.37 %
001-513000-500230	Group Insurance	155,250.00	155,250.00	8,708.43	73,455.11	81,794.89	47.31 %
001-513000-500315	Professional Services	36,000.00	36,000.00	0.00	8,964.00	27,036.00	24.90 %
001-513000-500320	Audit Expense	47,000.00	47,000.00	0.00	30,000.00	17,000.00	63.83 %
001-513000-500344	Hr Expenses	5,000.00	5,000.00	223.00	3,229.76	1,770.24	64.60 %
001-513000-500345	Contractual Services	98,100.00	98,100.00	4,675.76	34,770.53	63,329.47	35.44 %
001-513000-500463	Service Maintenance Contracts	54,800.00	54,800.00	936.60	34,173.65	20,626.35	62.36 %
001-513000-500506	Printing & Binding	3,000.00	3,000.00	162.33	1,229.09	1,770.91	40.97 %
001-513000-500508	Postage	5,000.00	5,000.00	1,964.09	4,053.98	946.02	81.08 %
001-513000-500510	Office Supplies	6,700.00	6,700.00	164.04	2,773.55	3,926.45	41.40 %
001-513000-500525	Uniform Expense	1,087.00	1,087.00	0.00	206.46	880.54	18.99 %
001-513000-500540	Dues & Subscriptions	9,900.00	9,900.00	39.00	2,316.73	7,583.27	23.40 %
001-513000-500545	Training	27,000.00	27,000.00	1,111.72	4,523.80	22,476.20	16.75 %
001-513000-500550	Operating Expenses	26,000.00	26,000.00	673.87	8,663.04	17,336.96	33.32 %
001-513000-500640	Capital Outlay - Equip't & Mach	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00 %
Department: 513000 - Administration Total:		1,381,915.00	1,381,915.00	92,141.69	685,592.47	696,322.53	49.61%
Department: 514000 - Town Attorney							
001-514000-500310	Legal Expense	360,000.00	360,000.00	20,428.80	163,518.70	196,481.30	45.42 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001-514000-500314	Litigation	48,000.00	48,000.00	0.00	0.00	48,000.00	0.00 %
Department: 514000 - Town Attorney Total:		408,000.00	408,000.00	20,428.80	163,518.70	244,481.30	40.08%
Department: 519000 - General							
001-519000-500311	Advertisements	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
001-519000-500315	Professional Services	139,500.00	139,500.00	7,070.46	66,473.88	73,026.12	47.65 %
001-519000-500345	Contractual Services	83,200.00	83,200.00	0.00	24,909.83	58,290.17	29.94 %
001-519000-500349	Community Mobility Services	250,000.00	250,000.00	0.00	110,039.90	139,960.10	44.02 %
001-519000-500451	Auto, Property & Liability Ins	308,300.00	308,300.00	0.00	281,088.66	27,211.34	91.17 %
001-519000-500452	Workers Compensation Insur	90,200.00	90,200.00	0.00	39,054.25	51,145.75	43.30 %
001-519000-500463	Service Maintenance Contracts	23,100.00	23,100.00	0.00	6,000.00	17,100.00	25.97 %
001-519000-500497	Contingency	190,000.00	190,000.00	0.00	24,320.49	165,679.51	12.80 %
001-519000-500506	Printing & Binding	0.00	0.00	0.00	1,420.00	-1,420.00	0.00 %
001-519000-500540	Dues & Subscriptions	0.00	0.00	0.00	250.00	-250.00	0.00 %
001-519000-500550	Operating Expenses	96,600.00	96,600.00	0.00	79,376.20	17,223.80	82.17 %
001-519000-500552	Recycling And Solid Waste Exp	70,000.00	70,000.00	3,845.81	23,102.06	46,897.94	33.00 %
001-519000-500640	Capital Outlay - Equip't & Mach	40,000.00	40,000.00	0.00	25,636.02	14,363.98	64.09 %
Department: 519000 - General Total:		1,295,900.00	1,295,900.00	10,916.27	681,671.29	614,228.71	52.60%
Department: 519100 - Tourism and Community Outreach							
001-519100-500120	Regular Salaries	90,000.00	90,000.00	5,694.78	38,155.03	51,844.97	42.39 %
001-519100-500210	Employer Fica Taxes	7,000.00	7,000.00	435.98	2,920.90	4,079.10	41.73 %
001-519100-500220	Retirement	12,500.00	12,500.00	776.20	5,027.70	7,472.30	40.22 %
001-519100-500230	Group Insurance	20,000.00	20,000.00	1,174.61	10,236.57	9,763.43	51.18 %
001-519100-500311	Advertisements	12,000.00	12,000.00	0.00	2,645.00	9,355.00	22.04 %
001-519100-500315	Professional Services	166,000.00	166,000.00	18,952.45	68,576.15	97,423.85	41.31 %
001-519100-500345	Contractual Services	6,750.00	6,750.00	88.68	2,312.30	4,437.70	34.26 %
001-519100-500347	Programs	12,300.00	12,300.00	2,312.36	7,771.02	4,528.98	63.18 %
001-519100-500495	Special Events	277,100.00	277,100.00	14,047.73	107,050.99	170,049.01	38.63 %
001-519100-500506	Printing & Binding	44,000.00	44,000.00	0.00	8,316.59	35,683.41	18.90 %
001-519100-500540	Dues & Subscriptions	1,900.00	1,900.00	0.00	456.67	1,443.33	24.04 %
001-519100-500545	Training	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
001-519100-500550	Operating Expenses	2,000.00	2,000.00	137.96	162.41	1,837.59	8.12 %
Department: 519100 - Tourism and Community Outreach Total:		653,550.00	653,550.00	43,620.75	253,631.33	399,918.67	38.81%
Department: 521000 - Police Department							
001-521000-500141	Bso Overtime	100,000.00	100,000.00	12,214.25	46,364.17	53,635.83	46.36 %
001-521000-500345	Contractual Services	6,321,135.00	6,321,135.00	527,029.92	3,656,130.23	2,665,004.77	57.84 %
001-521000-500352	Contract Services	5,500.00	5,500.00	0.00	4,996.19	503.81	90.84 %
001-521000-500640	Capital Outlay - Equip't & Mach	12,500.00	12,500.00	0.00	0.00	12,500.00	0.00 %
Department: 521000 - Police Department Total:		6,439,135.00	6,439,135.00	539,244.17	3,707,490.59	2,731,644.41	57.58%
Department: 523000 - Emergency Medical Services							
001-523000-500345	Contractual Services	519,680.00	519,680.00	0.00	283,762.50	235,917.50	54.60 %
Department: 523000 - Emergency Medical Services Total:		519,680.00	519,680.00	0.00	283,762.50	235,917.50	54.60%
Department: 524000 - Development Services							
001-524000-500120	Regular Salaries	295,900.00	295,900.00	24,998.22	185,159.23	110,740.77	62.57 %
001-524000-500121	Temporary Salaries/ Interns	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00 %
001-524000-500140	Overtime Salaries	6,000.00	6,000.00	570.43	2,727.13	3,272.87	45.45 %
001-524000-500210	Employer Fica Taxes	22,925.00	22,925.00	2,182.18	18,823.36	4,101.64	82.11 %
001-524000-500220	Retirement	59,275.00	59,275.00	4,548.36	32,049.04	27,225.96	54.07 %
001-524000-500230	Group Insurance	87,000.00	87,000.00	3,894.78	50,876.96	36,123.04	58.48 %
001-524000-500315	Professional Services	60,000.00	60,000.00	5,621.00	12,798.50	47,201.50	21.33 %
001-524000-500345	Contractual Services	539,952.00	539,952.00	1,230.00	91,393.29	448,558.71	16.93 %
001-524000-500462	Fuel	0.00	0.00	0.00	154.57	-154.57	0.00 %
001-524000-500463	Service Maintenance Contracts	4,000.00	4,000.00	0.00	0.00	4,000.00	0.00 %
001-524000-500506	Printing & Binding	3,000.00	3,000.00	0.00	55.27	2,944.73	1.84 %
001-524000-500508	Postage	3,000.00	3,000.00	0.00	801.91	2,198.09	26.73 %
001-524000-500510	Office Supplies	2,500.00	2,500.00	0.00	714.22	1,785.78	28.57 %
001-524000-500525	Uniform Expense	600.00	600.00	239.23	239.23	360.77	39.87 %
001-524000-500540	Dues & Subscriptions	5,000.00	5,000.00	0.00	1,142.69	3,857.31	22.85 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001-524000-500545	Training	8,000.00	8,000.00	189.86	1,306.07	6,693.93	16.33 %
001-524000-500550	Operating Expenses	11,000.00	11,000.00	15,402.35	24,298.07	-13,298.07	220.89 %
Department: 524000 - Development Services Total:		1,115,152.00	1,115,152.00	58,876.41	422,539.54	692,612.46	37.89%
Department: 541100 - Mun Srvsc - Public Works Div							
001-541100-500120	Regular Salaries	1,124,881.00	1,124,881.00	72,299.91	510,213.48	614,667.52	45.36 %
001-541100-500140	Overtime Salaries	71,500.00	71,500.00	5,298.48	47,532.91	23,967.09	66.48 %
001-541100-500210	Employer Fica Taxes	87,300.00	87,300.00	6,075.65	43,680.15	43,619.85	50.03 %
001-541100-500220	Retirement	171,250.00	171,250.00	14,775.94	87,479.47	83,770.53	51.08 %
001-541100-500230	Group Insurance	327,750.00	327,750.00	18,294.50	174,646.13	153,103.87	53.29 %
001-541100-500315	Professional Services	65,000.00	65,000.00	2,840.28	6,190.28	58,809.72	9.52 %
001-541100-500340	Sewer/wastewater	18,000.00	18,000.00	1,197.72	8,805.76	9,194.24	48.92 %
001-541100-500345	Contractual Services	625,500.00	625,500.00	65,838.02	309,436.52	316,063.48	49.47 %
001-541100-500410	Communications	65,000.00	65,000.00	10,352.53	51,522.42	13,477.58	79.27 %
001-541100-500430	Electric Service	58,000.00	58,000.00	4,492.45	31,943.56	26,056.44	55.08 %
001-541100-500431	Water Service	225,000.00	225,000.00	16,738.79	133,852.32	91,147.68	59.49 %
001-541100-500433	Electric Service-streets	70,000.00	70,000.00	5,668.56	38,283.58	31,716.42	54.69 %
001-541100-500445	Equip Rent/lease	30,000.00	30,000.00	379.25	40,689.56	-10,689.56	135.63 %
001-541100-500460	Equipment Maintenance	45,000.00	45,000.00	2,646.29	55,916.08	-10,916.08	124.26 %
001-541100-500461	Vehicle Maintenance	25,000.00	25,000.00	312.55	10,927.94	14,072.06	43.71 %
001-541100-500462	Fuel	60,000.00	60,000.00	0.00	13,171.54	46,828.46	21.95 %
001-541100-500463	Service Maintenance Contracts	21,000.00	21,000.00	2,807.11	20,566.20	433.80	97.93 %
001-541100-500469	Buoy Maintenance	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00 %
001-541100-500470	Radio Maintenance	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00 %
001-541100-500498	Storm Drain Rehab/maint	100,000.00	100,000.00	0.00	1,600.00	98,400.00	1.60 %
001-541100-500508	Postage	300.00	300.00	0.00	223.21	76.79	74.40 %
001-541100-500510	Office Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
001-541100-500520	Bldg. Maintenance	153,500.00	153,500.00	4,803.71	59,644.84	93,855.16	38.86 %
001-541100-500525	Uniform Expense	30,000.00	30,000.00	1,797.49	13,737.91	16,262.09	45.79 %
001-541100-500529	Street Light Maintenance	70,000.00	70,000.00	0.00	14,333.55	55,666.45	20.48 %
001-541100-500530	Street Maint Repair Supply	85,000.00	85,000.00	2,065.27	17,393.68	67,606.32	20.46 %
001-541100-500531	Grounds Maint/landscaping	55,000.00	55,000.00	7,213.21	23,330.35	31,669.65	42.42 %
001-541100-500532	Signs	12,500.00	12,500.00	2,181.33	16,483.46	-3,983.46	131.87 %
001-541100-500534	Sidewalk Maint Repair	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00 %
001-541100-500535	Flags	3,250.00	3,250.00	0.00	950.66	2,299.34	29.25 %
001-541100-500536	Sea Oats	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
001-541100-500540	Dues & Subscriptions	4,000.00	4,000.00	339.80	5,810.80	-1,810.80	145.27 %
001-541100-500545	Training	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00 %
001-541100-500547	Hurricane Expenditure	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
001-541100-500550	Operating Expenses	150,000.00	150,000.00	13,378.31	91,618.65	58,381.35	61.08 %
001-541100-500624	Capital Outlay-bldg. Improvem	70,000.00	70,000.00	0.00	0.00	70,000.00	0.00 %
001-541100-500640	Capital Outlay - Equip & Mach	45,000.00	45,000.00	5,186.02	8,732.90	36,267.10	19.41 %
001-541100-500644	Capital Outlay-vehicles	57,459.00	57,459.00	10,493.52	28,143.75	29,315.25	48.98 %
Department: 541100 - Mun Srvsc - Public Works Div Total:		3,982,690.00	3,982,690.00	277,476.69	1,866,861.66	2,115,828.34	46.87%
Department: 572000 - Recreation							
001-572000-500342	Senior Rec. Ctr. Contract	113,999.00	113,999.00	10,564.72	66,136.04	47,862.96	58.01 %
001-572000-500463	Service Maintenance Contracts	2,500.00	2,500.00	170.03	1,045.50	1,454.50	41.82 %
001-572000-500510	Office Supplies	500.00	500.00	0.00	0.00	500.00	0.00 %
Department: 572000 - Recreation Total:		116,999.00	116,999.00	10,734.75	67,181.54	49,817.46	57.42%
Department: 581100 - Interfund Transfers							
001-581100-380102	Transfer From Bldg-oh Costs	200,000.00	200,000.00	50,000.00	100,000.00	-100,000.00	50.00 %
001-581100-380115	Transfer From Fire - Oh Costs	50,000.00	50,000.00	12,500.00	25,000.00	-25,000.00	50.00 %
001-581100-500910	Transfer To Cip Fund	1,255,000.00	1,255,000.00	313,750.00	627,500.00	627,500.00	50.00 %
001-581100-500916	Transfer to Fire	0.00	0.00	0.00	659,125.00	-659,125.00	0.00 %
Department: 581100 - Interfund Transfers Surplus (Deficit):		-1,005,000.00	-1,005,000.00	-251,250.00	-1,161,625.00	-156,625.00	115.58%
Fund: 001 - General Fund Surplus (Deficit):		0.00	0.00	-332,401.42	6,150,530.89	6,150,530.89	0.00%

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	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 101 - Special Revenue-Police Conf						
Department: 306000 - Miscellaneous Revenues						
101-306000-369100 Miscellaneous Revenues	0.00	0.00	0.00	391.11	391.11	0.00 %
Department: 306000 - Miscellaneous Revenues Total:	0.00	0.00	0.00	391.11	391.11	0.00%
Fund: 101 - Special Revenue-Police Conf Total:	0.00	0.00	0.00	391.11	391.11	0.00%
Fund: 102 - Building Fund						
Department: 000000 - Assigned						
102-000000-380200 Appropriated Fund Balance	275,102.00	275,102.00	0.00	0.00	-275,102.00	0.00 %
Department: 000000 - Assigned Total:	275,102.00	275,102.00	0.00	0.00	-275,102.00	0.00%
Department: 302100 - Building Permit and Inpection						
102-302100-322100 Building Permits	1,393,019.00	1,393,019.00	168,460.39	649,580.87	-743,438.13	46.63 %
102-302100-322105 Fire Plan Review Fees	60,000.00	60,000.00	3,337.65	50,075.26	-9,924.74	83.46 %
102-302100-322106 Building Recording Fee	0.00	0.00	0.00	12.25	12.25	0.00 %
Department: 302100 - Building Permit and Inpection Total:	1,453,019.00	1,453,019.00	171,798.04	699,668.38	-753,350.62	48.15%
Department: 524100 - Building						
102-524100-500120 Regular Salaries	215,721.00	215,721.00	19,417.11	69,240.01	146,480.99	32.10 %
102-524100-500121 Temporary Salaries/ Interns	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00 %
102-524100-500210 Employer Fica Taxes	17,400.00	17,400.00	1,326.57	1,344.56	16,055.44	7.73 %
102-524100-500220 Retirement	48,000.00	48,000.00	3,617.54	16,192.65	31,807.35	33.73 %
102-524100-500230 Group Insurance	80,000.00	80,000.00	5,804.05	19,865.44	60,134.56	24.83 %
102-524100-500315 Professional Services	175,000.00	175,000.00	3,913.75	22,241.38	152,758.62	12.71 %
102-524100-500345 Contractual Services	79,000.00	79,000.00	2,212.50	59,752.96	19,247.04	75.64 %
102-524100-500402 Building Permit Services	900,000.00	900,000.00	0.00	224,147.40	675,852.60	24.91 %
102-524100-500463 Service Maintenance Contracts	3,000.00	3,000.00	1,538.42	4,207.38	-1,207.38	140.25 %
102-524100-500550 Operating Expenses	2,000.00	2,000.00	6,562.50	8,597.66	-6,597.66	429.88 %
102-524100-581001 Transfer To GF-OH Costs	200,000.00	200,000.00	50,000.00	100,000.00	100,000.00	50.00 %
Department: 524100 - Building Total:	1,728,121.00	1,728,121.00	94,392.44	525,589.44	1,202,531.56	30.41%
Fund: 102 - Building Fund Surplus (Deficit):	0.00	0.00	77,405.60	174,078.94	174,078.94	0.00%
Fund: 103 - Sewer Fund						
Department: 000000 - Assigned						
103-000000-380200 Appropriated Fund Balance	8,480.00	8,480.00	0.00	0.00	-8,480.00	0.00 %
Department: 000000 - Assigned Total:	8,480.00	8,480.00	0.00	0.00	-8,480.00	0.00%
Department: 304000 - Charges for Services						
103-304000-343500 Sewer Fees	1,700,000.00	1,700,000.00	108,446.09	607,229.97	-1,092,770.03	35.72 %
Department: 304000 - Charges for Services Total:	1,700,000.00	1,700,000.00	108,446.09	607,229.97	-1,092,770.03	35.72%
Department: 306000 - Miscellaneous Revenues						
103-306000-361100 Interest Earnings	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00 %
Department: 306000 - Miscellaneous Revenues Total:	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00%
Department: 535000 - Sanitary Sewers						
103-535000-500120 Regular Salaries	112,900.00	112,900.00	8,337.20	56,779.72	56,120.28	50.29 %
103-535000-500140 Overtime Salaries	6,600.00	6,600.00	0.00	1,832.40	4,767.60	27.76 %
103-535000-500210 Employer Fica Taxes	8,637.00	8,637.00	635.46	4,574.85	4,062.15	52.97 %
103-535000-500220 Retirement	23,325.00	23,325.00	1,751.65	11,975.39	11,349.61	51.34 %
103-535000-500230 Group Insurance	42,100.00	42,100.00	1,911.29	16,301.39	25,798.61	38.72 %
103-535000-500340 Sewer/wastewater	1,010,000.00	1,010,000.00	82,966.47	488,402.78	521,597.22	48.36 %
103-535000-500345 Contractual Services	65,000.00	65,000.00	1,013.45	5,585.79	59,414.21	8.59 %
103-535000-500430 Electric Service	30,000.00	30,000.00	1,343.98	11,841.68	18,158.32	39.47 %
103-535000-500431 Water Service	500.00	500.00	29.41	299.54	200.46	59.91 %
103-535000-500459 Sewer Line Maintenance	200,000.00	200,000.00	1,750.00	23,023.86	176,976.14	11.51 %
103-535000-500465 Pump Station Maintenance	3,000.00	3,000.00	473.80	473.80	2,526.20	15.79 %
103-535000-500497 Contingency	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00 %
103-535000-500506 Printing & Binding	1,250.00	1,250.00	518.00	518.00	732.00	41.44 %
103-535000-500550 Operating Expenses	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
103-535000-500630 Cap Outlay Imp Other Than Bldg	105,168.00	105,168.00	0.00	0.00	105,168.00	0.00 %
Department: 535000 - Sanitary Sewers Total:	1,710,480.00	1,710,480.00	100,730.71	621,609.20	1,088,870.80	36.34%
Fund: 103 - Sewer Fund Surplus (Deficit):	0.00	0.00	7,715.38	-14,379.23	-14,379.23	0.00%
Fund: 115 - Fire Fund						
Department: 000000 - Assigned						
115-000000-380203 Appropriation From Fire Fund	600,000.00	600,000.00	0.00	0.00	-600,000.00	0.00 %
Department: 000000 - Assigned Total:	600,000.00	600,000.00	0.00	0.00	-600,000.00	0.00%
Department: 301050 - Fire Assessment						
115-301050-311200 Property Tax-fire Assessment	1,347,159.00	1,347,159.00	74,601.34	1,322,086.44	-25,072.56	98.14 %
Department: 301050 - Fire Assessment Total:	1,347,159.00	1,347,159.00	74,601.34	1,322,086.44	-25,072.56	98.14%
Department: 304000 - Charges for Services						
115-304000-342210 Fire Inspection Fees	77,000.00	77,000.00	1,070.00	78,564.83	1,564.83	102.03 %
Department: 304000 - Charges for Services Total:	77,000.00	77,000.00	1,070.00	78,564.83	1,564.83	102.03%
Department: 306000 - Miscellaneous Revenues						
115-306000-369100 Miscellaneous Revenues	0.00	0.00	75.00	137,682.38	137,682.38	0.00 %
Department: 306000 - Miscellaneous Revenues Total:	0.00	0.00	75.00	137,682.38	137,682.38	0.00%
Department: 522000 - Fire Department						
115-522000-500310 Legal Expense	0.00	0.00	17,529.40	17,529.40	-17,529.40	0.00 %
115-522000-500315 Professional Services	83,000.00	83,000.00	-15,077.20	77,295.70	5,704.30	93.13 %
115-522000-500345 Contractual Services	987,100.00	987,100.00	0.00	620,112.50	366,987.50	62.82 %
115-522000-500520 Bldg. Maintenance	4,059.00	4,059.00	0.00	0.00	4,059.00	0.00 %
115-522000-500624 Capital Outlay-bldg. Improvemt	900,000.00	900,000.00	0.00	0.00	900,000.00	0.00 %
115-522000-500912 Transfer To General Fund	50,000.00	50,000.00	12,500.00	25,000.00	25,000.00	50.00 %
Department: 522000 - Fire Department Total:	2,024,159.00	2,024,159.00	14,952.20	739,937.60	1,284,221.40	36.56%
Department: 581100 - Interfund Transfers						
115-581100-381105 Transfer From General Fund	0.00	0.00	0.00	659,125.00	659,125.00	0.00 %
Department: 581100 - Interfund Transfers Total:	0.00	0.00	0.00	659,125.00	659,125.00	0.00%
Fund: 115 - Fire Fund Surplus (Deficit):	0.00	0.00	60,794.14	1,457,521.05	1,457,521.05	0.00%
Fund: 300 - Capital Project Fund						
Department: 000000 - Assigned						
300-000000-380200 Appropriated Fund Balance	615,000.00	615,000.00	0.00	0.00	-615,000.00	0.00 %
Department: 000000 - Assigned Total:	615,000.00	615,000.00	0.00	0.00	-615,000.00	0.00%
Department: 303000 - Intergovernmental Revenues						
300-303000-334920 Beach Portal-Funding	50,000.00	50,000.00	0.00	0.00	-50,000.00	0.00 %
300-303000-334929 Friedt Park Funding	200,000.00	200,000.00	0.00	0.00	-200,000.00	0.00 %
300-303000-334933 Resilient Florida Program (DEP) Gra...	200,000.00	200,000.00	0.00	0.00	-200,000.00	0.00 %
Department: 303000 - Intergovernmental Revenues Total:	450,000.00	450,000.00	0.00	0.00	-450,000.00	0.00%
Department: 519000 - General						
300-519000-500120 Regular Salaries	86,657.00	86,657.00	6,451.47	44,371.73	42,285.27	51.20 %
300-519000-500210 Employer Fica Taxes	6,630.00	6,630.00	493.54	3,394.43	3,235.57	51.20 %
300-519000-500220 Retirement	24,380.00	24,380.00	1,803.40	12,389.82	11,990.18	50.82 %
300-519000-500230 Group Insurance	18,975.00	18,975.00	1,057.66	8,942.69	10,032.31	47.13 %
300-519000-500640 Capital Outlay - Equipt & Mach	90,000.00	90,000.00	24,678.83	63,524.17	26,475.83	70.58 %
Department: 519000 - General Total:	226,642.00	226,642.00	34,484.90	132,622.84	94,019.16	58.52%
Department: 519161 - Town Hall / Public Safety						
300-519161-500629 Capital Outlay - Design/permit	500,000.00	500,000.00	0.00	0.00	500,000.00	0.00 %
Department: 519161 - Town Hall / Public Safety Total:	500,000.00	500,000.00	0.00	0.00	500,000.00	0.00%
Department: 545170 - El Prado Park						
300-545170-500630 Cap Outlay Imp Other Than Bldg	775,000.00	775,000.00	19,257.27	24,902.27	750,097.73	3.21 %
Department: 545170 - El Prado Park Total:	775,000.00	775,000.00	19,257.27	24,902.27	750,097.73	3.21%
Department: 559027 - Storm Water Rate Study						
300-559027-500630 Cap Outlay Imp Other Than Bldg	125,000.00	125,000.00	0.00	0.00	125,000.00	0.00 %
Department: 559027 - Storm Water Rate Study Total:	125,000.00	125,000.00	0.00	0.00	125,000.00	0.00%

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 572102 - Beach Portal						
300-572102-500629 Capital Outlay - Design/permit	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
Department: 572102 - Beach Portal Total:	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00%
Department: 572108 - FDOT A1A Pine Ave to Palm Ave						
300-572108-500630 Cap Outlay Imp other than bldg	255,000.00	255,000.00	244,045.00	244,045.00	10,955.00	95.70 %
Department: 572108 - FDOT A1A Pine Ave to Palm Ave Total:	255,000.00	255,000.00	244,045.00	244,045.00	10,955.00	95.70%
Department: 572110 - Tennis Court Lighting						
300-572110-500630 Cap Outlay Imp other than bldg	45,000.00	45,000.00	0.00	31,677.90	13,322.10	70.40 %
Department: 572110 - Tennis Court Lighting Total:	45,000.00	45,000.00	0.00	31,677.90	13,322.10	70.40%
Department: 572200 - Beach Renourishment						
300-572200-500630 Cap Outlay Imp Other Than Bldg	116,667.00	116,667.00	0.00	123,313.87	-6,646.87	105.70 %
Department: 572200 - Beach Renourishment Total:	116,667.00	116,667.00	0.00	123,313.87	-6,646.87	105.70%
Department: 572201 - Staghorn Coral Painting						
300-572201-500630 Cap Outlay Imp Other Than Bldg	0.00	0.00	0.00	9,097.66	-9,097.66	0.00 %
Department: 572201 - Staghorn Coral Painting Total:	0.00	0.00	0.00	9,097.66	-9,097.66	0.00%
Department: 575200 - Traffic Improvements & Calming						
300-575200-500630 Cap Outlay Imp Other Than Bldg	150,000.00	150,000.00	-24,678.83	21,949.12	128,050.88	14.63 %
Department: 575200 - Traffic Improvements & Calming Total:	150,000.00	150,000.00	-24,678.83	21,949.12	128,050.88	14.63%
Department: 575201 - Pedestrian Amenities						
300-575201-500630 Cap Outlay Imp Other Than Bldg	75,000.00	75,000.00	3,940.80	45,722.85	29,277.15	60.96 %
Department: 575201 - Pedestrian Amenities Total:	75,000.00	75,000.00	3,940.80	45,722.85	29,277.15	60.96%
Department: 576136 - Street Proj.Bougain.Poinciana						
300-576136-500629 Capital Outlay - Design/permit	225,000.00	225,000.00	0.00	0.00	225,000.00	0.00 %
Department: 576136 - Street Proj.Bougain.Poinciana Total:	225,000.00	225,000.00	0.00	0.00	225,000.00	0.00%
Department: 576138 - Rodway Paving & Refurbishment						
300-576138-500630 Cap Outlay Imp Other Than Bldg	483,691.00	483,691.00	0.00	54,673.13	429,017.87	11.30 %
Department: 576138 - Rodway Paving & Refurbishment Total:	483,691.00	483,691.00	0.00	54,673.13	429,017.87	11.30%
Department: 576305 - Resilient Florida Program -Project						
300-576305-500630 Cap Outlay Imp other than bldg	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00 %
Department: 576305 - Resilient Florida Program -Project Total:	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00%
Department: 577100 - Friedt Park						
300-577100-500630 Cap Outlay Imp Other Than Bldg	725,000.00	725,000.00	0.00	18,694.60	706,305.40	2.58 %
Department: 577100 - Friedt Park Total:	725,000.00	725,000.00	0.00	18,694.60	706,305.40	2.58%
Department: 577102 - 75th Anniversary Garden						
300-577102-500630 Cap Outlay Imp other than bldg	100,000.00	100,000.00	0.00	9,174.00	90,826.00	9.17 %
Department: 577102 - 75th Anniversary Garden Total:	100,000.00	100,000.00	0.00	9,174.00	90,826.00	9.17%
Department: 581100 - Interfund Transfers						
300-581100-381105 Transfer From General Fund	1,255,000.00	1,255,000.00	313,750.00	627,500.00	-627,500.00	50.00 %
300-581100-381106 Transfer From Parking Fund	1,732,000.00	1,732,000.00	433,000.00	866,000.00	-866,000.00	50.00 %
Department: 581100 - Interfund Transfers Total:	2,987,000.00	2,987,000.00	746,750.00	1,493,500.00	-1,493,500.00	50.00%
Fund: 300 - Capital Project Fund Surplus (Deficit):	0.00	0.00	469,700.86	777,626.76	777,626.76	0.00%
Fund: 310 - Parking Fund						
Department: 302000 - Licenses & Permits						
310-302000-313101 Pilop Fee	40,000.00	40,000.00	8,000.00	8,000.00	-32,000.00	20.00 %
Department: 302000 - Licenses & Permits Total:	40,000.00	40,000.00	8,000.00	8,000.00	-32,000.00	20.00%
Department: 304000 - Charges for Services						
310-304000-344500 Parking Permits	148,000.00	148,000.00	9,376.23	94,395.75	-53,604.25	63.78 %
310-304000-344520 Parking Agreements	94,024.00	94,024.00	0.00	94,024.00	0.00	100.00 %
310-304000-344551 South Ocean	210,000.00	210,000.00	36,611.95	173,977.16	-36,022.84	82.85 %
310-304000-344552 Ocean Front Meters	350,000.00	350,000.00	57,466.65	341,959.28	-8,040.72	97.70 %
310-304000-344553 Commerical Blvd. Meters	90,000.00	90,000.00	17,227.15	106,313.15	16,313.15	118.13 %
310-304000-344554 Parking Meters - Beach	200,000.00	200,000.00	28,026.61	136,631.69	-63,368.31	68.32 %
310-304000-344555 Palm Portal- Fdg	99,000.00	99,000.00	19,877.17	85,792.50	-13,207.50	86.66 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
310-304000-344556	El Prado Parking Lot	650,000.00	650,000.00	76,023.37	371,616.44	-278,383.56	57.17 %
310-304000-344558	Town Hall Parking Lot	35,000.00	35,000.00	5,784.97	18,861.57	-16,138.43	53.89 %
310-304000-344559	El Mar Parking Lot	295,000.00	295,000.00	32,169.94	192,865.01	-102,134.99	65.38 %
310-304000-344560	A1A Parking Lot	650,000.00	650,000.00	79,522.81	418,541.78	-231,458.22	64.39 %
310-304000-344563	Bougainvilla/ Poinciana	199,000.00	199,000.00	38,351.89	193,911.94	-5,088.06	97.44 %
Department: 304000 - Charges for Services Total:		3,020,024.00	3,020,024.00	400,438.74	2,228,890.27	-791,133.73	73.80%
Department: 305000 - Fines & Forfeitures							
310-305000-354100	Parking Fines	110,000.00	110,000.00	27,124.77	188,900.32	78,900.32	171.73 %
Department: 305000 - Fines & Forfeitures Total:		110,000.00	110,000.00	27,124.77	188,900.32	78,900.32	171.73%
Department: 306000 - Miscellaneous Revenues							
310-306000-362001	Bougainvilla Rent	149,760.00	149,760.00	9,818.76	75,398.09	-74,361.91	50.35 %
Department: 306000 - Miscellaneous Revenues Total:		149,760.00	149,760.00	9,818.76	75,398.09	-74,361.91	50.35%
Department: 545000 - Parking Operations							
310-545000-500120	Regular Salaries	236,000.00	236,000.00	17,965.53	122,495.02	113,504.98	51.90 %
310-545000-500140	Overtime Salaries	4,200.00	4,200.00	1,158.09	4,631.84	-431.84	110.28 %
310-545000-500210	Employer Fica Taxes	18,400.00	18,400.00	1,153.73	7,485.63	10,914.37	40.68 %
310-545000-500220	Retirement	45,000.00	45,000.00	3,471.54	23,352.54	21,647.46	51.89 %
310-545000-500230	Group Insurance	76,000.00	76,000.00	3,985.57	35,698.77	40,301.23	46.97 %
310-545000-500345	Contractual Services	523,000.00	523,000.00	62,761.25	239,174.60	283,825.40	45.73 %
310-545000-500353	Parking Alternatives	85,000.00	85,000.00	0.00	28,172.54	56,827.46	33.14 %
310-545000-500410	Communications	3,000.00	3,000.00	143.76	982.45	2,017.55	32.75 %
310-545000-500430	Electric Service	9,600.00	9,600.00	757.50	4,768.71	4,831.29	49.67 %
310-545000-500431	Water Service	27,500.00	27,500.00	1,966.16	10,093.98	17,406.02	36.71 %
310-545000-500445	Equip Rent/lease	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00 %
310-545000-500461	Vehicle Maintenance	8,000.00	8,000.00	1,595.92	1,971.77	6,028.23	24.65 %
310-545000-500462	Fuel	15,000.00	15,000.00	0.00	3,435.16	11,564.84	22.90 %
310-545000-500463	Service Maintenance Contracts	48,588.00	48,588.00	0.00	29,808.00	18,780.00	61.35 %
310-545000-500497	Contingency	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
310-545000-500506	Printing & Binding	8,000.00	8,000.00	0.00	1,270.77	6,729.23	15.88 %
310-545000-500508	Postage	1,000.00	1,000.00	69.38	406.10	593.90	40.61 %
310-545000-500510	Office Supplies	1,000.00	1,000.00	0.00	199.90	800.10	19.99 %
310-545000-500525	Uniform Expense	5,000.00	5,000.00	45.12	246.85	4,753.15	4.94 %
310-545000-500532	Signs	13,000.00	13,000.00	240.00	4,409.35	8,590.65	33.92 %
310-545000-500533	Parking Meter Parts-supplies	38,000.00	38,000.00	0.00	2,283.59	35,716.41	6.01 %
310-545000-500545	Training	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
310-545000-500550	Operating Expenses	37,000.00	37,000.00	501.37	2,464.53	34,535.47	6.66 %
310-545000-500630	Cap Outlay Imp Other Than Bldg	32,310.00	32,310.00	0.00	0.00	32,310.00	0.00 %
310-545000-500640	Capital Outlay - Equip & Mach	104,000.00	104,000.00	11,517.00	15,937.00	88,063.00	15.32 %
310-545000-500644	Capital Outlay-vehicles	31,686.00	31,686.00	2,944.42	11,483.75	20,202.25	36.24 %
310-545000-500646	Capital Outlay-Reserves	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00 %
Department: 545000 - Parking Operations Total:		1,587,784.00	1,587,784.00	110,276.34	550,772.85	1,037,011.15	34.69%
Department: 581100 - Interfund Transfers							
310-581100-500910	Transfer To CIP Fund	1,732,000.00	1,732,000.00	433,000.00	866,000.00	866,000.00	50.00 %
Department: 581100 - Interfund Transfers Total:		1,732,000.00	1,732,000.00	433,000.00	866,000.00	866,000.00	50.00%
Fund: 310 - Parking Fund Surplus (Deficit):		0.00	0.00	-97,894.07	1,084,415.83	1,084,415.83	0.00%
Report Surplus (Deficit):		0.00	0.00	185,320.49	9,630,185.35	9,630,185.35	0.00%

Group Summary

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - General Fund						
301000 - Ad Valorem Property Taxes	13,548,619.00	13,548,619.00	599,897.95	13,120,787.74	-427,831.26	96.84%
301100 - Utility Taxes	1,198,700.00	1,198,700.00	109,258.16	653,112.33	-545,587.67	54.49%
301600 - Franchise Taxes	864,799.00	864,799.00	66,232.75	454,791.87	-410,007.13	52.59%
302000 - Licenses & Permits	187,200.00	187,200.00	13,373.54	210,460.87	23,260.87	112.43%
303000 - Intergovernmental Revenues	1,203,884.00	1,203,884.00	105,813.78	657,138.36	-546,745.64	54.58%
304000 - Charges for Services	7,250.00	7,250.00	1,080.00	12,000.00	4,750.00	165.52%
305000 - Fines & Forfeitures	87,000.00	87,000.00	5,495.72	38,862.69	-48,137.31	44.67%
306000 - Miscellaneous Revenues	383,560.00	383,560.00	106,981.06	550,601.83	167,041.83	143.55%
511000 - Commission	352,150.00	352,150.00	23,924.43	148,114.44	204,035.56	42.06%
511100 - Donation-Non Profits	68,500.00	68,500.00	5,000.00	58,500.00	10,000.00	85.40%
511200 - Visitor Center	142,341.00	142,341.00	6,920.42	46,735.74	95,605.26	32.83%
513000 - Administration	1,381,915.00	1,381,915.00	92,141.69	685,592.47	696,322.53	49.61%
514000 - Town Attorney	408,000.00	408,000.00	20,428.80	163,518.70	244,481.30	40.08%
519000 - General	1,295,900.00	1,295,900.00	10,916.27	681,671.29	614,228.71	52.60%
519100 - Tourism and Community Outreach	653,550.00	653,550.00	43,620.75	253,631.33	399,918.67	38.81%
521000 - Police Department	6,439,135.00	6,439,135.00	539,244.17	3,707,490.59	2,731,644.41	57.58%
523000 - Emergency Medical Services	519,680.00	519,680.00	0.00	283,762.50	235,917.50	54.60%
524000 - Development Services	1,115,152.00	1,115,152.00	58,876.41	422,539.54	692,612.46	37.89%
541100 - Mun Srvsc - Public Works Div	3,982,690.00	3,982,690.00	277,476.69	1,866,861.66	2,115,828.34	46.87%
572000 - Recreation	116,999.00	116,999.00	10,734.75	67,181.54	49,817.46	57.42%
581100 - Interfund Transfers	-1,005,000.00	-1,005,000.00	-251,250.00	-1,161,625.00	-156,625.00	115.58%
Fund: 001 - General Fund Surplus (Deficit):	0.00	0.00	-332,401.42	6,150,530.89	6,150,530.89	0.00%
Fund: 101 - Special Revenue-Police Conf						
306000 - Miscellaneous Revenues	0.00	0.00	0.00	391.11	391.11	0.00%
Fund: 101 - Special Revenue-Police Conf Total:	0.00	0.00	0.00	391.11	391.11	0.00%
Fund: 102 - Building Fund						
000000 - Assigned	275,102.00	275,102.00	0.00	0.00	-275,102.00	0.00%
302100 - Building Permit and Inpection	1,453,019.00	1,453,019.00	171,798.04	699,668.38	-753,350.62	48.15%
524100 - Building	1,728,121.00	1,728,121.00	94,392.44	525,589.44	1,202,531.56	30.41%
Fund: 102 - Building Fund Surplus (Deficit):	0.00	0.00	77,405.60	174,078.94	174,078.94	0.00%
Fund: 103 - Sewer Fund						
000000 - Assigned	8,480.00	8,480.00	0.00	0.00	-8,480.00	0.00%
304000 - Charges for Services	1,700,000.00	1,700,000.00	108,446.09	607,229.97	-1,092,770.03	35.72%
306000 - Miscellaneous Revenues	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00%
535000 - Sanitary Sewers	1,710,480.00	1,710,480.00	100,730.71	621,609.20	1,088,870.80	36.34%
Fund: 103 - Sewer Fund Surplus (Deficit):	0.00	0.00	7,715.38	-14,379.23	-14,379.23	0.00%
Fund: 115 - Fire Fund						
000000 - Assigned	600,000.00	600,000.00	0.00	0.00	-600,000.00	0.00%
301050 - Fire Assessment	1,347,159.00	1,347,159.00	74,601.34	1,322,086.44	-25,072.56	98.14%
304000 - Charges for Services	77,000.00	77,000.00	1,070.00	78,564.83	1,564.83	102.03%
306000 - Miscellaneous Revenues	0.00	0.00	75.00	137,682.38	137,682.38	0.00%
522000 - Fire Department	2,024,159.00	2,024,159.00	14,952.20	739,937.60	1,284,221.40	36.56%
581100 - Interfund Transfers	0.00	0.00	0.00	659,125.00	659,125.00	0.00%
Fund: 115 - Fire Fund Surplus (Deficit):	0.00	0.00	60,794.14	1,457,521.05	1,457,521.05	0.00%
Fund: 300 - Capital Project Fund						
000000 - Assigned	615,000.00	615,000.00	0.00	0.00	-615,000.00	0.00%
303000 - Intergovernmental Revenues	450,000.00	450,000.00	0.00	0.00	-450,000.00	0.00%
519000 - General	226,642.00	226,642.00	34,484.90	132,622.84	94,019.16	58.52%
519161 - Town Hall / Public Safety	500,000.00	500,000.00	0.00	0.00	500,000.00	0.00%
545170 - El Prado Park	775,000.00	775,000.00	19,257.27	24,902.27	750,097.73	3.21%
559027 - Storm Water Rate Study	125,000.00	125,000.00	0.00	0.00	125,000.00	0.00%
572102 - Beach Portal	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00%
572108 - FDOT A1A Pine Ave to Palm Ave	255,000.00	255,000.00	244,045.00	244,045.00	10,955.00	95.70%
572110 - Tennis Court Lighting	45,000.00	45,000.00	0.00	31,677.90	13,322.10	70.40%

Budget Report

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
572200 - Beach Renourishment	116,667.00	116,667.00	0.00	123,313.87	-6,646.87	105.70%
572201 - Staghorn Coral Painting	0.00	0.00	0.00	9,097.66	-9,097.66	0.00%
575200 - Traffic Improvements & Calming	150,000.00	150,000.00	-24,678.83	21,949.12	128,050.88	14.63%
575201 - Pedestrian Amenities	75,000.00	75,000.00	3,940.80	45,722.85	29,277.15	60.96%
576136 - Street Proj.Bougain.Poinciana	225,000.00	225,000.00	0.00	0.00	225,000.00	0.00%
576138 - Rodway Paving & Refurbishment	483,691.00	483,691.00	0.00	54,673.13	429,017.87	11.30%
576305 - Resilient Florida Program -Project	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00%
577100 - Friedt Park	725,000.00	725,000.00	0.00	18,694.60	706,305.40	2.58%
577102 - 75th Anniversary Garden	100,000.00	100,000.00	0.00	9,174.00	90,826.00	9.17%
581100 - Interfund Transfers	2,987,000.00	2,987,000.00	746,750.00	1,493,500.00	-1,493,500.00	50.00%
Fund: 300 - Capital Project Fund Surplus (Deficit):	0.00	0.00	469,700.86	777,626.76	777,626.76	0.00%
Fund: 310 - Parking Fund						
302000 - Licenses & Permits	40,000.00	40,000.00	8,000.00	8,000.00	-32,000.00	20.00%
304000 - Charges for Services	3,020,024.00	3,020,024.00	400,438.74	2,228,890.27	-791,133.73	73.80%
305000 - Fines & Forfeitures	110,000.00	110,000.00	27,124.77	188,900.32	78,900.32	171.73%
306000 - Miscellaneous Revenues	149,760.00	149,760.00	9,818.76	75,398.09	-74,361.91	50.35%
545000 - Parking Operations	1,587,784.00	1,587,784.00	110,276.34	550,772.85	1,037,011.15	34.69%
581100 - Interfund Transfers	1,732,000.00	1,732,000.00	433,000.00	866,000.00	866,000.00	50.00%
Fund: 310 - Parking Fund Surplus (Deficit):	0.00	0.00	-97,894.07	1,084,415.83	1,084,415.83	0.00%
Report Surplus (Deficit):	0.00	0.00	185,320.49	9,630,185.35	9,630,185.35	0.00%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
001 - General Fund	0.00	0.00	-332,401.42	6,150,530.89	6,150,530.89
101 - Special Revenue-Police Conf	0.00	0.00	0.00	391.11	391.11
102 - Building Fund	0.00	0.00	77,405.60	174,078.94	174,078.94
103 - Sewer Fund	0.00	0.00	7,715.38	-14,379.23	-14,379.23
115 - Fire Fund	0.00	0.00	60,794.14	1,457,521.05	1,457,521.05
300 - Capital Project Fund	0.00	0.00	469,700.86	777,626.76	777,626.76
310 - Parking Fund	0.00	0.00	-97,894.07	1,084,415.83	1,084,415.83
Report Surplus (Deficit):	0.00	0.00	185,320.49	9,630,185.35	9,630,185.35

Town of Lauderdale-by-the-Sea
Cash and Investment Report
as of April 30,2025

Bank / Other	GL No.	Bank No.	Account Name	Account Type	Bank/ Pool	Balance 4/30/2025	Interest/ Avg % Yield	Interest/Chg Mkt Value	Interest/ Year to Date
001 General Fund:									
Truist	101.000	8015	Master Account	Analyzed Interest Checking	Truist	9,344,661.35	2.50%	23,263.36	146,221.60
Truist	101.009	6876	Emergency Reserve	Public Special Money Rate Checking	Truist	2,597,738.02	2.87%	6,120.43	38,773.75
GENERAL FUND						BANK SUBTOTAL		29,383.79	184,995.35
SBA	101.300	1471-A	General Fund Invest Acct A	SBA Invest Pool	SBA	199,927.98	4.48%	734.29	5,344.11
SBA	101.400	1472-A	Emergency Reserves Acct A	SBA Invest Pool	SBA	96,997.63	4.48%	356.25	2,592.75
SBA	101.301	1473-A	Florida Prime Investment	SBA Investment	SBA	3,002,211.76	4.48%	2,211.76	2,211.76
SouthState Inv.	101.110	9371	Investment	Investment	SSTI	2,004,296.59			
GENERAL FUND						SBA / INV. SUBTOTAL		3,302.30	10,148.62
GENERAL FUND						GRAND TOTAL		32,686.09	195,143.97
101 Police Forfeiture & Training									
Truist	101.100	9613	Police Forfeiture Fund	Analyzed Interest Checking	Truist	589.59	2.50%	Included Above	Included Above
POLICE FUND						TOTAL		0.00	0.00
103 Sewer Enterprise Fund									
Truist	101.105	9999	Sewer Enterprise Fund	Analyzed Interest Checking	Truist	1,183,327.90	2.50%	2,320.43	16,024.57
SEWER FUND						TOTAL		2,320.43	16,024.57
115 Fire Fund:									
Truist	101.109	5379	Fire Fund Account	Analyzed Interest Checking	Truist	1,047,975.77	2.50%	1,841.17	11,382.91
Truist	101.110	6701	Public Safety Facility Account	Analyzed Interest Checking	Truist	1,277,303.38		2,538.47	4,456.05
FIRE FUND						GRAND TOTAL		1,841.17	11,382.91
300 Capital Improvement Fund:									
Truist	101.115	0010	Capital Improvement Fund	Analyzed Interest Checking	Truist	3,209,011.95	2.50%	4,887.26	27,918.24
CAPITAL IMPROVEMENT FUND						TOTAL		4,887.26	27,918.24
310 Parking Improvement Fund									
Truist	101.125	0120	Parking Improvement Account	Analyzed Interest Checking	Truist	6,745,338.48	2.50%	13,980.86	82,102.96
Truist	101.128	8554	PILOP Account	Analyzed Interest Checking	Truist	200.00	2.50%	Included Above	Included Above
PARKING FUND						TOTAL		13,980.86	82,102.96
102 Building Fund									
Truist	101.104	8686	Building Account	Analyzed Interest Checking	Truist	1,321,190.02	2.50%	2,647.70	16,146.44
BUILDING FUND						TOTAL		2,647.70	16,146.44
ALL FUNDS						GRAND TOTAL		58,363.51	348,719.09



Agenda Item No: 8.c.

Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By: Lucila Lang, Finance Director

Submitting Department: Finance

Item Type: Presentation

Agenda Section: TOWN MANAGER REPORT

Subject Title: May 2025 Finance Report

Explanation: Presented is the May 2024 financial report which consists of the attached Revenue/Expenditure Report (Exhibit 2) and the Cash & Investment Report (Exhibit 3). At the end of May, the Town was 66.67% through the fiscal year.

Recommendation: N/A

Exhibits:

1. May 2025-Finance Report
2. May 2025-Revenue Expenditure Report
3. May 2025-Cash Investment Report

The following is a summary of the operating results through 5/31/25:

Fund	Annual Budget	Budgeted Appropriations	Budgeted Revenues Excluding Appropriations	YTD Revenues		YTD Expenditures		Net Amount
				Amount	% of Budget	Amount	% of Budget	
General Fund	\$ 17,731,012.00	\$ -	\$ 17,731,012.00	\$ 16,413,618.55	92.57%	\$ 10,867,216.11	61.29%	\$ 5,546,402.44
Building Fund	\$ 1,728,121.00	\$ 275,102.00	\$ 1,453,019.00	\$ 843,269.50	58.04%	\$ 560,326.56	38.56%	\$ 282,942.94
Sewer Fund	\$ 1,710,480.00	\$ 8,480.00	\$ 1,702,000.00	\$ 715,765.98	42.05%	\$ 730,207.61	42.90%	\$ (14,441.63)
Fire Fund	\$ 2,024,159.00	\$ 600,000.00	\$ 1,424,159.00	\$ 2,197,308.65	154.29%	\$ 826,300.10	58.02%	\$ 1,371,008.55
Capital Fund	\$ 4,052,000.00	\$ 615,000.00	\$ 3,437,000.00	\$ 1,493,500.00	43.45%	\$ 1,107,088.12	27.32%	\$ 386,411.88
Parking Fund	\$ 3,319,784.00	\$ 40,000.00	\$ 3,279,784.00	\$ 2,861,252.42	87.24%	\$ 1,504,330.46	45.31%	\$ 1,356,921.96
Grand Total	\$ 30,565,556.00	\$ 1,538,582.00	\$ 29,026,974.00	\$ 24,524,715.10		\$ 15,595,468.96		\$ 8,929,246.14

Notable items this month are as follows:

General Fund:

- Through the month of May, the Town has received a total of \$13,274,466.66 or 97.98% of Ad Valorem Property Taxes of budgeted amount. (See table below).
- Overall General Fund revenues and expenditures are within budget.

<u>Collection Rates</u>	2021	2022	2023	2024	2025
November	24.52%	22.87%	22.43%	23.56%	20.53%
December	83.41%	85.70%	84.17%	83.76%	82.38%
January	87.04%	89.34%	87.32%	86.22%	85.90%
February	90.85%	92.91%	91.31%	90.48%	89.92%
March	92.83%	94.68%	93.10%	92.82%	92.41%
April	97.64%	98.37%	96.88%	96.91%	96.84%
May	98.85%	99.10%	97.86%	98.17%	97.98%
June	100.17%	99.54%	98.89%	99.20%	
July	101.51%	101.25%	101.23%	101.56%	

Building Fund:

- Building Permit Fees are within budget at 56.66%.
- Fund expenditures correlate with the revenues and through this period CAP has billed the Town for only 4 months of their services, bringing Building Permit Services to 24.91%.

Sewer Fund:

- Sewer Fund revenues are slightly below the budgeted amount at 42.10%; expenses are within budget.

Fire Fund:

- Through the month of May, the Town has received a total of \$1,322,086.44 or 98.14% of Property Tax-Fire Assessment of budgeted amount.

Capital Project Fund:

- Activity for the month of May for capital projects is displayed in the chart below.

MAY, 2025 REPORT INFORMATION					
<u>CIP Projects</u>	<u>Budget</u>	<u>YTD Expenditures</u>	<u>May Expenditures</u>	<u>% Completion</u>	<u>Comments</u>
Town Hall/Public Safety	\$ 500,000.00	\$ -	\$ -	0.00%	No activity for the month.
El Prado Park	\$ 775,000.00	\$ 29,919.65	\$ 5,017.38	3.86%	Payment made to Hitchcock Design, Inc.
Storm Water Rate Study	\$ 125,000.00	\$ -	\$ -	0.00%	No activity for the month.
Beach Portal	\$ 50,000.00	\$ -	\$ -	0.00%	No activity for the month.
FDOT A1A Pine Avenue to Palm Aire	\$ 255,000.00	\$ 244,045.00	\$ -	95.70%	No activity for the month.
Tennis Court Lighting	\$ 45,000.00	\$ 31,677.90	\$ -	70.40%	No activity for the month.
Beach Renourishment	\$ 116,667.00	\$ 123,313.87	\$ -	105.70%	Project complete.
Staghorn Coral Painting	\$ -	\$ 9,097.66	\$ -	100.00%	Project complete.
Traffic Improvements & Calming	\$ 150,000.00	\$ 21,949.12	\$ -	14.63%	No activity for the month.
Pedestrian Amenities	\$ 75,000.00	\$ 45,722.85	\$ -	60.96%	No activity for the month.
Street Project-Bougainvillea/Poinciana	\$ 225,000.00	\$ -	\$ -	0.00%	No activity for the month.
Roadway Paving & Refurbishment	\$ 483,691.00	\$ 54,673.13	\$ -	11.30%	No activity for the month.
Resilient Florida Program	\$ 200,000.00	\$ -	\$ -	0.00%	No activity for the month.
Friedt Park	\$ 725,000.00	\$ 384,654.68	\$ 365,960.08	53.06%	Payments made to Rep. Services, Inc.
75th Anniversary Garden	\$ 100,000.00	\$ 9,942.00	\$ 768.00	9.94%	Payment made to Architectural Alliance.
Totals:	\$ 3,825,358.00	\$ 954,995.86	\$ 371,745.46		

Parking Fund:

- Parking revenues are 84.45% of the budgeted amount. As shown in the chart below, revenues for the month of May were up 1.27% when compared to May 2024.
- Expenses are within expectations.

The chart below shows a breakdown of revenue by lots:

	January, 2025		February, 2025		March, 2025		April, 2025		May, 2025	
South Ocean	\$ 22,724.02	\$ (1,914.96)	\$ 32,370.89	\$ 2,854.97	\$ 40,120.27	\$ 3,875.64	\$ 36,611.95	\$ 737.40	\$ 28,758.65	\$ 1,965.62
Ocean Front Meters	\$ 44,389.34	\$ 1,015.21	\$ 46,206.48	\$ 9,984.59	\$ 52,412.76	\$ 12,500.88	\$ 57,466.65	\$ 4,790.39	\$ 50,040.89	\$ 4,630.65
Commercial Blvd. Meters	\$ 15,685.62	\$ 3,924.35	\$ 16,957.81	\$ 5,207.21	\$ 18,249.55	\$ 6,827.03	\$ 17,227.15	\$ 3,759.57	\$ 15,260.31	\$ 4,584.31
Parking Meters-Beach	\$ 15,667.20	\$ (302.78)	\$ 22,672.28	\$ 5,397.76	\$ 27,646.83	\$ 6,120.72	\$ 28,026.61	\$ 1,944.78	\$ 24,096.66	\$ 1,225.24
Palm Portal-FDG	\$ 9,705.80	\$ 684.20	\$ 13,929.10	\$ 2,118.20	\$ 17,202.11	\$ 1,005.50	\$ 19,877.17	\$ 7,942.74	\$ 17,041.89	\$ 480.01
El Prado Parking Lot	\$ 45,296.79	\$ (1,824.42)	\$ 66,416.41	\$ 9,479.04	\$ 76,661.77	\$ 9,093.55	\$ 76,023.37	\$ (8,665.83)	\$ 58,647.54	\$ (4,223.96)
Town Hall Parking Lot	\$ 1,036.60	\$ (1,267.05)	\$ 4,759.75	\$ 2,388.60	\$ 5,225.03	\$ 1,149.81	\$ 5,784.97	\$ 22.43	\$ 3,917.32	\$ (1,520.83)
El Mar Parking Lot	\$ 25,069.82	\$ (1,947.52)	\$ 27,395.99	\$ 4,536.03	\$ 30,680.39	\$ 5,096.94	\$ 32,169.94	\$ 1,705.25	\$ 28,460.29	\$ 2,570.66
A1A Parking Lot	\$ 50,303.92	\$ (9,282.89)	\$ 73,740.86	\$ 3,648.61	\$ 78,501.14	\$ 3,098.99	\$ 79,522.81	\$ (2,221.92)	\$ 61,860.11	\$ (5,049.32)
Bougainvilla/Poinciana	\$ 24,990.01	\$ (116.35)	\$ 33,219.36	\$ 6,618.53	\$ 39,623.44	\$ 8,351.14	\$ 38,351.89	\$ 1,570.69	\$ 28,014.67	\$ (711.08)
Monthly Total:	\$ 254,869.12		\$ 337,668.93		\$ 386,323.29		\$ 391,062.51		\$ 316,098.33	
<i>Difference from last year \$:</i>	\$ (11,032.21)		\$ 52,233.54		\$ 57,120.20		\$ 11,585.50		\$ 3,951.30	
<i>Difference from last year %:</i>	-4.15%		18.30%		17.35%		3.05%		1.27%	
Additional Parking Income:										
Parking Permits									\$ 5,555.95	
Parking Fines									\$ 27,364.46	
GRAND TOTAL:									\$ 349,018.74	

The top producing lots for the month of May were:

1. A1A Parking Lot
2. El Prado Parking Lot
3. Ocean Front Meters
4. South Ocean



Lauderdale-By-The-Sea, FL

Budget Report Account Summary

For Fiscal: 2024-2025 Period Ending: 05/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - General Fund						
Department: 301000 - Ad Valorem Property Taxes						
001-301000-311100 Ad Valorem Property Taxes	13,548,619.00	13,548,619.00	153,678.92	13,274,466.66	-274,152.34	97.98 %
Department: 301000 - Ad Valorem Property Taxes Total:	13,548,619.00	13,548,619.00	153,678.92	13,274,466.66	-274,152.34	97.98%
Department: 301100 - Utility Taxes						
001-301100-311101 Fpl Utility Tax	986,700.00	986,700.00	85,973.49	615,676.39	-371,023.61	62.40 %
001-301100-311440 Gas Utility Tax	23,000.00	23,000.00	2,543.52	13,433.46	-9,566.54	58.41 %
001-301100-314300 Water Utility Tax	189,000.00	189,000.00	19,788.96	132,308.45	-56,691.55	70.00 %
Department: 301100 - Utility Taxes Total:	1,198,700.00	1,198,700.00	108,305.97	761,418.30	-437,281.70	63.52%
Department: 301600 - Franchise Taxes						
001-301600-313100 Fl Power & Light Franchise	670,000.00	670,000.00	56,351.67	426,011.32	-243,988.68	63.58 %
001-301600-313300 Waste Franchise Collection	161,999.00	161,999.00	0.00	59,212.49	-102,786.51	36.55 %
001-301600-313301 Waste Franchise Adm-fee	9,000.00	9,000.00	16,115.05	27,929.93	18,929.93	310.33 %
001-301600-313400 Gas Franchise	23,000.00	23,000.00	2,427.54	16,532.39	-6,467.61	71.88 %
001-301600-313600 Towing Franchise Fees	800.00	800.00	0.00	0.00	-800.00	0.00 %
Department: 301600 - Franchise Taxes Total:	864,799.00	864,799.00	74,894.26	529,686.13	-335,112.87	61.25%
Department: 302000 - Licenses & Permits						
001-302000-321100 Business License Taxes	100,000.00	100,000.00	852.13	88,678.00	-11,322.00	88.68 %
001-302000-321110 Sidewalk Cafe Row	85,000.00	85,000.00	0.00	121,920.00	36,920.00	143.44 %
001-302000-322150 Miscellaneous Permits	700.00	700.00	0.00	135.00	-565.00	19.29 %
001-302000-322250 Development Services Applications	1,000.00	1,000.00	125.00	155.00	-845.00	15.50 %
001-302000-322400 Sign Permits	500.00	500.00	100.00	650.00	150.00	130.00 %
Department: 302000 - Licenses & Permits Total:	187,200.00	187,200.00	1,077.13	211,538.00	24,338.00	113.00%
Department: 303000 - Intergovernmental Revenues						
001-303000-311120 Municipal Revenue Sharing	185,000.00	185,000.00	15,680.33	128,662.81	-56,337.19	69.55 %
001-303000-311150 Alcoholic Beverage License	17,000.00	17,000.00	15,642.12	15,642.12	-1,357.88	92.01 %
001-303000-311180 Sales Tax	525,000.00	525,000.00	43,929.77	243,188.97	-281,811.03	46.32 %
001-303000-312410 Local Op Gas Tax 1 - 6 Cent	67,500.00	67,500.00	22,206.83	149,951.79	82,451.79	222.15 %
001-303000-312420 Local Op Gas Tax 2 - 5 Cent	48,000.00	48,000.00	5,273.66	38,370.54	-9,629.46	79.94 %
001-303000-315100 Communication Service Tax	327,000.00	327,000.00	22,333.67	206,388.51	-120,611.49	63.12 %
001-303000-334915 Fdot-reimbursable Grant	34,384.00	34,384.00	36,475.92	36,475.92	2,091.92	106.08 %
Department: 303000 - Intergovernmental Revenues Total:	1,203,884.00	1,203,884.00	161,542.30	818,680.66	-385,203.34	68.00%
Department: 304000 - Charges for Services						
001-304000-343902 Site Plan Application Fees	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00 %
001-304000-347500 Tennis - Shuffle Key	5,250.00	5,250.00	240.00	12,240.00	6,990.00	233.14 %
Department: 304000 - Charges for Services Total:	7,250.00	7,250.00	240.00	12,240.00	4,990.00	168.83%
Department: 305000 - Fines & Forfeitures						
001-305000-354150 Fines,trafficviolation,citatio	30,000.00	30,000.00	4,084.37	20,239.56	-9,760.44	67.47 %
001-305000-354160 Code Enforcement Fines	55,000.00	55,000.00	9,564.80	32,272.30	-22,727.70	58.68 %
001-305000-359100 Other Fines & Alarms	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00 %
Department: 305000 - Fines & Forfeitures Total:	87,000.00	87,000.00	13,649.17	52,511.86	-34,488.14	60.36%
Department: 306000 - Miscellaneous Revenues						
001-306000-361100 Interest Earnings	112,335.00	112,335.00	57,639.87	442,804.55	330,469.55	394.18 %
001-306000-362000 Rent/lease Royalties	129,675.00	129,675.00	11,025.00	88,175.00	-41,500.00	68.00 %
001-306000-365400 Recycling Revenue	5,000.00	5,000.00	0.00	0.00	-5,000.00	0.00 %
001-306000-366100 Donations	13,500.00	13,500.00	0.00	2,000.00	-11,500.00	14.81 %
001-306000-369100 Miscellaneous Revenues	75,050.00	75,050.00	4,497.24	50,289.81	-24,760.19	67.01 %
001-306000-369200 Miscellaneous Applications	5,000.00	5,000.00	1,220.00	12,240.00	7,240.00	244.80 %
001-306000-369201 Miscellaneous Merchandisesales	5,000.00	5,000.00	1.00	3,767.59	-1,232.41	75.35 %
001-306000-369250 Recreational Activities Fee	17,500.00	17,500.00	630.00	19,775.00	2,275.00	113.00 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 05/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001-306000-369500	miscellaneous Lobbyist	500.00	500.00	150.00	500.00	0.00	100.00 %
001-306000-369901	Insurance Reimbursement	20,000.00	20,000.00	2,312.00	8,524.99	-11,475.01	42.62 %
Department: 306000 - Miscellaneous Revenues Total:		383,560.00	383,560.00	77,475.11	628,076.94	244,516.94	163.75%
Department: 511000 - Commission							
001-511000-500110	Commission Salaries	135,000.00	135,000.00	15,001.28	82,667.44	52,332.56	61.24 %
001-511000-500210	Employer Fica Taxes	10,450.00	10,450.00	794.85	4,349.44	6,100.56	41.62 %
001-511000-500220	Retirement	60,750.00	60,750.00	4,628.52	33,388.60	27,361.40	54.96 %
001-511000-500230	Group Insurance	92,000.00	92,000.00	2,025.42	29,462.01	62,537.99	32.02 %
001-511000-500345	Contractual Services	16,000.00	16,000.00	450.00	3,683.25	12,316.75	23.02 %
001-511000-500510	Office Supplies	1,500.00	1,500.00	0.00	75.19	1,424.81	5.01 %
001-511000-500512	Elections	4,000.00	4,000.00	0.00	3,493.00	507.00	87.33 %
001-511000-500525	Uniform Expense	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
001-511000-500540	Dues & Subscriptions	3,250.00	3,250.00	0.00	1,380.00	1,870.00	42.46 %
001-511000-500545	Training	12,500.00	12,500.00	352.32	2,852.72	9,647.28	22.82 %
001-511000-500550	Operating Expenses	15,200.00	15,200.00	616.70	10,631.88	4,568.12	69.95 %
Department: 511000 - Commission Total:		352,150.00	352,150.00	23,869.09	171,983.53	180,166.47	48.84%
Department: 511100 - Donation-Non Profits							
001-511100-500820	Donations-aids To Private Org	68,500.00	68,500.00	0.00	58,500.00	10,000.00	85.40 %
Department: 511100 - Donation-Non Profits Total:		68,500.00	68,500.00	0.00	58,500.00	10,000.00	85.40%
Department: 511200 - Visitor Center							
001-511200-500120	Regular Salaries	80,815.00	80,815.00	5,647.90	31,648.02	49,166.98	39.16 %
001-511200-500210	Employer Fica Taxes	6,265.00	6,265.00	432.07	2,421.04	3,843.96	38.64 %
001-511200-500220	Retirement	13,786.00	13,786.00	914.86	5,580.26	8,205.74	40.48 %
001-511200-500230	Group Insurance	3,450.00	3,450.00	151.13	1,461.37	1,988.63	42.36 %
001-511200-500311	Advertisements	3,000.00	3,000.00	0.00	475.00	2,525.00	15.83 %
001-511200-500340	Sewer/wastewater	4,410.00	4,410.00	232.57	2,062.26	2,347.74	46.76 %
001-511200-500345	Contractual Services	6,000.00	6,000.00	63.75	1,112.08	4,887.92	18.53 %
001-511200-500430	Electric Service	2,100.00	2,100.00	112.97	854.41	1,245.59	40.69 %
001-511200-500431	Water Service	5,300.00	5,300.00	401.43	3,182.14	2,117.86	60.04 %
001-511200-500463	Service Maintenance Contracts	3,150.00	3,150.00	0.00	891.22	2,258.78	28.29 %
001-511200-500495	Special Events	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
001-511200-500506	Printing & Binding	3,065.00	3,065.00	0.00	1,498.50	1,566.50	48.89 %
001-511200-500520	Bldg. Maintenance	5,000.00	5,000.00	236.56	1,045.27	3,954.73	20.91 %
001-511200-500550	Operating Expenses	5,000.00	5,000.00	66.42	2,763.83	2,236.17	55.28 %
Department: 511200 - Visitor Center Total:		142,341.00	142,341.00	8,259.66	54,995.40	87,345.60	38.64%
Department: 513000 - Administration							
001-513000-500120	Regular Salaries	665,203.00	665,203.00	81,987.26	441,024.55	224,178.45	66.30 %
001-513000-500140	Overtime Salaries	5,500.00	5,500.00	20.75	731.85	4,768.15	13.31 %
001-513000-500210	Employer Fica Taxes	51,425.00	51,425.00	6,465.36	31,955.98	19,469.02	62.14 %
001-513000-500220	Retirement	154,950.00	154,950.00	13,992.71	105,986.47	48,963.53	68.40 %
001-513000-500230	Group Insurance	155,250.00	155,250.00	7,199.09	80,654.20	74,595.80	51.95 %
001-513000-500315	Professional Services	36,000.00	36,000.00	9,600.00	18,564.00	17,436.00	51.57 %
001-513000-500320	Audit Expense	47,000.00	47,000.00	0.00	30,000.00	17,000.00	63.83 %
001-513000-500344	Hr Expenses	5,000.00	5,000.00	157.35	3,387.11	1,612.89	67.74 %
001-513000-500345	Contractual Services	98,100.00	98,100.00	6,488.70	41,259.23	56,840.77	42.06 %
001-513000-500463	Service Maintenance Contracts	54,800.00	54,800.00	17.50	34,191.15	20,608.85	62.39 %
001-513000-500506	Printing & Binding	3,000.00	3,000.00	0.00	1,229.09	1,770.91	40.97 %
001-513000-500508	Postage	5,000.00	5,000.00	504.73	4,558.71	441.29	91.17 %
001-513000-500510	Office Supplies	6,700.00	6,700.00	292.98	3,066.53	3,633.47	45.77 %
001-513000-500525	Uniform Expense	1,087.00	1,087.00	0.00	206.46	880.54	18.99 %
001-513000-500540	Dues & Subscriptions	9,900.00	9,900.00	20.00	2,336.73	7,563.27	23.60 %
001-513000-500545	Training	27,000.00	27,000.00	1,999.09	6,522.89	20,477.11	24.16 %
001-513000-500550	Operating Expenses	26,000.00	26,000.00	1,738.70	10,401.74	15,598.26	40.01 %
001-513000-500640	Capital Outlay - Equip't & Mach	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00 %
Department: 513000 - Administration Total:		1,381,915.00	1,381,915.00	130,484.22	816,076.69	565,838.31	59.05%
Department: 514000 - Town Attorney							
001-514000-500310	Legal Expense	360,000.00	360,000.00	20,907.60	184,426.30	175,573.70	51.23 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 05/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001-514000-500314	Litigation	48,000.00	48,000.00	0.00	0.00	48,000.00	0.00 %
Department: 514000 - Town Attorney Total:		408,000.00	408,000.00	20,907.60	184,426.30	223,573.70	45.20%
Department: 519000 - General							
001-519000-500311	Advertisements	5,000.00	5,000.00	5,304.50	5,304.50	-304.50	106.09 %
001-519000-500315	Professional Services	139,500.00	139,500.00	420.00	66,893.88	72,606.12	47.95 %
001-519000-500345	Contractual Services	83,200.00	83,200.00	9,967.14	34,876.97	48,323.03	41.92 %
001-519000-500349	Community Mobility Services	250,000.00	250,000.00	16,507.27	126,547.17	123,452.83	50.62 %
001-519000-500451	Auto, Property & Liability Ins	308,300.00	308,300.00	0.00	281,088.66	27,211.34	91.17 %
001-519000-500452	Workers Compensation Insur	90,200.00	90,200.00	0.00	39,054.25	51,145.75	43.30 %
001-519000-500463	Service Maintenance Contracts	23,100.00	23,100.00	0.00	6,000.00	17,100.00	25.97 %
001-519000-500497	Contingency	190,000.00	190,000.00	0.00	24,320.49	165,679.51	12.80 %
001-519000-500506	Printing & Binding	0.00	0.00	0.00	1,420.00	-1,420.00	0.00 %
001-519000-500540	Dues & Subscriptions	0.00	0.00	0.00	250.00	-250.00	0.00 %
001-519000-500550	Operating Expenses	96,600.00	96,600.00	0.00	79,376.20	17,223.80	82.17 %
001-519000-500552	Recycling And Solid Waste Exp	70,000.00	70,000.00	8,856.20	31,958.26	38,041.74	45.65 %
001-519000-500640	Capital Outlay - Equip't & Mach	40,000.00	40,000.00	0.00	25,636.02	14,363.98	64.09 %
Department: 519000 - General Total:		1,295,900.00	1,295,900.00	41,055.11	722,726.40	573,173.60	55.77%
Department: 519100 - Tourism and Community Outreach							
001-519100-500120	Regular Salaries	90,000.00	90,000.00	8,542.17	46,697.20	43,302.80	51.89 %
001-519100-500210	Employer Fica Taxes	7,000.00	7,000.00	653.97	3,574.87	3,425.13	51.07 %
001-519100-500220	Retirement	12,500.00	12,500.00	776.20	5,803.90	6,696.10	46.43 %
001-519100-500230	Group Insurance	20,000.00	20,000.00	1,012.71	11,249.28	8,750.72	56.25 %
001-519100-500311	Advertisements	12,000.00	12,000.00	0.00	2,645.00	9,355.00	22.04 %
001-519100-500315	Professional Services	166,000.00	166,000.00	2,657.00	71,233.15	94,766.85	42.91 %
001-519100-500345	Contractual Services	6,750.00	6,750.00	0.00	2,312.30	4,437.70	34.26 %
001-519100-500347	Programs	12,300.00	12,300.00	1,000.00	8,771.02	3,528.98	71.31 %
001-519100-500495	Special Events	277,100.00	277,100.00	3,641.89	110,692.88	166,407.12	39.95 %
001-519100-500506	Printing & Binding	44,000.00	44,000.00	3,770.52	12,087.11	31,912.89	27.47 %
001-519100-500540	Dues & Subscriptions	1,900.00	1,900.00	0.00	456.67	1,443.33	24.04 %
001-519100-500545	Training	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
001-519100-500550	Operating Expenses	2,000.00	2,000.00	111.31	273.72	1,726.28	13.69 %
Department: 519100 - Tourism and Community Outreach Total:		653,550.00	653,550.00	22,165.77	275,797.10	377,752.90	42.20%
Department: 521000 - Police Department							
001-521000-500141	Bso Overtime	100,000.00	100,000.00	16,495.40	62,859.57	37,140.43	62.86 %
001-521000-500345	Contractual Services	6,321,135.00	6,321,135.00	527,029.92	4,183,160.15	2,137,974.85	66.18 %
001-521000-500352	Contract Services	5,500.00	5,500.00	0.00	4,996.19	503.81	90.84 %
001-521000-500640	Capital Outlay - Equip't & Mach	12,500.00	12,500.00	0.00	0.00	12,500.00	0.00 %
Department: 521000 - Police Department Total:		6,439,135.00	6,439,135.00	543,525.32	4,251,015.91	2,188,119.09	66.02%
Department: 523000 - Emergency Medical Services							
001-523000-500345	Contractual Services	519,680.00	519,680.00	42,262.50	326,025.00	193,655.00	62.74 %
Department: 523000 - Emergency Medical Services Total:		519,680.00	519,680.00	42,262.50	326,025.00	193,655.00	62.74%
Department: 524000 - Development Services							
001-524000-500120	Regular Salaries	295,900.00	295,900.00	52,285.19	237,444.42	58,455.58	80.24 %
001-524000-500121	Temporary Salaries/ Interns	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00 %
001-524000-500140	Overtime Salaries	6,000.00	6,000.00	579.35	3,306.48	2,693.52	55.11 %
001-524000-500210	Employer Fica Taxes	22,925.00	22,925.00	4,381.91	23,205.27	-280.27	101.22 %
001-524000-500220	Retirement	59,275.00	59,275.00	4,893.91	36,942.95	22,332.05	62.32 %
001-524000-500230	Group Insurance	87,000.00	87,000.00	6,840.71	57,717.67	29,282.33	66.34 %
001-524000-500315	Professional Services	60,000.00	60,000.00	3,671.24	16,469.74	43,530.26	27.45 %
001-524000-500345	Contractual Services	539,952.00	539,952.00	1,380.00	92,773.29	447,178.71	17.18 %
001-524000-500462	Fuel	0.00	0.00	0.00	154.57	-154.57	0.00 %
001-524000-500463	Service Maintenance Contracts	4,000.00	4,000.00	0.00	0.00	4,000.00	0.00 %
001-524000-500506	Printing & Binding	3,000.00	3,000.00	0.00	55.27	2,944.73	1.84 %
001-524000-500508	Postage	3,000.00	3,000.00	343.20	1,145.11	1,854.89	38.17 %
001-524000-500510	Office Supplies	2,500.00	2,500.00	232.08	946.30	1,553.70	37.85 %
001-524000-500525	Uniform Expense	600.00	600.00	130.00	369.23	230.77	61.54 %
001-524000-500540	Dues & Subscriptions	5,000.00	5,000.00	614.28	1,756.97	3,243.03	35.14 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 05/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001-524000-500545	Training	8,000.00	8,000.00	95.00	1,401.07	6,598.93	17.51 %
001-524000-500550	Operating Expenses	11,000.00	11,000.00	260.08	24,558.15	-13,558.15	223.26 %
Department: 524000 - Development Services Total:		1,115,152.00	1,115,152.00	75,706.95	498,246.49	616,905.51	44.68%
Department: 541100 - Mun Srvsc - Public Works Div							
001-541100-500120	Regular Salaries	1,124,881.00	1,124,881.00	104,716.71	614,930.19	509,950.81	54.67 %
001-541100-500140	Overtime Salaries	71,500.00	71,500.00	1,476.81	49,009.72	22,490.28	68.55 %
001-541100-500210	Employer Fica Taxes	87,300.00	87,300.00	8,327.03	52,007.18	35,292.82	59.57 %
001-541100-500220	Retirement	171,250.00	171,250.00	11,488.52	98,967.99	72,282.01	57.79 %
001-541100-500230	Group Insurance	327,750.00	327,750.00	17,424.28	192,070.41	135,679.59	58.60 %
001-541100-500315	Professional Services	65,000.00	65,000.00	0.00	6,190.28	58,809.72	9.52 %
001-541100-500340	Sewer/wastewater	18,000.00	18,000.00	1,406.72	10,212.48	7,787.52	56.74 %
001-541100-500345	Contractual Services	625,500.00	625,500.00	53,860.46	363,296.98	262,203.02	58.08 %
001-541100-500410	Communications	65,000.00	65,000.00	3,520.29	55,042.71	9,957.29	84.68 %
001-541100-500430	Electric Service	58,000.00	58,000.00	5,037.66	36,981.22	21,018.78	63.76 %
001-541100-500431	Water Service	225,000.00	225,000.00	22,431.35	156,283.67	68,716.33	69.46 %
001-541100-500433	Electric Service-streets	70,000.00	70,000.00	1,739.22	40,022.80	29,977.20	57.18 %
001-541100-500445	Equip Rent/lease	30,000.00	30,000.00	150.20	40,839.76	-10,839.76	136.13 %
001-541100-500460	Equipment Maintenance	45,000.00	45,000.00	12,596.22	68,512.30	-23,512.30	152.25 %
001-541100-500461	Vehicle Maintenance	25,000.00	25,000.00	532.27	11,460.21	13,539.79	45.84 %
001-541100-500462	Fuel	60,000.00	60,000.00	4,963.29	18,134.83	41,865.17	30.22 %
001-541100-500463	Service Maintenance Contracts	21,000.00	21,000.00	873.66	21,439.86	-439.86	102.09 %
001-541100-500469	Buoy Maintenance	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00 %
001-541100-500470	Radio Maintenance	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00 %
001-541100-500498	Storm Drain Rehab/maint	100,000.00	100,000.00	0.00	1,600.00	98,400.00	1.60 %
001-541100-500508	Postage	300.00	300.00	0.00	223.21	76.79	74.40 %
001-541100-500510	Office Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
001-541100-500520	Bldg. Maintenance	153,500.00	153,500.00	8,033.36	67,678.20	85,821.80	44.09 %
001-541100-500525	Uniform Expense	30,000.00	30,000.00	2,910.85	16,648.76	13,351.24	55.50 %
001-541100-500529	Street Light Maintenance	70,000.00	70,000.00	2,846.93	17,180.48	52,819.52	24.54 %
001-541100-500530	Street Maint Repair Supply	85,000.00	85,000.00	0.00	17,393.68	67,606.32	20.46 %
001-541100-500531	Grounds Maint/landscaping	55,000.00	55,000.00	7,652.50	30,982.85	24,017.15	56.33 %
001-541100-500532	Signs	12,500.00	12,500.00	249.00	16,732.46	-4,232.46	133.86 %
001-541100-500534	Sidewalk Maint Repair	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00 %
001-541100-500535	Flags	3,250.00	3,250.00	2,847.90	3,798.56	-548.56	116.88 %
001-541100-500536	Sea Oats	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
001-541100-500540	Dues & Subscriptions	4,000.00	4,000.00	105.00	5,915.80	-1,915.80	147.90 %
001-541100-500545	Training	8,000.00	8,000.00	520.00	520.00	7,480.00	6.50 %
001-541100-500547	Hurricane Expenditure	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
001-541100-500550	Operating Expenses	150,000.00	150,000.00	-87.59	91,531.06	58,468.94	61.02 %
001-541100-500624	Capital Outlay-bldg. Improvem	70,000.00	70,000.00	0.00	0.00	70,000.00	0.00 %
001-541100-500640	Capital Outlay - Equip & Mach	45,000.00	45,000.00	0.00	8,732.90	36,267.10	19.41 %
001-541100-500644	Capital Outlay-vehicles	57,459.00	57,459.00	4,192.53	32,336.28	25,122.72	56.28 %
Department: 541100 - Mun Srvsc - Public Works Div Total:		3,982,690.00	3,982,690.00	279,815.17	2,146,676.83	1,836,013.17	53.90%
Department: 572000 - Recreation							
001-572000-500342	Senior Rec. Ctr. Contract	113,999.00	113,999.00	6,939.92	73,075.96	40,923.04	64.10 %
001-572000-500463	Service Maintenance Contracts	2,500.00	2,500.00	0.00	1,045.50	1,454.50	41.82 %
001-572000-500510	Office Supplies	500.00	500.00	0.00	0.00	500.00	0.00 %
Department: 572000 - Recreation Total:		116,999.00	116,999.00	6,939.92	74,121.46	42,877.54	63.35%
Department: 581100 - Interfund Transfers							
001-581100-380102	Transfer From Bldg-oh Costs	200,000.00	200,000.00	0.00	100,000.00	-100,000.00	50.00 %
001-581100-380115	Transfer From Fire - Oh Costs	50,000.00	50,000.00	0.00	25,000.00	-25,000.00	50.00 %
001-581100-500910	Transfer To Cip Fund	1,255,000.00	1,255,000.00	0.00	627,500.00	627,500.00	50.00 %
001-581100-500916	Transfer to Fire	0.00	0.00	0.00	659,125.00	-659,125.00	0.00 %
Department: 581100 - Interfund Transfers Surplus (Deficit):		-1,005,000.00	-1,005,000.00	0.00	-1,161,625.00	-156,625.00	115.58%
Fund: 001 - General Fund Surplus (Deficit):		0.00	0.00	-604,128.45	5,546,402.44	5,546,402.44	0.00%

Budget Report

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	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 101 - Special Revenue-Police Conf						
Department: 306000 - Miscellaneous Revenues						
101-306000-369100 Miscellaneous Revenues	0.00	0.00	0.00	391.11	391.11	0.00 %
Department: 306000 - Miscellaneous Revenues Total:	0.00	0.00	0.00	391.11	391.11	0.00%
Fund: 101 - Special Revenue-Police Conf Total:	0.00	0.00	0.00	391.11	391.11	0.00%
Fund: 102 - Building Fund						
Department: 000000 - Assigned						
102-000000-380200 Appropriated Fund Balance	275,102.00	275,102.00	0.00	0.00	-275,102.00	0.00 %
Department: 000000 - Assigned Total:	275,102.00	275,102.00	0.00	0.00	-275,102.00	0.00%
Department: 302100 - Building Permit and Inpection						
102-302100-322100 Building Permits	1,393,019.00	1,393,019.00	139,658.14	789,239.01	-603,779.99	56.66 %
102-302100-322105 Fire Plan Review Fees	60,000.00	60,000.00	3,942.98	54,018.24	-5,981.76	90.03 %
102-302100-322106 Building Recording Fee	0.00	0.00	0.00	12.25	12.25	0.00 %
Department: 302100 - Building Permit and Inpection Total:	1,453,019.00	1,453,019.00	143,601.12	843,269.50	-609,749.50	58.04%
Department: 524100 - Building						
102-524100-500120 Regular Salaries	215,721.00	215,721.00	19,748.65	88,988.66	126,732.34	41.25 %
102-524100-500121 Temporary Salaries/ Interns	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00 %
102-524100-500210 Employer Fica Taxes	17,400.00	17,400.00	1,274.56	2,619.12	14,780.88	15.05 %
102-524100-500220 Retirement	48,000.00	48,000.00	3,787.85	19,980.50	28,019.50	41.63 %
102-524100-500230 Group Insurance	80,000.00	80,000.00	3,361.31	23,226.75	56,773.25	29.03 %
102-524100-500315 Professional Services	175,000.00	175,000.00	4,894.75	27,136.13	147,863.87	15.51 %
102-524100-500345 Contractual Services	79,000.00	79,000.00	1,670.00	61,422.96	17,577.04	77.75 %
102-524100-500402 Building Permit Services	900,000.00	900,000.00	0.00	224,147.40	675,852.60	24.91 %
102-524100-500463 Service Maintenance Contracts	3,000.00	3,000.00	0.00	4,207.38	-1,207.38	140.25 %
102-524100-500550 Operating Expenses	2,000.00	2,000.00	0.00	8,597.66	-6,597.66	429.88 %
102-524100-581001 Transfer To GF-OH Costs	200,000.00	200,000.00	0.00	100,000.00	100,000.00	50.00 %
Department: 524100 - Building Total:	1,728,121.00	1,728,121.00	34,737.12	560,326.56	1,167,794.44	32.42%
Fund: 102 - Building Fund Surplus (Deficit):	0.00	0.00	108,864.00	282,942.94	282,942.94	0.00%
Fund: 103 - Sewer Fund						
Department: 000000 - Assigned						
103-000000-380200 Appropriated Fund Balance	8,480.00	8,480.00	0.00	0.00	-8,480.00	0.00 %
Department: 000000 - Assigned Total:	8,480.00	8,480.00	0.00	0.00	-8,480.00	0.00%
Department: 304000 - Charges for Services						
103-304000-343500 Sewer Fees	1,700,000.00	1,700,000.00	108,536.01	715,765.98	-984,234.02	42.10 %
Department: 304000 - Charges for Services Total:	1,700,000.00	1,700,000.00	108,536.01	715,765.98	-984,234.02	42.10%
Department: 306000 - Miscellaneous Revenues						
103-306000-361100 Interest Earnings	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00 %
Department: 306000 - Miscellaneous Revenues Total:	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00%
Department: 535000 - Sanitary Sewers						
103-535000-500120 Regular Salaries	112,900.00	112,900.00	12,310.94	69,090.66	43,809.34	61.20 %
103-535000-500140 Overtime Salaries	6,600.00	6,600.00	0.00	1,832.40	4,767.60	27.76 %
103-535000-500210 Employer Fica Taxes	8,637.00	8,637.00	938.27	5,513.12	3,123.88	63.83 %
103-535000-500220 Retirement	23,325.00	23,325.00	2,327.11	14,302.50	9,022.50	61.32 %
103-535000-500230 Group Insurance	42,100.00	42,100.00	1,923.24	18,224.63	23,875.37	43.29 %
103-535000-500340 Sewer/wastewater	1,010,000.00	1,010,000.00	77,831.25	566,234.03	443,765.97	56.06 %
103-535000-500345 Contractual Services	65,000.00	65,000.00	1,029.19	6,614.98	58,385.02	10.18 %
103-535000-500430 Electric Service	30,000.00	30,000.00	1,645.50	13,487.18	16,512.82	44.96 %
103-535000-500431 Water Service	500.00	500.00	44.91	344.45	155.55	68.89 %
103-535000-500459 Sewer Line Maintenance	200,000.00	200,000.00	10,548.00	33,571.86	166,428.14	16.79 %
103-535000-500465 Pump Station Maintenance	3,000.00	3,000.00	0.00	473.80	2,526.20	15.79 %
103-535000-500497 Contingency	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00 %
103-535000-500506 Printing & Binding	1,250.00	1,250.00	0.00	518.00	732.00	41.44 %
103-535000-500550 Operating Expenses	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %

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	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
103-535000-500630 Cap Outlay Imp Other Than Bldg	105,168.00	105,168.00	0.00	0.00	105,168.00	0.00 %
Department: 535000 - Sanitary Sewers Total:	1,710,480.00	1,710,480.00	108,598.41	730,207.61	980,272.39	42.69%
Fund: 103 - Sewer Fund Surplus (Deficit):	0.00	0.00	-62.40	-14,441.63	-14,441.63	0.00%
Fund: 115 - Fire Fund						
Department: 000000 - Assigned						
115-000000-380203 Appropriation From Fire Fund	600,000.00	600,000.00	0.00	0.00	-600,000.00	0.00 %
Department: 000000 - Assigned Total:	600,000.00	600,000.00	0.00	0.00	-600,000.00	0.00%
Department: 301050 - Fire Assessment						
115-301050-311200 Property Tax-fire Assessment	1,347,159.00	1,347,159.00	0.00	1,322,086.44	-25,072.56	98.14 %
Department: 301050 - Fire Assessment Total:	1,347,159.00	1,347,159.00	0.00	1,322,086.44	-25,072.56	98.14%
Department: 304000 - Charges for Services						
115-304000-342210 Fire Inspection Fees	77,000.00	77,000.00	-150.00	78,414.83	1,414.83	101.84 %
Department: 304000 - Charges for Services Total:	77,000.00	77,000.00	-150.00	78,414.83	1,414.83	101.84%
Department: 306000 - Miscellaneous Revenues						
115-306000-369100 Miscellaneous Revenues	0.00	0.00	0.00	137,682.38	137,682.38	0.00 %
Department: 306000 - Miscellaneous Revenues Total:	0.00	0.00	0.00	137,682.38	137,682.38	0.00%
Department: 522000 - Fire Department						
115-522000-500310 Legal Expense	0.00	0.00	0.00	17,529.40	-17,529.40	0.00 %
115-522000-500315 Professional Services	83,000.00	83,000.00	0.00	77,295.70	5,704.30	93.13 %
115-522000-500345 Contractual Services	987,100.00	987,100.00	86,362.50	706,475.00	280,625.00	71.57 %
115-522000-500520 Bldg. Maintenance	4,059.00	4,059.00	0.00	0.00	4,059.00	0.00 %
115-522000-500624 Capital Outlay-bldg. Improvemt	900,000.00	900,000.00	0.00	0.00	900,000.00	0.00 %
115-522000-500912 Transfer To General Fund	50,000.00	50,000.00	0.00	25,000.00	25,000.00	50.00 %
Department: 522000 - Fire Department Total:	2,024,159.00	2,024,159.00	86,362.50	826,300.10	1,197,858.90	40.82%
Department: 581100 - Interfund Transfers						
115-581100-381105 Transfer From General Fund	0.00	0.00	0.00	659,125.00	659,125.00	0.00 %
Department: 581100 - Interfund Transfers Total:	0.00	0.00	0.00	659,125.00	659,125.00	0.00%
Fund: 115 - Fire Fund Surplus (Deficit):	0.00	0.00	-86,512.50	1,371,008.55	1,371,008.55	0.00%
Fund: 300 - Capital Project Fund						
Department: 000000 - Assigned						
300-000000-380200 Appropriated Fund Balance	615,000.00	615,000.00	0.00	0.00	-615,000.00	0.00 %
Department: 000000 - Assigned Total:	615,000.00	615,000.00	0.00	0.00	-615,000.00	0.00%
Department: 303000 - Intergovernmental Revenues						
300-303000-334920 Beach Portal-Funding	50,000.00	50,000.00	0.00	0.00	-50,000.00	0.00 %
300-303000-334929 Friedt Park Funding	200,000.00	200,000.00	0.00	0.00	-200,000.00	0.00 %
300-303000-334933 Resilient Florida Program (DEP) Gra...	200,000.00	200,000.00	0.00	0.00	-200,000.00	0.00 %
Department: 303000 - Intergovernmental Revenues Total:	450,000.00	450,000.00	0.00	0.00	-450,000.00	0.00%
Department: 519000 - General						
300-519000-500120 Regular Salaries	86,657.00	86,657.00	9,482.34	53,854.07	32,802.93	62.15 %
300-519000-500210 Employer Fica Taxes	6,630.00	6,630.00	725.39	4,119.82	2,510.18	62.14 %
300-519000-500220 Retirement	24,380.00	24,380.00	2,678.66	15,068.48	9,311.52	61.81 %
300-519000-500230 Group Insurance	18,975.00	18,975.00	1,064.27	10,006.96	8,968.04	52.74 %
300-519000-500640 Capital Outlay - Equipt & Mach	90,000.00	90,000.00	5,518.76	69,042.93	20,957.07	76.71 %
Department: 519000 - General Total:	226,642.00	226,642.00	19,469.42	152,092.26	74,549.74	67.11%
Department: 519161 - Town Hall / Public Safety						
300-519161-500629 Capital Outlay - Design/permit	500,000.00	500,000.00	0.00	0.00	500,000.00	0.00 %
Department: 519161 - Town Hall / Public Safety Total:	500,000.00	500,000.00	0.00	0.00	500,000.00	0.00%
Department: 545170 - El Prado Park						
300-545170-500630 Cap Outlay Imp Other Than Bldg	775,000.00	775,000.00	5,017.38	29,919.65	745,080.35	3.86 %
Department: 545170 - El Prado Park Total:	775,000.00	775,000.00	5,017.38	29,919.65	745,080.35	3.86%
Department: 559027 - Storm Water Rate Study						
300-559027-500630 Cap Outlay Imp Other Than Bldg	125,000.00	125,000.00	0.00	0.00	125,000.00	0.00 %
Department: 559027 - Storm Water Rate Study Total:	125,000.00	125,000.00	0.00	0.00	125,000.00	0.00%

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	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 572102 - Beach Portal						
300-572102-500629 Capital Outlay - Design/permit	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
Department: 572102 - Beach Portal Total:	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00%
Department: 572108 - FDOT A1A Pine Ave to Palm Ave						
300-572108-500630 Cap Outlay Imp other than bldg	255,000.00	255,000.00	0.00	244,045.00	10,955.00	95.70 %
Department: 572108 - FDOT A1A Pine Ave to Palm Ave Total:	255,000.00	255,000.00	0.00	244,045.00	10,955.00	95.70%
Department: 572110 - Tennis Court Lighting						
300-572110-500630 Cap Outlay Imp other than bldg	45,000.00	45,000.00	0.00	31,677.90	13,322.10	70.40 %
Department: 572110 - Tennis Court Lighting Total:	45,000.00	45,000.00	0.00	31,677.90	13,322.10	70.40%
Department: 572200 - Beach Renourishment						
300-572200-500630 Cap Outlay Imp Other Than Bldg	116,667.00	116,667.00	0.00	123,313.87	-6,646.87	105.70 %
Department: 572200 - Beach Renourishment Total:	116,667.00	116,667.00	0.00	123,313.87	-6,646.87	105.70%
Department: 572201 - Staghorn Coral Painting						
300-572201-500630 Cap Outlay Imp Other Than Bldg	0.00	0.00	0.00	9,097.66	-9,097.66	0.00 %
Department: 572201 - Staghorn Coral Painting Total:	0.00	0.00	0.00	9,097.66	-9,097.66	0.00%
Department: 575200 - Traffic Improvements & Calming						
300-575200-500630 Cap Outlay Imp Other Than Bldg	150,000.00	150,000.00	0.00	21,949.12	128,050.88	14.63 %
Department: 575200 - Traffic Improvements & Calming Total:	150,000.00	150,000.00	0.00	21,949.12	128,050.88	14.63%
Department: 575201 - Pedestrian Amenities						
300-575201-500630 Cap Outlay Imp Other Than Bldg	75,000.00	75,000.00	0.00	45,722.85	29,277.15	60.96 %
Department: 575201 - Pedestrian Amenities Total:	75,000.00	75,000.00	0.00	45,722.85	29,277.15	60.96%
Department: 576136 - Street Proj.Bougain.Poinciana						
300-576136-500629 Capital Outlay - Design/permit	225,000.00	225,000.00	0.00	0.00	225,000.00	0.00 %
Department: 576136 - Street Proj.Bougain.Poinciana Total:	225,000.00	225,000.00	0.00	0.00	225,000.00	0.00%
Department: 576138 - Rodway Paving & Refurbishment						
300-576138-500630 Cap Outlay Imp Other Than Bldg	483,691.00	483,691.00	0.00	54,673.13	429,017.87	11.30 %
Department: 576138 - Rodway Paving & Refurbishment Total:	483,691.00	483,691.00	0.00	54,673.13	429,017.87	11.30%
Department: 576305 - Resilient Florida Program -Project						
300-576305-500630 Cap Outlay Imp other than bldg	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00 %
Department: 576305 - Resilient Florida Program -Project Total:	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00%
Department: 577100 - Friedt Park						
300-577100-500630 Cap Outlay Imp Other Than Bldg	725,000.00	725,000.00	365,960.08	384,654.68	340,345.32	53.06 %
Department: 577100 - Friedt Park Total:	725,000.00	725,000.00	365,960.08	384,654.68	340,345.32	53.06%
Department: 577102 - 75th Anniversary Garden						
300-577102-500630 Cap Outlay Imp other than bldg	100,000.00	100,000.00	768.00	9,942.00	90,058.00	9.94 %
Department: 577102 - 75th Anniversary Garden Total:	100,000.00	100,000.00	768.00	9,942.00	90,058.00	9.94%
Department: 581100 - Interfund Transfers						
300-581100-381105 Transfer From General Fund	1,255,000.00	1,255,000.00	0.00	627,500.00	-627,500.00	50.00 %
300-581100-381106 Transfer From Parking Fund	1,732,000.00	1,732,000.00	0.00	866,000.00	-866,000.00	50.00 %
Department: 581100 - Interfund Transfers Total:	2,987,000.00	2,987,000.00	0.00	1,493,500.00	-1,493,500.00	50.00%
Fund: 300 - Capital Project Fund Surplus (Deficit):	0.00	0.00	-391,214.88	386,411.88	386,411.88	0.00%
Fund: 310 - Parking Fund						
Department: 302000 - Licenses & Permits						
310-302000-313101 Pilop Fee	40,000.00	40,000.00	0.00	8,000.00	-32,000.00	20.00 %
Department: 302000 - Licenses & Permits Total:	40,000.00	40,000.00	0.00	8,000.00	-32,000.00	20.00%
Department: 304000 - Charges for Services						
310-304000-344500 Parking Permits	148,000.00	148,000.00	5,555.95	99,951.70	-48,048.30	67.53 %
310-304000-344520 Parking Agreements	94,024.00	94,024.00	0.00	94,024.00	0.00	100.00 %
310-304000-344551 South Ocean	210,000.00	210,000.00	28,758.65	202,735.81	-7,264.19	96.54 %
310-304000-344552 Ocean Front Meters	350,000.00	350,000.00	50,040.89	392,000.17	42,000.17	112.00 %
310-304000-344553 Commerical Blvd. Meters	90,000.00	90,000.00	15,260.31	121,573.46	31,573.46	135.08 %
310-304000-344554 Parking Meters - Beach	200,000.00	200,000.00	24,096.66	160,728.35	-39,271.65	80.36 %
310-304000-344555 Palm Portal- Fdg	99,000.00	99,000.00	17,041.89	102,834.39	3,834.39	103.87 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
310-304000-344556	El Prado Parking Lot	650,000.00	650,000.00	58,647.54	430,263.98	-219,736.02	66.19 %
310-304000-344558	Town Hall Parking Lot	35,000.00	35,000.00	3,917.32	22,778.89	-12,221.11	65.08 %
310-304000-344559	El Mar Parking Lot	295,000.00	295,000.00	28,460.29	221,325.30	-73,674.70	75.03 %
310-304000-344560	A1A Parking Lot	650,000.00	650,000.00	61,860.11	480,401.89	-169,598.11	73.91 %
310-304000-344563	Bougainvilla/ Poinciana	199,000.00	199,000.00	28,014.67	221,926.61	22,926.61	111.52 %
Department: 304000 - Charges for Services Total:		3,020,024.00	3,020,024.00	321,654.28	2,550,544.55	-469,479.45	84.45%
Department: 305000 - Fines & Forfeitures							
310-305000-354100	Parking Fines	110,000.00	110,000.00	27,364.46	216,264.78	106,264.78	196.60 %
Department: 305000 - Fines & Forfeitures Total:		110,000.00	110,000.00	27,364.46	216,264.78	106,264.78	196.60%
Department: 306000 - Miscellaneous Revenues							
310-306000-362001	Bougainvilla Rent	149,760.00	149,760.00	11,045.00	86,443.09	-63,316.91	57.72 %
Department: 306000 - Miscellaneous Revenues Total:		149,760.00	149,760.00	11,045.00	86,443.09	-63,316.91	57.72%
Department: 545000 - Parking Operations							
310-545000-500120	Regular Salaries	236,000.00	236,000.00	26,561.08	149,056.10	86,943.90	63.16 %
310-545000-500140	Overtime Salaries	4,200.00	4,200.00	14.07	4,645.91	-445.91	110.62 %
310-545000-500210	Employer Fica Taxes	18,400.00	18,400.00	1,546.67	9,032.30	9,367.70	49.09 %
310-545000-500220	Retirement	45,000.00	45,000.00	4,458.63	27,811.17	17,188.83	61.80 %
310-545000-500230	Group Insurance	76,000.00	76,000.00	4,016.13	39,714.90	36,285.10	52.26 %
310-545000-500345	Contractual Services	523,000.00	523,000.00	33,051.33	272,225.93	250,774.07	52.05 %
310-545000-500353	Parking Alternatives	85,000.00	85,000.00	7,693.58	35,866.12	49,133.88	42.20 %
310-545000-500410	Communications	3,000.00	3,000.00	132.85	1,115.30	1,884.70	37.18 %
310-545000-500430	Electric Service	9,600.00	9,600.00	721.30	5,490.01	4,109.99	57.19 %
310-545000-500431	Water Service	27,500.00	27,500.00	1,573.51	11,667.49	15,832.51	42.43 %
310-545000-500445	Equip Rent/lease	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00 %
310-545000-500461	Vehicle Maintenance	8,000.00	8,000.00	1,010.34	2,982.11	5,017.89	37.28 %
310-545000-500462	Fuel	15,000.00	15,000.00	2,746.40	6,181.56	8,818.44	41.21 %
310-545000-500463	Service Maintenance Contracts	48,588.00	48,588.00	0.00	29,808.00	18,780.00	61.35 %
310-545000-500497	Contingency	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
310-545000-500506	Printing & Binding	8,000.00	8,000.00	401.23	1,672.00	6,328.00	20.90 %
310-545000-500508	Postage	1,000.00	1,000.00	0.00	406.10	593.90	40.61 %
310-545000-500510	Office Supplies	1,000.00	1,000.00	0.00	199.90	800.10	19.99 %
310-545000-500525	Uniform Expense	5,000.00	5,000.00	0.00	246.85	4,753.15	4.94 %
310-545000-500532	Signs	13,000.00	13,000.00	92.00	4,501.35	8,498.65	34.63 %
310-545000-500533	Parking Meter Parts-supplies	38,000.00	38,000.00	0.00	2,283.59	35,716.41	6.01 %
310-545000-500545	Training	2,000.00	2,000.00	778.00	778.00	1,222.00	38.90 %
310-545000-500550	Operating Expenses	37,000.00	37,000.00	455.82	2,920.35	34,079.65	7.89 %
310-545000-500630	Cap Outlay Imp Other Than Bldg	32,310.00	32,310.00	0.00	0.00	32,310.00	0.00 %
310-545000-500640	Capital Outlay - Equip & Mach	104,000.00	104,000.00	0.00	15,937.00	88,063.00	15.32 %
310-545000-500644	Capital Outlay-vehicles	31,686.00	31,686.00	2,304.67	13,788.42	17,897.58	43.52 %
310-545000-500646	Capital Outlay-Reserves	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00 %
Department: 545000 - Parking Operations Total:		1,587,784.00	1,587,784.00	87,557.61	638,330.46	949,453.54	40.20%
Department: 581100 - Interfund Transfers							
310-581100-500910	Transfer To CIP Fund	1,732,000.00	1,732,000.00	0.00	866,000.00	866,000.00	50.00 %
Department: 581100 - Interfund Transfers Total:		1,732,000.00	1,732,000.00	0.00	866,000.00	866,000.00	50.00%
Fund: 310 - Parking Fund Surplus (Deficit):		0.00	0.00	272,506.13	1,356,921.96	1,356,921.96	0.00%
Report Surplus (Deficit):		0.00	0.00	-700,548.10	8,929,637.25	8,929,637.25	0.00%

Group Summary

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - General Fund						
301000 - Ad Valorem Property Taxes	13,548,619.00	13,548,619.00	153,678.92	13,274,466.66	-274,152.34	97.98%
301100 - Utility Taxes	1,198,700.00	1,198,700.00	108,305.97	761,418.30	-437,281.70	63.52%
301600 - Franchise Taxes	864,799.00	864,799.00	74,894.26	529,686.13	-335,112.87	61.25%
302000 - Licenses & Permits	187,200.00	187,200.00	1,077.13	211,538.00	24,338.00	113.00%
303000 - Intergovernmental Revenues	1,203,884.00	1,203,884.00	161,542.30	818,680.66	-385,203.34	68.00%
304000 - Charges for Services	7,250.00	7,250.00	240.00	12,240.00	4,990.00	168.83%
305000 - Fines & Forfeitures	87,000.00	87,000.00	13,649.17	52,511.86	-34,488.14	60.36%
306000 - Miscellaneous Revenues	383,560.00	383,560.00	77,475.11	628,076.94	244,516.94	163.75%
511000 - Commission	352,150.00	352,150.00	23,869.09	171,983.53	180,166.47	48.84%
511100 - Donation-Non Profits	68,500.00	68,500.00	0.00	58,500.00	10,000.00	85.40%
511200 - Visitor Center	142,341.00	142,341.00	8,259.66	54,995.40	87,345.60	38.64%
513000 - Administration	1,381,915.00	1,381,915.00	130,484.22	816,076.69	565,838.31	59.05%
514000 - Town Attorney	408,000.00	408,000.00	20,907.60	184,426.30	223,573.70	45.20%
519000 - General	1,295,900.00	1,295,900.00	41,055.11	722,726.40	573,173.60	55.77%
519100 - Tourism and Community Outreach	653,550.00	653,550.00	22,165.77	275,797.10	377,752.90	42.20%
521000 - Police Department	6,439,135.00	6,439,135.00	543,525.32	4,251,015.91	2,188,119.09	66.02%
523000 - Emergency Medical Services	519,680.00	519,680.00	42,262.50	326,025.00	193,655.00	62.74%
524000 - Development Services	1,115,152.00	1,115,152.00	75,706.95	498,246.49	616,905.51	44.68%
541100 - Mun Srvsc - Public Works Div	3,982,690.00	3,982,690.00	279,815.17	2,146,676.83	1,836,013.17	53.90%
572000 - Recreation	116,999.00	116,999.00	6,939.92	74,121.46	42,877.54	63.35%
581100 - Interfund Transfers	-1,005,000.00	-1,005,000.00	0.00	-1,161,625.00	-156,625.00	115.58%
Fund: 001 - General Fund Surplus (Deficit):	0.00	0.00	-604,128.45	5,546,402.44	5,546,402.44	0.00%
Fund: 101 - Special Revenue-Police Conf						
306000 - Miscellaneous Revenues	0.00	0.00	0.00	391.11	391.11	0.00%
Fund: 101 - Special Revenue-Police Conf Total:	0.00	0.00	0.00	391.11	391.11	0.00%
Fund: 102 - Building Fund						
000000 - Assigned	275,102.00	275,102.00	0.00	0.00	-275,102.00	0.00%
302100 - Building Permit and Inpection	1,453,019.00	1,453,019.00	143,601.12	843,269.50	-609,749.50	58.04%
524100 - Building	1,728,121.00	1,728,121.00	34,737.12	560,326.56	1,167,794.44	32.42%
Fund: 102 - Building Fund Surplus (Deficit):	0.00	0.00	108,864.00	282,942.94	282,942.94	0.00%
Fund: 103 - Sewer Fund						
000000 - Assigned	8,480.00	8,480.00	0.00	0.00	-8,480.00	0.00%
304000 - Charges for Services	1,700,000.00	1,700,000.00	108,536.01	715,765.98	-984,234.02	42.10%
306000 - Miscellaneous Revenues	2,000.00	2,000.00	0.00	0.00	-2,000.00	0.00%
535000 - Sanitary Sewers	1,710,480.00	1,710,480.00	108,598.41	730,207.61	980,272.39	42.69%
Fund: 103 - Sewer Fund Surplus (Deficit):	0.00	0.00	-62.40	-14,441.63	-14,441.63	0.00%
Fund: 115 - Fire Fund						
000000 - Assigned	600,000.00	600,000.00	0.00	0.00	-600,000.00	0.00%
301050 - Fire Assessment	1,347,159.00	1,347,159.00	0.00	1,322,086.44	-25,072.56	98.14%
304000 - Charges for Services	77,000.00	77,000.00	-150.00	78,414.83	1,414.83	101.84%
306000 - Miscellaneous Revenues	0.00	0.00	0.00	137,682.38	137,682.38	0.00%
522000 - Fire Department	2,024,159.00	2,024,159.00	86,362.50	826,300.10	1,197,858.90	40.82%
581100 - Interfund Transfers	0.00	0.00	0.00	659,125.00	659,125.00	0.00%
Fund: 115 - Fire Fund Surplus (Deficit):	0.00	0.00	-86,512.50	1,371,008.55	1,371,008.55	0.00%
Fund: 300 - Capital Project Fund						
000000 - Assigned	615,000.00	615,000.00	0.00	0.00	-615,000.00	0.00%
303000 - Intergovernmental Revenues	450,000.00	450,000.00	0.00	0.00	-450,000.00	0.00%
519000 - General	226,642.00	226,642.00	19,469.42	152,092.26	74,549.74	67.11%
519161 - Town Hall / Public Safety	500,000.00	500,000.00	0.00	0.00	500,000.00	0.00%
545170 - El Prado Park	775,000.00	775,000.00	5,017.38	29,919.65	745,080.35	3.86%
559027 - Storm Water Rate Study	125,000.00	125,000.00	0.00	0.00	125,000.00	0.00%
572102 - Beach Portal	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00%
572108 - FDOT A1A Pine Ave to Palm Ave	255,000.00	255,000.00	0.00	244,045.00	10,955.00	95.70%
572110 - Tennis Court Lighting	45,000.00	45,000.00	0.00	31,677.90	13,322.10	70.40%

Budget Report

For Fiscal: 2024-2025 Period Ending: 05/31/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
572200 - Beach Renourishment	116,667.00	116,667.00	0.00	123,313.87	-6,646.87	105.70%
572201 - Staghorn Coral Painting	0.00	0.00	0.00	9,097.66	-9,097.66	0.00%
575200 - Traffic Improvements & Calming	150,000.00	150,000.00	0.00	21,949.12	128,050.88	14.63%
575201 - Pedestrian Amenities	75,000.00	75,000.00	0.00	45,722.85	29,277.15	60.96%
576136 - Street Proj.Bougain.Poinciana	225,000.00	225,000.00	0.00	0.00	225,000.00	0.00%
576138 - Rodway Paving & Refurbishment	483,691.00	483,691.00	0.00	54,673.13	429,017.87	11.30%
576305 - Resilient Florida Program -Project	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00%
577100 - Friedt Park	725,000.00	725,000.00	365,960.08	384,654.68	340,345.32	53.06%
577102 - 75th Anniversary Garden	100,000.00	100,000.00	768.00	9,942.00	90,058.00	9.94%
581100 - Interfund Transfers	2,987,000.00	2,987,000.00	0.00	1,493,500.00	-1,493,500.00	50.00%
Fund: 300 - Capital Project Fund Surplus (Deficit):	0.00	0.00	-391,214.88	386,411.88	386,411.88	0.00%
Fund: 310 - Parking Fund						
302000 - Licenses & Permits	40,000.00	40,000.00	0.00	8,000.00	-32,000.00	20.00%
304000 - Charges for Services	3,020,024.00	3,020,024.00	321,654.28	2,550,544.55	-469,479.45	84.45%
305000 - Fines & Forfeitures	110,000.00	110,000.00	27,364.46	216,264.78	106,264.78	196.60%
306000 - Miscellaneous Revenues	149,760.00	149,760.00	11,045.00	86,443.09	-63,316.91	57.72%
545000 - Parking Operations	1,587,784.00	1,587,784.00	87,557.61	638,330.46	949,453.54	40.20%
581100 - Interfund Transfers	1,732,000.00	1,732,000.00	0.00	866,000.00	866,000.00	50.00%
Fund: 310 - Parking Fund Surplus (Deficit):	0.00	0.00	272,506.13	1,356,921.96	1,356,921.96	0.00%
Report Surplus (Deficit):	0.00	0.00	-700,548.10	8,929,637.25	8,929,637.25	0.00%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
001 - General Fund	0.00	0.00	-604,128.45	5,546,402.44	5,546,402.44
101 - Special Revenue-Police Conf	0.00	0.00	0.00	391.11	391.11
102 - Building Fund	0.00	0.00	108,864.00	282,942.94	282,942.94
103 - Sewer Fund	0.00	0.00	-62.40	-14,441.63	-14,441.63
115 - Fire Fund	0.00	0.00	-86,512.50	1,371,008.55	1,371,008.55
300 - Capital Project Fund	0.00	0.00	-391,214.88	386,411.88	386,411.88
310 - Parking Fund	0.00	0.00	272,506.13	1,356,921.96	1,356,921.96
Report Surplus (Deficit):	0.00	0.00	-700,548.10	8,929,637.25	8,929,637.25

Town of Lauderdale-by-the-Sea
Cash and Investment Report
as of May 31,2025

Bank / Other	GL No.	Bank No.	Account Name	Account Type	Bank/ Pool	Balance 5/31/2025	Interest/ Avg % Yield	Interest/Chg Mkt Value	Interest/ Year to Date
001 General Fund:									
Truist	101.000	8015	Master Account	Analyzed Interest Checking	Truist	8,841,753.77	2.55%	17,886.53	164,108.13
Truist	101.009	6876	Emergency Reserve	Public Special Money Rate Checking	Truist	2,604,026.53	2.87%	6,339.51	45,113.26
GENERAL FUND						11,445,780.30		24,226.04	209,221.39
BANK SUBTOTAL									
SBA	101.300	1471-A	General Fund Invest Acct A	SBA Invest Pool	SBA	200,688.99	4.48%	761.01	6,105.12
SBA	101.400	1472-A	Emergency Reserves Acct A	SBA Invest Pool	SBA	97,366.86	4.48%	369.23	2,961.98
SBA	101.301	1473-A	Florida Prime Investment	SBA Investment	SBA	3,013,639.51	4.47%	11,427.75	13,639.51
SouthState Inv.	101.110	9371	Investment	Investment	SSTI	2,004,296.59			
GENERAL FUND						5,315,991.95		12,557.99	22,706.61
GENERAL FUND						16,761,772.25		36,784.03	231,928.00
GRAND TOTAL									
101 Police Forfeiture & Training									
Truist	101.100	9613	Police Forfeiture Fund	Analyzed Interest Checking	Truist	589.59	2.55%	Included Above	Included Above
POLICE FUND						589.59		0.00	0.00
TOTAL									
103 Sewer Enterprise Fund									
Truist	101.105	9999	Sewer Enterprise Fund	Analyzed Interest Checking	Truist	1,170,615.69	2.55%	2,366.30	18,390.87
SEWER FUND						1,170,615.69		2,366.30	18,390.87
TOTAL									
115 Fire Fund:									
Truist	101.109	5379	Fire Fund Account	Analyzed Interest Checking	Truist	961,613.27	2.55%	1,879.07	13,261.98
Truist	101.110	6701	Public Safety Facility Account	Analyzed Interest Checking	Truist	1,277,303.38	2.55%	2,557.36	7,013.41
FIRE FUND						961,613.27		1,879.07	13,261.98
GRAND TOTAL									
300 Capital Improvement Fund:									
Truist	101.115	0010	Capital Improvement Fund	Analyzed Interest Checking	Truist	2,956,008.77	2.55%	6,253.76	34,172.00
CAPITAL IMPROVEMENT FUND						2,956,008.77		6,253.76	34,172.00
TOTAL									
310 Parking Improvement Fund									
Truist	101.125	0120	Parking Improvement Account	Analyzed Interest Checking	Truist	7,081,374.03	2.55%	14,562.61	96,665.57
Truist	101.128	8554	PILOP Account	Analyzed Interest Checking	Truist	200.00	2.55%	Included Above	Included Above
PARKING FUND						7,081,574.03		14,562.61	96,665.57
TOTAL									
102 Building Fund									
Truist	101.104	8686	Building Account	Analyzed Interest Checking	Truist	1,324,374.93	2.55%	2,712.75	18,859.19
BUILDING FUND						1,324,374.93		2,712.75	18,859.19
TOTAL									
ALL FUNDS						30,256,548.53		64,558.52	413,277.61
GRAND TOTAL									



Agenda Item No: 13.a.

Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By: Ken Rubach, Deputy Town Manager/Public Works Director

Submitting Department: Administration

Item Type: Resolution

Agenda Section: NEW BUSINESS

Subject Title: RESOLUTION 2025-31-A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING THE PURCHASE OF A REPLACEMENT PUMP FOR THE SEAGRAPE LIFT STATION FROM TOM EVANS ENVIRONMENTAL, INC., IN THE AMOUNT NOT TO EXCEED OF \$40,768.22; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Explanation:

The City of Pompano Beach ("Pompano Beach") is responsible for maintaining the Town's wastewater lift stations. Currently, Pompano Beach utilizes pumps manufactured by Ebara Pumps Americas Corporation ("Ebara") at the station serving the Town.

In June of this year, one of the pumps at the station experienced a failure. While the pump in question is approximately eight (8) years old and could be rebuilt, Pompano Beach staff have recommended replacement over repair, as the pump is considered to be beyond its useful service life. Under standard operating conditions, the station is equipped with three pumps—two in active service and one in reserve. With this failure, the station no longer has a backup pump, creating a risk should another unit go offline.

To maintain system compatibility, any replacement unit must be an Ebara pump. This requirement qualifies the purchase as a sole source procurement, as documented in the accompanying letter from Ebara Pumps Americas Corporation (Exhibit 1). This approach is consistent with the Town's Purchasing Manual, Section IV, "Exceptions to General Purchasing Policies," Paragraph A: *Sole Source Procurement*.

The cost of the replacement pump is \$40,768.22. Town staff recommend contracting with Tom Evans Environmental of Lakeland, Florida (Exhibit 2), the sole authorized distributor of Ebara pumps in the region, to supply the replacement unit. Ebara currently has one pump in stock and have put it on hold for us until July 23rd. If we have to order a pump it will be approximately 6 to 8 weeks.

Although this purchase was not specifically included in the current fiscal year's budget, funding is available through the emergency repairs allocation within the Sewer Fund. Sufficient funds

exist in Account No. 103.535.000-500.630 – Capital Outlay – Improvements Other Than Buildings to cover the cost.

Recommendation: Approve the sole source procurement of one Ebara replacement pump from Tom Evans Environmental in the amount of \$40,768.22, to be funded from the Sewer Fund emergency repair allocation.

Exhibits:

1. Ebara Sole Source Letter Tom Evans Environmental_
2. Resolution 2025-31 Lift Station Pump



EBARA Pumps Americas Corporation

Corporate Headquarters
1651 Cedar Line Drive, Rock Hill, South Carolina 29730 USA
Tel: (803) 327-5005 Fax: (803) 327-5097 www.pumpsebara.com

October 1, 2024

Mr. Bobby Clayton, Wastewater Pumping Manager
City of Pompano Beach
1201 Northeast 3rd Avenue
Pompano Beach, FL 33060

RE: Ebara Pump Distributor & Pricing Ebara Single Source Letter

Dear Mr. Clayton;

This letter is written to advise you that the authorized municipal distributor for Ebara Pumps Americas Corporation in the City of Pompano Beach, Florida is Tom Evans Environmental.

Tom Evans Environmental is the only authorized municipal distributor for all Ebara Pumps Americas Corporation products and parts in the City of Pompano Beach, Florida. Please contact their office for information on price and availability or technical assistance with Ebara products. You may contact them by phone, fax, email or US mail at the address provided below:

Tom Evans Environmental, Inc.
3200 Flightline Drive, Suite 302
Lakeland, Florida 33811
305-588-6761 m
www.tomevans.com
Mr. Tom Evans
te@tomevans.com

Please do not hesitate to call my office if you have any questions or need further assistance.

Sincerely,

Matt Neubauer
Southeast Regional Sales Manager
EBARA Pumps Americas Corporation
Standard Pump Division
1651 Cedar Line Dr
Rock Hill, SC 29730
Main: (803) 327-5005
Direct: (803) 325-9678
mneubauer@pumpsebara.com

cc: File

RESOLUTION NO. 2025-31

A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING THE PURCHASE OF A REPLACEMENT PUMP FOR THE SEAGRAPE LIFT STATION FROM TOM EVANS ENVIRONMENTAL, INC., IN THE AMOUNT NOT TO EXCEED OF \$40,768.22; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Pompano Beach is responsible for maintaining the Town of Lauderdale-By-The-Sea (the “Town”) wastewater lift stations, including the Seagrape Lift Station; and

WHEREAS, in June 2025, one of the pumps at the Seagrape Lift Station failed; and

WHEREAS, to maintain system compatibility and ensure continued proper operation of the Seagrape Lift Station, it is necessary that the replacement unit be manufactured by Ebara Pumps Americas Corporation (“Ebara”); and

WHEREAS, Tom Evans Environmental, Inc. (the “Vendor”) is the sole source vendor for the Ebara pumps (the “Equipment”) and has provided the quote attached as Exhibit “A” (the “Quote”); and

WHEREAS, Section IV.A. “Sole Source Procurement” of the Town’s Purchasing Manual provides that products available from only one source shall be exempt from the competitive bidding requirements provided that certain criteria set forth are all satisfied; and

WHEREAS, Town Staff recommends that the Town Commission approve and authorize the purchase of the Equipment from the Vendor; and

WHEREAS, pursuant to Section IV.A. of the Town’s Purchasing Manual, the Town Commission desires to approve the purchase of the Equipment from the Vendor in an amount not to exceed \$40,768.22; and

WHEREAS, the Town Commission finds that this Resolution is in the best interest and welfare of the residents of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA:

Section 1. Recitals. Each “WHEREAS” clause set forth is true and correct and herein incorporated by this reference.

Section 2. Approval. The Town Commission hereby approves the purchase of the Equipment from the Vendor in an amount not to exceed \$40,768.22.

Section 3. Authorization. The Town Manager is hereby authorized to execute any purchase order or required documentation for the purchases described in this Resolution, together with such non-substantial changes as are deemed necessary by the Town Manager and approved as to form and legal sufficiency by the Town Attorney.

Section 4. Authorization to Implement. The appropriate Town officials are authorized to execute all necessary documents and to take any necessary action to effectuate the intent of this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 22nd day of July, 2025.

Mayor Edmund Malkoon

Attest:

Katrina Adler, Town Clerk

APPROVED AS TO FORM:

Susan L. Trevarthen, Town Attorney

3200 Flightline Drive, Suite 302
Lakeland, Florida 33811
(863) 619-3789 (P) (863) 619-8098 (F)
aa@tomevans.com

QUOTE

QUOTE NO. 25-0708aAA
DATE July 8, 2025
EXPIRATION DATE August 7, 2025

TO Bobby Clayton
City of Pompano Beach
1201 NE 3RD AVENUE
POMPANO BEACH, FL 33060
Bobby.Clayton@copbfl.com
954 786 4154

PROJECT NAME Ebara 200DLFU6454 - 60HP
LOCATION Lift Station 24

SALES PERSON	SHIPPING METHOD	SHIPPING TERMS	ESTIMATED LEAD TIME	PAYMENT TERMS
Alex Azpiri	Included	FOB, Factory	1/0/00	Net 30 Days

QTY	PRODUCT #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	ADLF-4715-4	EBARA 200DLFU6454 Submersible Wastewater Sewage Pump 460V / 3 Phase 60HP Motor - 50' Power Cable Oversized Lifting Bale - 8" Flyght Adapter	\$ 40,768.22	\$ 40,768.22

Quotation prepared by: *Alex Azpiri*

TOTAL \$ 40,768.22
(less applicable sales tax)

This is a quotation on the goods named, subject to the conditions noted below:

1. We do not include sales tax, pressure gauges, anchor bolts, wire, cable, conduit, tools, toolboxes, lubricants, installation, hook-up, field testing, shaft alignment, vibration testing, control panels or any other accessories or ancillary items which are not specifically called out in this scope of supply.
2. Under no circumstances will Tom Evans Environmental, Inc. or its suppliers be liable for any incidental, consequential, liquidated, special or late delivery damages whatsoever.
3. Payment terms are 100% net 10 days from delivery with any unpaid balance 30 days past due being subject to interest at 1-1/2% per month being added to the unpaid balance, with approved credit. Our price is based upon no retainage.
4. Pricing is based upon Tom Evans Environmental's and the manufacturer's Standard Terms and Conditions of Sale. Copies of these documents are available for your review and reference. No other terms or conditions of sale will apply unless accepted in writing by an officer of the Company.
5. Please understand that the shipping date is a estimate only, based upon market conditions existing at the time of this offering and are subject to revision.

To accept this quotation, sign here and return: _____ Date: _____

THANK YOU FOR YOUR BUSINESS!

Tom Evans Environmental, Inc. is Equal Employment Opportunity / Affirmative Action compliant through good faith efforts in employment and business practices.



Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By: Ken Rubach, Deputy Town Manager/Public Works Director

Submitting Department: Administration

Item Type: Presentation

Agenda Section: NEW BUSINESS

Subject Title: FY 26 CIP

Explanation: Every year, Town Administration prepares an annual budget for consideration by the Town Commission. In addition to the General Fund, the budget includes a proposed financial plan for the Town's Sewer, Parking, Building and Capital Improvement funds.

The Fiscal Year 2026 Capital Improvement Plan identifies large-scale projects that are scheduled to be completed over the next fiscal year. By highlighting upcoming major expenses, the FY26 CIP supports the Commission in effective budgeting. Staff has utilized Commission directives, current CIP projects, past experience and history with the Town to assess and outline the Town's needs.

Below is an explanation of the proposed FY26 CIP. This list details each project, along with the estimated costs assigned to that project. Staff requests that the Commission review the preliminary FY26 CIP, determine if there are items that should be added or removed, and provide valuable input and direction for staff. Once reviewed, the FY26 CIP will be included in the overall budget for the Commission's review and consideration in September.

FY26 CAPITAL IMPROVEMENT PLAN

2026 CIP	
CIP Personnel Expenses	\$ 146,541
FDOT Manhole Covers (Pine - Flamingo) Required	\$ 100,000
Beach Renourishment Required	\$ 116,667
Beach Portal Construction (2)	\$ 725,000
El Mar Drive Paving	\$ 925,000 *
El Prado Park Improvements	\$1,300,000

Neighborhood Roadway Paving	\$ 400,000
Storm Sewer Lining	\$ 500,000
West Plaza Refurbishments	\$ 500,000
Bougainvilla/Poinciana Planning (roll over)	\$ 115,000
Total	\$3,903,208

*Item Removed due to Commission Consensus at 7-8-25 Budget Workshop

1.CIP Personnel Expenses \$146,541

This represents the percentage of staff costs associated with the administration of the CIP Projects.

2. FDOT Manhole Covers \$100,000

As part of the FDOT resurfacing of A1A from Flamingo to Pine, the Town is required to adjust it's manholes at the completion of the project in order to meet the grades set after the resurfacing project.

3.Beach Renourishment Segment II \$116,667

This is the third and final payment due to the County for beach renourishment.

4.Beach Portal Construction \$725,000

Costs associated with the replacement of two existing beach portals. This includes the structure, hardscape, electrical, and landscaping (where applicable). Cost for the design was funded through a FRDAP grant from the State of Florida.

5.El Prado Park Refurbishment \$1,300,000

This project will include replacement of hardscape, landscape, electrical upgrades, irrigation upgrades, site furnishings, and a new portal structure.

6.Roadway Paving and Refurbishment \$400,000

This is the second phase of a multi-phased project to resurface and refurbish the Town's streets. Priority will be established through the Roadway Study completed in FY21 and staff inspections.

7. Storm Sewer Lining \$500,000

This project seeks to proactively address segments of storm sewer (primarily outfalls) in order to ensure their structural integrity. This is especially critical for segments that run through easements on private property.

8. West Plaza Refurbishments \$500,000

This project will include enhancements to lighting and signage within the plazas.

**9. Complete Street Project Design \$115,000
(Bougainvilla/Poinciana)**

This represents the carry-over amount needed to complete the design of Bougainvilla/Poinciana including stormwater, landscape, and hardscape improvements. The design is taking place over the FY25& FY26 fiscal years. Approximately 50% of the work for the design was completed in FY25 at a cost of \$142,209.

The total proposed budget for the FY26 CIP is \$3,903,208. Staff recommends the following sources to pay for these projects. If the Commission recommends a reduction in the CIP, staff recommends reducing funding from the Town's parking fund.

Source	Amount
CIP Carryover	\$ 700,000
Transfer From General Fund	\$ 472,867
Transfer from General Fund Unencumbered	\$2,000,000
Transfer from Parking	\$ 730,341
TOTAL	\$3,903,208

Recommendation: Staff recommends Commission discuss the proposed FY26 CIP and funding recommendations.

Exhibits: None



Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By: Lucila Lang, Finance Director

Submitting Department: Finance

Item Type: Resolution

Agenda Section: RESOLUTIONS – PUBLIC COMMENTS

Subject Title: RESOLUTION 2025-30: A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, ESTABLISHING A PROPOSED MILLAGE RATE FOR THE 2025/2026 FISCAL YEAR; PROVIDING FOR THE DATE, TIME, AND PLACE OF THE PUBLIC HEARING TO CONSIDER THE PROPOSED MILLAGE RATE AND THE TENTATIVE BUDGET; DIRECTING THE TOWN CLERK TO FILE SAID RESOLUTION WITH THE PROPERTY APPRAISER OF BROWARD COUNTY; AND PROVIDING AN EFFECTIVE DATE.

Explanation:

Resolution 2025-30 (Exhibit 1) establishes the proposed millage rate for the fiscal year beginning October 1, 2025, and sets the date, time, and location for the first Public Budget Hearing to consider the proposed rate. In accordance with state law, this date does not conflict with the budget hearings of Broward County or the Broward County School Board, ensuring that taxpayers have the opportunity to participate in each.

In response to direction from the Town Commission, staff scheduled FY2026 budget meetings after receiving certified Ad Valorem tax revenue projections from the Broward County Property Appraiser. These projections were received on June 30, with net Ad Valorem revenues for FY2026 estimated at \$14,291,556, representing a 5.48% increase (\$742,937) over FY2025.

The General Fund, which supports the Town's core municipal services, is the most significant component of the overall operating budget. For FY2026:

- No new programs are being introduced.
- Budgetary increases have been minimized wherever possible.

Excluding capital projects, proposed General Fund expenditures for FY2026 total \$18,511,098, an increase of 10.99% (\$2,035,086) compared to the FY2025 adopted budget. Major cost drivers include:

- Broward Sheriff's Office (BSO) Police Services
- Emergency Medical Services (EMS)
- Insurance premiums
- Florida Retirement System (FRS) contributions
- General inflationary pressures

Public safety services (Police and EMS) comprise approximately 47% of the General Fund. (Note: Fire services are funded separately.)

With a proposed millage rate of 3.9235, total projected revenues for FY2026 are \$18,983,965. Of this amount:

- \$18,511,098 will fund General Fund operations
- \$472,867 will be transferred to the Capital Improvement Projects (CIP) Fund to support priority capital initiatives

The total proposed CIP budget is still under review and will be discussed on a separate agenda item tonight.

The FY2026 budget incorporates revenues from the proposed millage rate, as well as projected income from utility taxes, franchise fees, licenses, permits, and a transfer from the Building Fund. In accordance with standard municipal financial practices and State reporting requirements, Ad Valorem revenue is projected at 95% of gross taxes levied.

Below is a comparison of revenue projections under both the current millage rate and the rolled-back rate (which would generate the same revenue as FY2025):

Millage Rate		Gross Taxes to be levied	Net Taxes to be collected at 95%	Additional Income	Transfer to CIP Fund	Additional Funds required to cover operational expenses
Current Rate	3.9235	\$15,043,743	\$14,291,556	\$4,692,409	\$472,867	\$0.0
Rolled-Back Rate	3.7241	\$14,279,191	\$13,565,231	\$4,692,409	\$0.00	\$253,458

The proposed millage rate of 3.9235, combined with projected additional income, would be

sufficient to:

- Fully fund General Fund operations
- Transfer \$472,867 to the CIP Fund

In contrast, adoption of the rolled-back rate would result in a \$253,458 operational shortfall, with no available funds for capital projects.

At tonight's meeting, staff requests that the Commission review the information provided and establish the proposed millage rate for FY2026.

Please note:

- The millage rate adopted tonight will be the maximum rate that may be levied for FY2026.
- This rate will be submitted to the Property Appraiser's Office and used in the TRIM notices mailed to property owners.
- The Commission may lower the millage rate during the September budget hearings but cannot raise it beyond the rate set at this meeting.

Recommendation: Staff recommends that the Commission approve the proposed 3.9235 millage rate for FY2026.

Exhibits:

1. Resolution 2025-30 Establishing Tentative Millage Rate

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**A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-
THE-SEA, FLORIDA, ESTABLISHING A PROPOSED
MILLAGE RATE FOR THE 2025/2026 FISCAL YEAR;
PROVIDING FOR THE DATE, TIME, AND PLACE OF THE
PUBLIC HEARING TO CONSIDER THE PROPOSED
MILLAGE RATE AND TENTATIVE BUDGET; DIRECTING
THE TOWN CLERK TO FILE SAID RESOLUTION WITH
THE PROPERTY APPRAISER OF BROWARD COUNTY;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Chapter 200, Florida Statutes, Determination of Millage, sets forth the procedures that must be followed in establishing a millage rate and adopting an annual budget; and

WHEREAS, the Broward County Property Appraiser has certified the taxable value of property within the Town of Lauderdale-By-The-Sea, as required by Sections 200.065(1) and 193.023, Florida Statutes; and

WHEREAS, pursuant to Section 200.065(2)(b), the Town is required to establish its proposed millage rate and the date, time and place that the public hearing will be held to consider the proposed millage rate and tentative budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA:**

Section 1. Each “WHEREAS” clause set forth is true and correct and herein incorporated by this reference.

Section 2. The Town Commission hereby establishes as the proposed millage rate for the 2025/2026 Fiscal Year: 3.9235, which is \$3.92 per \$1,000.00 of assessed property value and which is greater than the rolled back rate of 3.7241 by 5.35%.

Section 3. The Town Commission hereby establishes the date for a public hearing on the tentative budget and proposed millage rate to be held as September 10, 2025, at 5:30 p.m. at Jarvis Hall, 4505 N. Ocean Drive, Lauderdale-By-The-Sea, FL 33308. In the event that the Board of County Commissioners of Broward County, Florida or the School Board of Broward County schedules any County or School Board Budget Hearing on a date set for a Town Budget Hearing, the Town Manager is authorized to change the date of the Town Budget Hearing.

Section. 4. The Town Clerk is directed to send the original Certification of Taxable Value and a certified copy of this Resolution to the Property Appraiser on or before August 4, 2025.

Section 5. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 22nd day of July, 2025.

Mayor Edmund Malkoon

Attest:

APPROVED AS TO FORM:

Katrina Adler, Town Clerk, CMC

Susan Trevarthen, Town Attorney

(CORPORATE SEAL)



Agenda Item No: 19.a.

Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Quasi Judicial Public Hearings

Agenda Section: QUASI JUDICIAL PUBLIC HEARINGS

Subject Title: 2025-LVL2-AA-03: Pursuant to Section 30-128, "Administrative Adjustments," of the Town Code of Ordinances (the "Town Code"), the Applicant has requested an administrative adjustment from Section 30-313 (t)(2)(b)(1) "Permanent Generators" of the Town's Code of Ordinances, to permit the encroachment of a generator one (1) foot into the required 5-foot side setback for the property located at 228 Imperial Lane.

Explanation: This application (**Exhibit 1**) was submitted to the Town of Lauderdale-By-The-Sea (the "Town") by Scott Phillips (the "Applicant") to allow a 1-foot encroachment into the 5-foot required side setback for a generator for property located at 228 Imperial Lane (the "Property") (**Diagram 1**). The Applicant is requesting an Administrative Adjustment to allow the encroachment into the side setback of a generator that has already been installed.



Diagram 1- Location of property

The 9,473 SF property is located in the RS-5 district and is currently under construction. The project includes a generator installed within one foot of the western property line, encroaching into the required 5-foot side setback (**Diagram 2**). Initial zoning reviews in February and April 2024 denied the plan due to noncompliance. A third review in June 2024 approved the plan with conditions to verify compliance in the field.

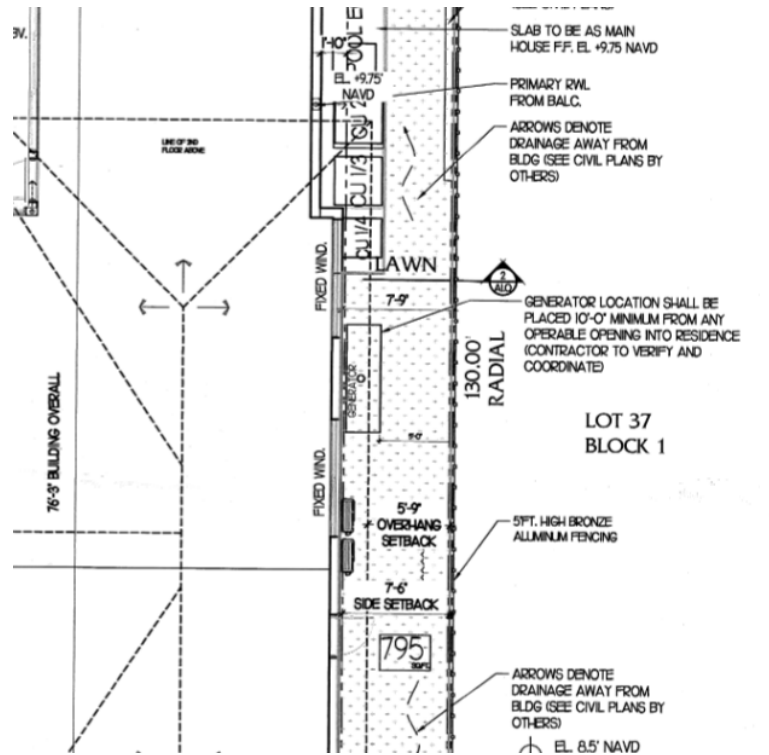


Diagram 2- Location of property

In October 2024, staff observed the generator slab was too close to the property line. Revised plans were requested but not submitted until May 2025 and the final survey confirmed the encroachment into the required side setback. As noted in an email on May 28, 2025 (**Exhibit 2**), administrative adjustment approval is required subject to Planning and Zoning Board recommendation and Town Commission approval or denial prior to issuing a final Certificate of Occupancy.

A detailed explanation of the requested development is provided in the attached Planning and Zoning Board staff report (**Exhibit 2**). The Planning and Zoning Board reviewed the application at its July 10, 2025, meeting and recommended approval of staff's recommendation to deny the administrative adjustment request subject to the conditions outlined in the attached development order (**Exhibit 3**).

Staff sent the required notices to the surrounding public. The property was properly posted, and the notice was placed on the Town's website. At the Planning and Zoning Board meeting, the adjacent property owner spoke in opposition to the applicant's request.

Recommendation: Staff recommends that the Commission DENY the Administrative Adjustment request. However, if approved, staff recommends approval of the Level 2 Administrative Adjustment with the following conditions (**Exhibit 3- Development Order**)

1. If approved, the Level 2 Administrative Adjustment expires concurrently with the building permit approved

for the Property.

2. The generator must be fully screened from public view and neighboring properties with either: A solid opaque fence or wall, or landscaping material planted at a minimum of 18 inches and maintained to the height of the generator or four feet, whichever is greater.
3. The generator must comply with the noise level requirement of less than or equal to 70 decibels at 25 feet from the generator in any direction.
4. The generator's exhaust must be directed upward and away from adjacent properties where practically feasible.

Exhibits:

1. Application
2. Planning and Zoning Board Staff Report 7-10-25
3. Development Order 2025-LVL2-AA-03

LAUDERDALE • BY • THE • SEA

ADMINISTRATIVE ADJUSTMENT LEVEL 2



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308
(954)-640-4210
ZONING@LBTS-FL.GOV
M-F 8:30-4:30 PM

For Administrative Purpose Only

Application Number: _____ 2025-WL2-PA-03

BTR #: _____

Date Application Submitted: _____ 05/27/2025

Date Application Found Complete: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: _____ \$400.00

Cost Recovery Fee: _____

LAUDERDALE • BY • THE • SEA

ADMINISTRATIVE ADJUSTMENT LEVEL 2

In accordance with Town Code Section 30-128, a Level 2 Administrative Adjustment may be requested for:

- Setback adjustments up to 30% or 5 feet, whichever is less
- Overhangs, roof cornices and eaves and exterior balconies and all other requests up to five (5) feet, whichever is less
- More than three (3) parking spaces or more than 10% of the minimum parking requirement (for residential zoning districts only)

SECTION A: PROJECT DETAILS

Project Name: Phillips Residence

Code Section from which Administrative Adjustment is sought: D # i, ii

SECTION B: ITEMS FOR SUBMITTAL

Note: Please submit digital copies with the hard copy application via email or thumb drive

- The Fee for Administrative Adjustment Level 2 + Deposit (See Fee Schedule) \$400 ATTACHED.
- A description of the request GENERATOR REQUEST APPROVAL ENCREACHING
- Two (2) current surveys, signed and sealed. APPROX. 1'-0" INTO SETBACK.
- Two (2) hard copies of a sketch that identifies the following:
 - All improvements and structures on the subject parcel
 - Proposed improvements which necessitates the adjustment
 - Distance of improvement from property line
 - Overhang distance from the building
- For parking reductions, submit a parking report that identifies the following:
 - Available parking within distance to the subject property
 - Pedestrian public route(s) from public parking to subject parking
- For building adjustments, explain how the administrative adjustment request meets the criteria as established in Town Code Section 30-128 (see Section C)

SECTION C: CRITERIA FOR APPROVAL

Section 30-128 of the Code of Ordinances states an Administrative Adjustment to Building Standards shall be approved only if all of the following standards are met:

- a) The Administrative Adjustment does not result in an increase in allowable density.
- b) The Administrative Adjustment does not provide for building height that exceeds the zoning code standards.
- c) In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way.
- d) The Administrative Adjustment furthers a minimum of one of the following conditions:
 - i. Required to compensate for some unusual aspect of the development site or the proposed development; or
 - ii. Supports an objective from the purpose statements of the zoning district where located; or
 - iii. Proposed to protect sensitive natural resources or save healthy existing trees; or
 - iv. Supports Mid-Century Modern Architecture; or
 - v. Utilized to create a view corridor or other benefit to the Community; or
 - vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or
 - vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves, or exterior balconies; or
 - viii. Required for an expansion, addition, or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.
- e) The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands and will not pose a danger to the public health or safety.
- f) The requested Administrative Adjustment is not incompatible with the character of development in the surrounding area and will not result in incompatible uses.
- g) Any adverse impacts, including but not limited to reductions in view corridors, resulting from the administrative Adjustment will be mitigated to the maximum extent practicable.
- h) The Administrative Adjustment is consistent with the comprehensive plan.
- i) An administrative adjustment to parking standards may be approved, in whole or in part, upon a finding that there is sufficient available parking that is open to the public and is judged adequate to accommodate the parking reduction request within a reasonable walking distance of the subject property along a practical and usable pedestrian route.

If a resubmittal is requested, please submit the amended documents, the previous comments received from the Town, and the applicant's response to those comments.

Need assistance or clarification?
Please contact us at (954)-640-4210 or email Zoning@lbts-fl.gov



LAUDERDALE • BY • THE • SEA

Universal Development Application

MAY 27 25 15:43



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308
 (954)-640-4210
ZONING@LBTS-FL.GOV
 M-F 8:30-4:30 PM

Administrative Purpose

Application Number: _____

BTR #: _____

Date Application Submitted: _____

Date Application found Completed: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: _____

Cost Recovery Fee: _____

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 and Fee Schedule.

Check appropriate application and block:

- | | |
|--|---|
| ☐ Appeal of Administrative Decision | ☐ Historic Designation |
| ☐ Site Plan | ☐ Certificate of Appropriateness |
| ☐ Site Plan Level 1 Modification | ☐ Zoning Relief |
| ☐ Site Plan Level 2 Modification | ☐ Rezoning |
| ☐ Conditional Use _____ | ☐ Right-of-Way Vacation |
| ☐ Conditional Use Modification _____ | ☐ Comprehensive Plan Amendment |
| ☒ Administrative Adjustment <u>LEVEL 2</u> | ☐ Payment in Lieu of Parking |
| ☐ Variance _____ | ☐ Parking Reduction _____ |
| ☐ Plat _____ | ☐ Other: _____ |
| ☐ Architectural Review _____ | |

Project Name: Phillips Residence

Folio Numbers: 4943 18 04 0390

Street Address: 228 Imperial Lane

Legal Description: LAUDERDALE SURF & YACHT ESTATES 22-46 B LOT 37 BLK 1

Name of Property Owner: Scott and Rosa Phillips Property Owner's Phone #: 412-680-1394

Address of Property Owner: 228 Imperial Lane, Lauderdale by the Sea, FL 33308

Property Owner's Email Address: scott@phillips.bz

Name of Applicant: Scott Phillips Applicant's Phone #: 412-680-1394

Applicant's Address: 228 Imperial Lane, Lauderdale by the Sea, FL 33308

Applicant Email Address: scott@phillips.bz

Name of Agent (e.g. Contractor Representing the Project): James M. Barron

5/28/2020

Universal Application

Agent's Email Address: jim@barrondevelopment.com Agent's Phone #: 954-249-4250

Agent's Address: 2890 Marina Mile Blvd Ste 115, Ft Lauderdale, FL 33312

Land Use Plan Designation: _____ Zoning District: _____

Existing Use of the Subject Property: Single family residence

Proposed Use of the Subject Property: Single family residence

APPROVAL OF WAIVER OF TIME ALLOWED TO REVIEW APPLICATION

I _____ (Applicant/ Property Owner) hereby waive my rights as to the required review time stated in House Bill 7103 as it relates to time limits to review applications for approval of a development permit or development order.

Print Name of Property Owner: SCOTT PHILLIPS Date: 5/23/25

Signature of Property Owner: Scott Phillips

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Scott Phillips Date: 5/23/25

Signature of Property Owner: Scott Phillips

State of Florida:

County:

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day 23 of MAY, 20 25.

The person signing is ☒ personally known to me or has ☐ produced identification

Print Notary Name: CINDY CORREA

Notary Signature: Cindy Correa



Applicant

Print Name of Property Owner: Scott Phillips Date: 5/23/25

Signature of Property Owner: Scott Phillips

State of Florida:

County:



5/28/2020

Universal Application

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day
23 of MAY, 2025

The person signing is ☒ personally known to me or has ☐ produced identification

Print Notary Name: CINDY CORREA My Commission Expires: _____

Notary Signature: Cindy Correa





PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

EXHIBIT 1

SURVEY ADDRESS:

228 IMPERIAL LANE
LAUDERDALE BY THE SEA, FLORIDA 33308

CERTIFY TO:

1. ROSA AND SCOTT PHILLIPS

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X / X(0.2%) / AB
BASE FLOOD ELEVATION: 6' / 7'
CONTROL PANEL NO.: 125123-0386-J
DATE OF FIRM INDEX: 07/31/24

REFERENCE BENCHMARK: CITY OF FORT
LAUDERDALE B.M. @ DUPONT BOULEVARD
AND ALLEY S. OF COMMERCIAL BOULEVARD
ELEVATION = 5.598' (NGVD 1929)
ELEVATION = 4.013' (NAVD 1988)

POTENTIAL ENCROACHMENTS:

1. RETAINING WALL CROSSES OVER THE EASTERLY PROPERTY LINE.

LEGAL DESCRIPTION:

LOT 37, BLOCK 1, OF "LAUDERDALE SURF & YACHT ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.E.	= POOL EQUIPMENT
A.E.	= ANCHOR EASEMENT	E.S.	= ELECTRIC SERVICE	P.I.	= POINT OF INTERSECTION
B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.R.C.	= POINT OF REVERSE CURVE
B.C.R.	= BROWARD COUNTY RECORDS	L.B.	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
CHATT.	= CHATTAHOOCHEE	M.H.	= MANHOLE	P.P.	= POWER POLE
C.O.	= CLEANOUT	(M)	= MEASURED	R	= RADIUS
CONC.	= CONCRETE	NAVD	= NORTH AMERICAN VERTICAL DATUM	R/W	= RIGHT-OF-WAY
C.L.F.	= CHAIN LINK FENCE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM	T	= TANGENT
C.L.P.	= CONCRETE LIGHT POLE	NO.	= NUMBER	(TYP.)	= TYPICAL
(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	$\frac{C}{2}$	= CENTERLINE
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	$\frac{E}{2}$	= ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 53-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT IS ELECTRONICALLY SIGNED AND SEALED.


5/1/25

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

FINAL SURVEY (25-0710)	04/22/25	K.M.
UPDATE SURVEY & ELEVATIONS (25-0295)	02/18/25	K.M.
POOL SPOT SURVEY (23-1358)	08/18/23	S.A.
SPOT SURVEY (22-2245)	11/09/22	S.A.
FORM BOARD SURVEY (22-2179)	10/29/22	J.P.
UPDATE SURVEY & ADD SITE ELEVATIONS (21-1050)	05/18/21	K.M.
REVISIONS	DATE	CHK'D BY

SKETCH NO.: 07-2807

DATE OF SURVEY: 11/16/07

CHECKED BY: S.A.

FIELD BOOK/PAGE: 289/74, FILE

SIDE 1 OF 2

C2: R=80.00'(P) 70.25'(C)
 $\Delta=34^{\circ}42'29''$ (C)
 A=48.46'(P) 42.56'(C)



SCALE: 1" = 20'	SKETCH NO.: 07-2807
DRAWN BY: K.W.	SIDE 2 OF 2

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

EXHIBIT 1

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>ROSA AND SCOTT PHILLIPS</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>228 IMPERIAL LANE</u>	Company NAIC Number: _____
City: <u>LAUDERDALE BY THE SEA</u> State: <u>FL</u> ZIP Code: <u>33308</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>LOT 37, BLOCK 1, PLAT BOOK 22, PAGE 46, B.C.R. (ID# 4943 18 04 0390)</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>26.183821°</u> Long. <u>-80.098823°</u> Horiz. Datum: ☐ NAD 1927 ☐ NAD 1983 ☒ WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1A</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>590</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>2</u> d) Total net open area of non-engineered flood openings in A9.c: <u>0</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>400</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>LAUDERDALE BY THE SEA</u>	B1.b. NFIP Community Identification Number: <u>125123</u>
B2. County Name: <u>BROWARD</u>	B3. State: <u>FL</u> B4. Map/Panel No.: <u>12011C0386</u> B5. Suffix: <u>J</u>
B6. FIRM Index Date: <u>07/31/2024</u>	B7. FIRM Panel Effective/Revised Date: <u>07/31/2024</u>
B8. Flood Zone(s): <u>X / X(0.2%)</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: <u>N/A</u> ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 228 IMPERIAL LANE	FOR INSURANCE COMPANY USE
City: LAUDERDALE BY THE SEA State: FL ZIP Code: 33308	Policy Number: _____ Company NAIC Number: _____

**SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)**

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 228 IMPERIAL LANE	FOR INSURANCE COMPANY USE
City: LAUDERDALE BY THE SEA State: FL ZIP Code: 33308	Policy Number: _____ Company NAIC Number: _____

**SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES
(SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)**

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). *Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.*

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
 floor (include above-grade floors only for buildings with
 crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next _____ ☐ feet ☐ meters ☐ above the LAG
 higher floor (i.e., the floor above basement, crawlspace, or
 enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?
☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge. Note: If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.*

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

EXHIBIT 1

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
228 IMPERIAL LANE

City: LAUDERDALE BY THE SEA State: FL ZIP Code: 33308

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: FRONT VIEW

04/22/25

Clear Photo One



Photo Two

Photo Two Caption: RIGHT SIDE VIEW

04/22/25

Clear Photo Two

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11****BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
228 IMPERIAL LANECity: LAUDERDALE BY THE SEA State: FL ZIP Code: 33308**FOR INSURANCE COMPANY USE**

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: LEFT SIDE VIEW

04/22/25

Clear Photo Three



Photo Four

Photo Four Caption: REAR VIEW

04/22/25

Clear Photo Four

MAY 1ST, 2025

Pinnell Survey, Inc.
5300 W. Hillsboro Blvd., Suite 215-A
Coconut Creek, FL 33073
Ph: 954-418-4940
order@sfland.net

Property Address: 228 IMPERIAL LANE LAUDERDALE BY THE SEA, FLORIDA 33308
RE: Extra Photos for Elevation Certificate



2 SMART VENTS MODEL 1540-510 =

200 SQ. FT. OF COVERAGE PER VENT
TOTAL NET AREA = **400 SQ. FT. OF
COVERAGE**



Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074

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Reissued 02/2025

This report is subject to renewal 02/2027.

DIVISION: 08 00 00—OPENINGS

SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520;
#1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**



*"2014 Recipient of Prestigious Western States Seismic Policy Council
(WSSPC) Award in Excellence"*



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ICC-ES Evaluation Report

ESR-2074
Reissued February 2025
This report also contains:
- CA Supplement
Subject to renewal February 2027
- FL Supplement

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DIVISION: 08 00 00— OPENINGS Section: 08 95 43— Vents/Foundation Flood Vents	REPORT HOLDER: SMART VENT PRODUCTS, INC.	EVALUATION SUBJECT: SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540- 520; #1540-521; #1540- 510; #1540-511; #1540- 570; #1540-574; #1540- 524; #1540-514 FLOOD VENT SEALING KIT #1540-526	
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1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
- 2024, 2021 and 2018 International Energy Conservation Code® (IECC)
- 2013 Abu Dhabi International Building Code (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in **Table 1**. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION**4.1 SmartVENT® and FloodVENT®:**

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code, and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square feet (18.6 m²) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m²) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE:

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.
- 5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2024).
- 6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

- 7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-2074) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.
- 7.2 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).
- 7.3 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
19 MANTUA ROAD
MOUNT ROYAL, NEW JERSEY 08061
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE ¹ (ft ²)
FloodVENT®	1540-520	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT®	1540-510	15 ³ / ₄ " X 7 ³ / ₄ "	200
FloodVENT® Overhead Door	1540-524	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT® Overhead Door	1540-514	15 ³ / ₄ " X 7 ³ / ₄ "	200
Wood Wall FloodVENT®	1540-570	14" X 8 ³ / ₄ "	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 ³ / ₄ "	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For SI: 1 inch = 25.4 mm; 1 square foot = m²

¹The coverage area in square feet for each model is equivalent to the performance of the same number of square inches of non-engineered openings.

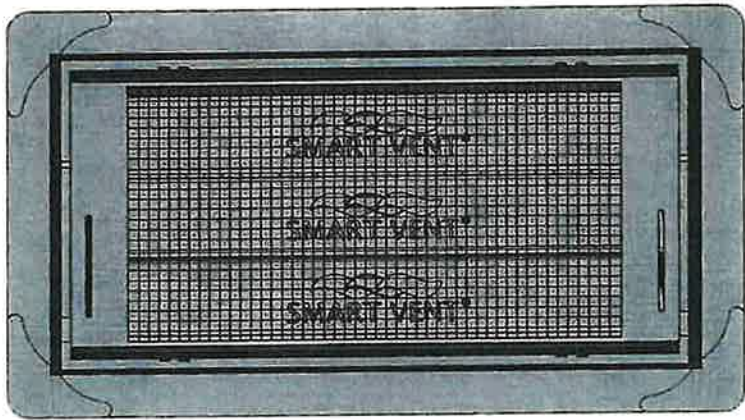


FIGURE 1—SMART VENT: MODEL 1540-510

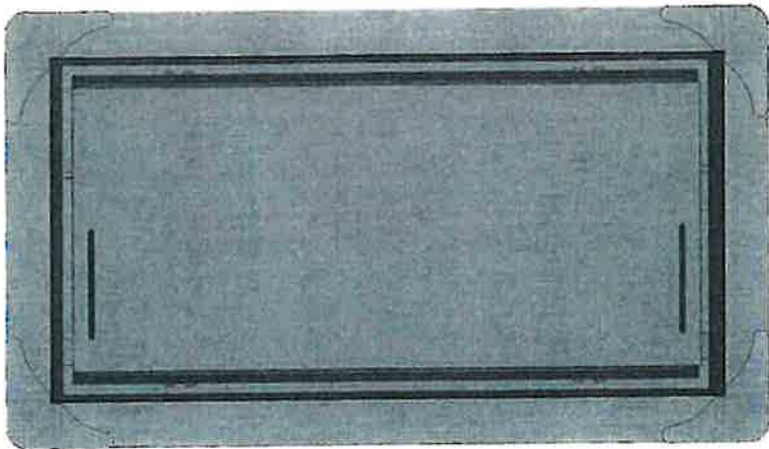


FIGURE 2—SMART VENT MODEL 1540-520

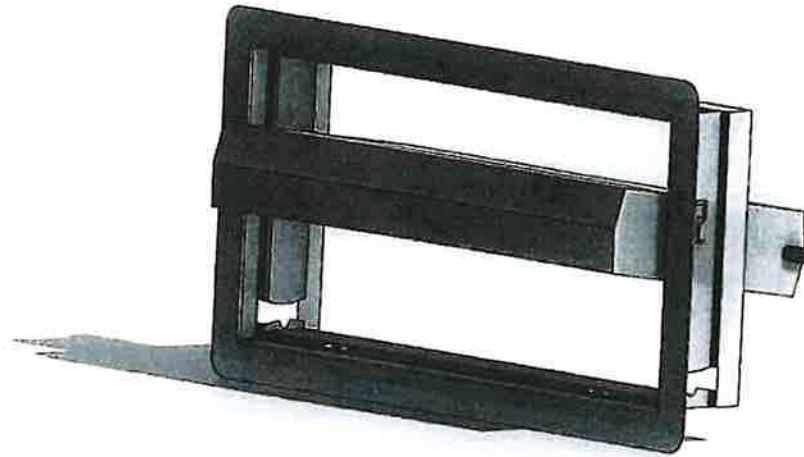


FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

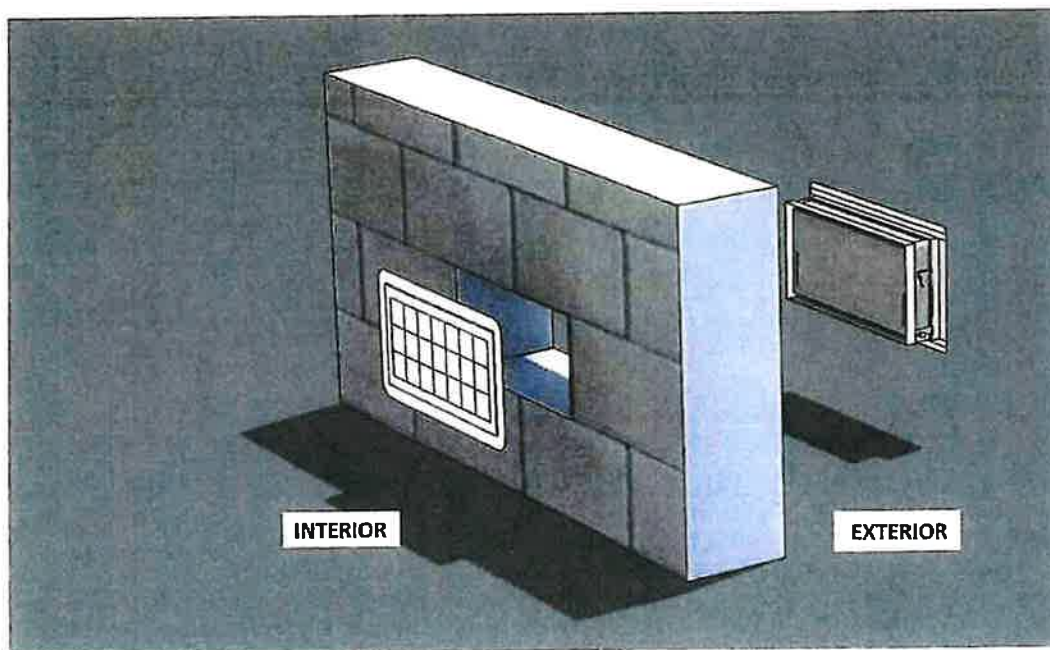


FIGURE 4—FLOOD VENT SEALING KIT



ICC-ES Evaluation Report

ESR-2074 CA Supplement

Reissued February 2025

This report is subject to renewal February 2027.

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A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2022 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2022 California Residential Code (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with CBC Chapter 12, provided the design and installation are in accordance with the 2021 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the CRC, provided the design and installation are in accordance with the 2021 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2025.

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ICC-ES Evaluation Report

ESR-2074 FL Supplement

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A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2023 Florida Building Code—Building
- 2023 Florida Building Code—Residential

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements must be determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2021 *International Building Code*® meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

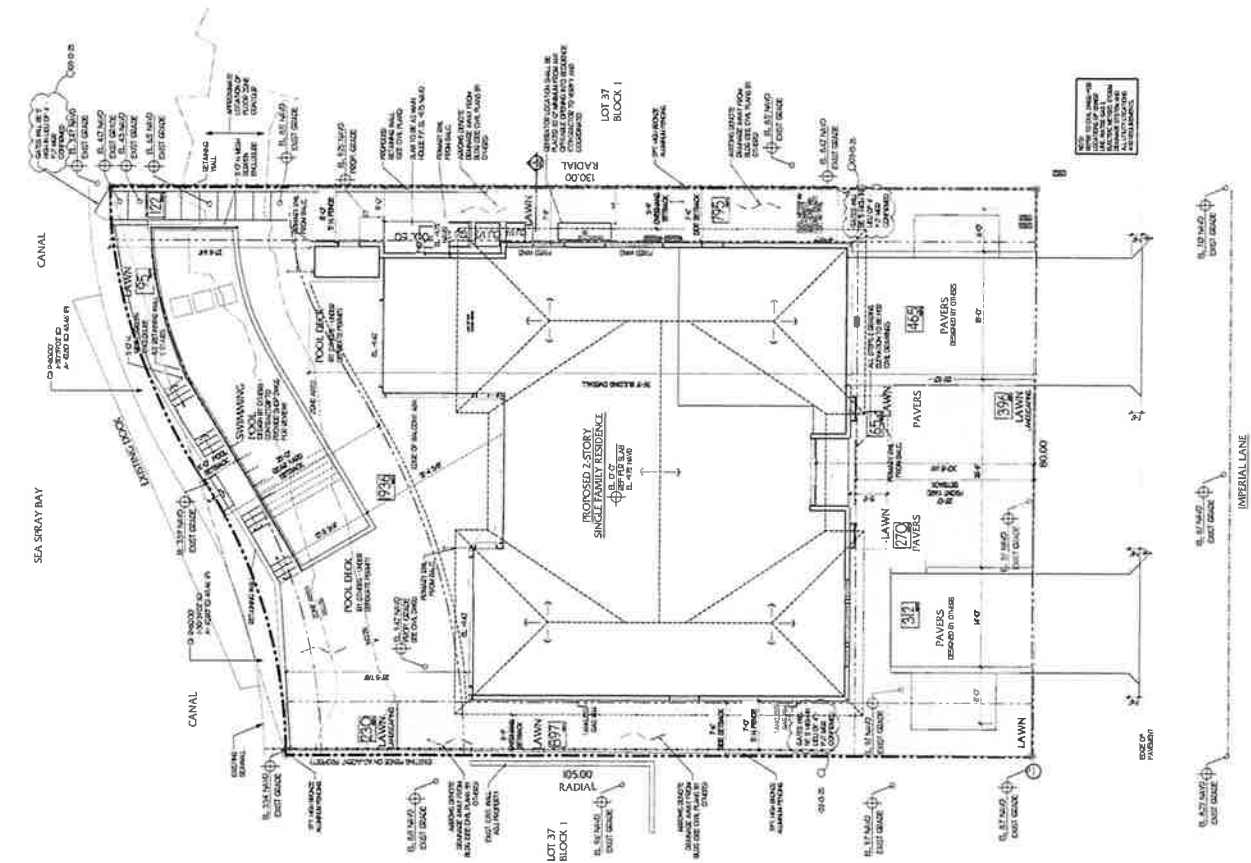
This supplement expires concurrently with the evaluation report, reissued February 2025.

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Page 7 of 7



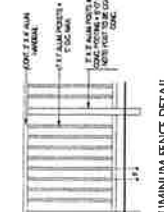
VICINITY MAP



ALUMINUM GATE DETAIL



ALUMINUM FENCE DETAIL



GRADE DETERMINATION

GRADE - 0.75' NAVD
BASED ON SECTION 2.1 (B) - CITY ADOPTED GRADE AS BEING
MEASURED EIGHTEEN INCHES ABOVE THE CROWN OF ROAD.

LOT AREA CALCULATION

LOT	AREA	PERCENT
LOT 37	1,797.52 SQ. FT.	100.00%
LOT 38	1,797.52 SQ. FT.	100.00%
LOT 39	1,797.52 SQ. FT.	100.00%
LOT 40	1,797.52 SQ. FT.	100.00%

SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- VERIFY ALL UTILITIES AND RECORD INFORMATION REGARDING
- ADJACENT PROPERTY
- DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION
- SITE DAMAGE BY CIVIL ENGINEER

SITE PLAN

1/8" = 1'-0"

Project Number:
21011

Phillips Residence
228 Imperial Lane,
Lauderdale by the Sea, FL 33308

AFFINITY
6100 Broken Sound Pkwy, NW - Suite B - Boca Raton FL - 33487
561.750.0445 AFFINITYARCHITECTS.COM

Revisions
Rev. Comments - 03/17/22
Rev. Comments - 04/26/22
Rev. Comments - 06/11/23
Rev. Comments - 06/11/23
Rev. Comments - 11/02/23
Rev. Comments - 04/19/24
Client Request - 11/15/24
Rev. Comments - 03/19/25

Date: 02/12/2025
User: Approval
User: Approval
User: Approval



A1

APPLICATION NUMBER:**APPLICANT NARRATIVE****ADDRESS: 228 Imperial Lane, Lauderdale by the Sea****REQUEST: Administrative Variance for Generator encroaching 12" into side yard****EXPLANATION: Due to generator size and manufacturer specifications and fire safety code the generator encroaches 12" into the side yard when complying with these specifications.****Criteria and Analysis**

Section 30-128 of the Town Code states that an encroachment into the required setbacks shall be approved if the requested relief is within the limits specified in the Administrative Adjustments Thresholds Table and the decision maker finds that there is competent substantial evidence in the record that all of the following standards are met:

- a. The Administrative Adjustment does not result in an increase in allowable density;

Applicant response: no it does not

- b. The Administrative Adjustment does not provide for building height that exceeds the zoning code standards;

Applicant response: no it does not

- c. In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way;

Applicant response: no it does not

- d. The Administrative Adjustment furthers a minimum of one of the following conditions:

- i. Required to compensate for some unusual aspect of the development site or the proposed development; or

Applicant Response: manufacturer requirements for spacing for safe operation and servicing in case of emergency and complying with the towns fire safety requirements on spacing next to the home.

APPLICATION NUMBER:

- ii. Supports an objective from the purpose statements of the zoning district where located; or

Applicant Response: **Provides backup power services to residence in case of emergency**

- iii. Proposed to protect sensitive natural resources or save healthy existing trees; or
- iv. Supports Mid-Century Modern Architecture; or
- v. Utilized to create a view corridor or other benefit to the Community; or
- vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or
- vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves or exterior balconies; or
- viii. Required for an expansion, addition or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.

Applicant response: **VI and VIII – this is my understanding but not 100% clear as we have a detached item required to meet the legal fire safety requirements and manufacturer requirements**

- e. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety,

Applicant response: **correct – poses no danger to the public and does not affect any adjacent lands – none of the above**

- f. The requested Administrative Adjustment is not incompatible with the character of development in the surrounding area and will not result in incompatible uses.

Applicant response: **I believe this would be a yes answer – does not compromise or make the home incompatible or out of character with this adjustment.**

APPLICATION NUMBER:

- g. Any adverse impacts, including but not limited to reductions in view corridors, resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.

Applicant response: **there are no adverse impacts at all with this adjustment**

- h. The Administrative Adjustment is consistent with the comprehensive plan.

Applicant response: **This administrative adjustment is consistent with the approved generator installation plan and manufacturer specifications and life safety operational requirements.**



Agenda Item No: 5.a.

Planning and Zoning Board Agenda Item Report

Meeting Date: July 10, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Action Item

Agenda Section: NEW BUSINESS

Subject Title: 2025-LVL2-AA-03: Pursuant to Chapter 30 "Unified Land Development Regulations," Section 30-128 "Administrative adjustments of the Town's Code of Ordinances, the Applicant has requested an administrative adjustment from Section 30-313 (t)(2) "Permanent Generators" of the Town's Code of Ordinances, to permit the encroachment of a generator one (1) foot into the required 5-foot side setback for the property located at 228 Imperial Lane.

Explanation: The purpose of this memorandum is to provide findings and recommendations regarding the Level 2 Administrative Adjustment application (**Exhibit 1**) submitted to the Town of Lauderdale-By-The-Sea (the "Town") by Scott Phillips (the "Applicant") to allow a 1-foot encroachment into the 5-foot required side setback for a generator for property located at 228 Imperial Lane (the "Property") (**Diagram 1**). The Applicant is requesting an Administrative Adjustment to allow an encroachment into the side setback.



Diagram 1

The Applicant has paid the appropriate fee and submitted the required documents. Notice has been given to all property owners located within a three hundred (300) foot radius of the Property. The Property has been posted and the public hearing concerning the Administrative Adjustment has been advertised, pursuant to Section 30-139 of the Town Code of Ordinances (the "Town Code") (**Exhibit 2**). Staff has not received comments from the public regarding this request.

Background and Request

The Property is a parcel of land under construction, located within the RS-5 zoning district (**Exhibit 3**). The property is 9,473 SF (.22 acres) in size. The proposal is to allow a 1-foot encroachment into the 5-foot required side setback for a temporary generator (**Diagram 2** shows the location of the generator). The generator has already been installed on the western property

boundary of the Property and has been reviewed for compliance with building safety standards, functional maintenance accessibility and impact on adjacent properties. The initial plan review of the generator took place on February 2, 2024, which was denied for failure to meet side yard setback requirements (**Exhibit 4**). A second review on April 18, 2024, maintained the denial for the same reason. On June 21, 2024 (**Exhibit 4**), the third review approved the plan with notes indicating that setback, height, and screening compliance would be verified during zoning inspection (**Exhibit 4**). In October 2024, during an inspection for an unrelated issue, Town staff observed the generator slab placed too close to the west property line, triggering compliance concerns. This led to a formal notification to Barron Development on October 29, 2024, requesting revised plans, which were not received until May 9, 2025 (**Exhibit 5**). Upon review of the final survey, staff confirmed the generator still encroached approximately one foot into the required five-foot side setback. A zoning email dated May 28, 2025 (**Exhibit 6**), reiterated that the current generator location did not comply with Town Code and would require an administrative adjustment application, including review by both the Planning & Zoning Board and Town Commission, prior to issuance of a final Certificate of Occupancy.

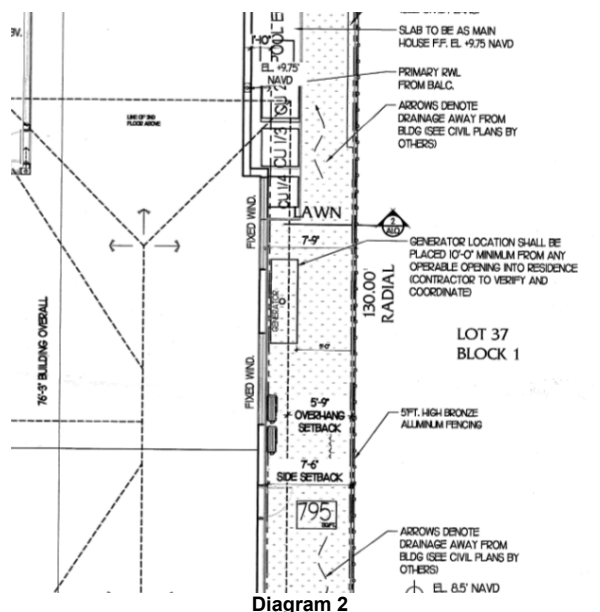


Diagram 2

Administrative Adjustment

Town Code Provision

Section 30-128 of the Town Code (**Exhibit 7**) establishes Level 1 and Level 2 Administrative Adjustment standards that allow the Town Manager and Town Commission, respectively, to approve a reduction in parking standards and/or setback requirements. A Level 2 Administrative Adjustment is permitted for setback encroachments of up to thirty percent (30%) or five (5) feet of the required setback, whichever is less (**Table 1**). The Town Code requires review by the Town Staff, Planning & Zoning Board, and Town Commission.

Table 1

Administrative Adjustment Thresholds			
Building Standards that May be Adjusted	<u>Maximum Level 1 Adjustment</u>	<u>Maximum Level 2 Adjustment</u>	<u>228 Imperial Lane</u>
Setbacks	n/a	30% or 5 feet, whichever is less	1- foot encroachment request where 30% of the 5 foot required setback is 1.5'

Criteria and Analysis

Section 30-128 of the Town Code states that an encroachment into the required setbacks shall be approved if the requested relief is within the limits specified in the Administrative Adjustments Thresholds Table and the decision maker finds that there is competent substantial evidence in the record that all the following standards are met:

1. The Administrative Adjustment does not result in an increase in allowable density;

Applicant response: The administrative adjustment is to encroach 1-foot into the required 5 foot side setback for generators. This has no impact on density.

Staff response: The criterion has been met.

2. The Administrative Adjustment does not provide for building height that exceeds the zoning code standards;

Applicant response: The Administrative Adjustment is to encroach 1-foot into the required 5-foot side setback for generators. The generator has been placed on the ground and as such does not impact the height of the building.

Staff response: The criterion has been met.

3. In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way;

Applicant response: There is no recorded or platted easement, or a Town right-of-way, at the side of the property where the generator is located.

Staff response: The criterion has been met.

- d. The Administrative Adjustment furthers a minimum of one of the following conditions:

- i. Required to compensate for some unusual aspect of the development site or the proposed development; or

Applicant Response: The adjustment is required to accommodate manufacturer-specified spacing necessary for safe operation and servicing in case of emergency, and to comply with the Town's fire safety requirements for clearance from the home.

- ii. Supports an objective from the purpose statements of the zoning district where located; or

Applicant Response: The adjustment supports the zoning district's purpose by enabling the installation of equipment that provides backup power to the residence during emergencies

- iii. Proposed to protect sensitive natural resources or save healthy existing trees; or

- iv. Supports Mid-Century Modern Architecture; or

- v. Utilized to create a view corridor or other benefit to the Community; or

- vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or

- vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves or exterior balconies; or

- viii. Required for an expansion, addition or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.

Applicant response: The adjustment is requested pursuant to conditions (vi) and (viii), as it pertains to the placement of a detached structure necessary to meet both legal fire safety requirements and manufacturer-specified spacing.

Staff response: The criterion has been met.

5. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety,

Applicant response: Correct – the proposed adjustment does not pose any danger to public health or safety and does not affect any adjacent lands.

Staff response: This criterion is not fully met. While the generator serves a functional purpose, its proposed location near the side property line may result in noise impacts that could affect the convenience and enjoyment of adjacent properties. Further evaluation or mitigation measures may be necessary to address potential concerns.

6. The requested Administrative Adjustment is not incompatible with the character of development in the surrounding area and will not result in incompatible uses.

Applicant response: I believe this would be a yes answer – does not compromise or make the home incompatible or out of character with this adjustment.

Staff response: The criterion has been met.

7. Any adverse impacts, including but not limited to reductions in view corridors, resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.

Applicant response: There are no adverse impacts at all with this adjustment.

Staff response: The criterion has not been met. Placing the generator close to the neighboring residence may result in adverse impacts, including increased noise levels which could negatively affect the comfort and enjoyment of the adjacent property.

8. The Administrative Adjustment is consistent with the comprehensive plan.

Applicant response: This administrative adjustment is consistent with the approved generator installation plan and manufacturer specifications and life safety operational requirements.

Staff Response: The criterion has been met.

Recommendation: Summary Findings and Recommendations

The proposed plans and narrative submitted by the Applicant has not met the criteria within the Land Development Code and Staff does not recommend approval of the Level 2 Administrative Adjustment. However, if approved, staff recommends approval of the Level 2 Administrative Adjustment with the following conditions (**Exhibit 8- Development Order**):

1. If approved, the Level 2 Administrative Adjustment expires concurrently with the building permit approved for the Property.
2. The generator must be fully screened from public view and neighboring properties with either: A solid opaque fence or wall, or Landscaping material planted at a minimum of 18 inches and maintained to the height of the generator or four feet, whichever is greater.
3. The generator must comply with the noise level requirement of less than or equal to 70 decibels at 25 feet from the generator in any direction.
4. The generator's exhaust must be directed upward and away from adjacent properties where practically feasible.

Exhibits:

1. Exhibit 1 - Lvl 2 Admin Adjustment Submittal Application
2. Exhibit 2 - Sec. 30-139. Notice of Public Hearings
3. Exhibit 3 - Subdivision D. RS-5 District Regulations
4. Exhibit 4 - Plan Review Comments and Approval Notes
5. Exhibit 5 - Barron Development Original Notification
6. Exhibit 5 - Final Survey Route Review
7. Exhibit 6 - Final Survey Zoning Review Comments
8. Exhibit 6 - Zoning notification of non-compliance associated with TCO issuance
9. Exhibit 7 - Sec. 30-128. Administrative Adjustments

LAUDERDALE • BY • THE • SEA

ADMINISTRATIVE ADJUSTMENT LEVEL 2



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308
(954)-640-4210
ZONING@LBTS-FL.GOV
M-F 8:30-4:30 PM

For Administrative Purpose Only

Application Number: _____ 2025-WL2-PA-03

BTR #: _____

Date Application Submitted: _____ 05/27/2025

Date Application Found Complete: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: _____ \$400.00

Cost Recovery Fee: _____

LAUDERDALE • BY • THE • SEA

ADMINISTRATIVE ADJUSTMENT LEVEL 2

In accordance with Town Code Section 30-128, a Level 2 Administrative Adjustment may be requested for:

- Setback adjustments up to 30% or 5 feet, whichever is less
- Overhangs, roof cornices and eaves and exterior balconies and all other requests up to five (5) feet, whichever is less
- More than three (3) parking spaces or more than 10% of the minimum parking requirement (for residential zoning districts only)

SECTION A: PROJECT DETAILS

Project Name: Phillips Residence

Code Section from which Administrative Adjustment is sought: D # i, ii

SECTION B: ITEMS FOR SUBMITTAL

Note: Please submit digital copies with the hard copy application via email or thumb drive

- The Fee for Administrative Adjustment Level 2 + Deposit (See Fee Schedule) \$400 ATTACHED.
- A description of the request GENERATOR REQUEST APPROVAL ENCREACHING
- Two (2) current surveys, signed and sealed. APPROX. 1'-0" INTO SETBACK.
- Two (2) hard copies of a sketch that identifies the following:
 - All improvements and structures on the subject parcel
 - Proposed improvements which necessitates the adjustment
 - Distance of improvement from property line
 - Overhang distance from the building
- For parking reductions, submit a parking report that identifies the following:
 - Available parking within distance to the subject property
 - Pedestrian public route(s) from public parking to subject parking
- For building adjustments, explain how the administrative adjustment request meets the criteria as established in Town Code Section 30-128 (see Section C)

SECTION C: CRITERIA FOR APPROVAL

Section 30-128 of the Code of Ordinances states an Administrative Adjustment to Building Standards shall be approved only if all of the following standards are met:

- a) The Administrative Adjustment does not result in an increase in allowable density.
- b) The Administrative Adjustment does not provide for building height that exceeds the zoning code standards.
- c) In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way.
- d) The Administrative Adjustment furthers a minimum of one of the following conditions:
 - i. Required to compensate for some unusual aspect of the development site or the proposed development; or
 - ii. Supports an objective from the purpose statements of the zoning district where located; or
 - iii. Proposed to protect sensitive natural resources or save healthy existing trees; or
 - iv. Supports Mid-Century Modern Architecture; or
 - v. Utilized to create a view corridor or other benefit to the Community; or
 - vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or
 - vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves, or exterior balconies; or
 - viii. Required for an expansion, addition, or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.
- e) The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands and will not pose a danger to the public health or safety.
- f) The requested Administrative Adjustment is not incompatible with the character of development in the surrounding area and will not result in incompatible uses.
- g) Any adverse impacts, including but not limited to reductions in view corridors, resulting from the administrative Adjustment will be mitigated to the maximum extent practicable.
- h) The Administrative Adjustment is consistent with the comprehensive plan.
- i) An administrative adjustment to parking standards may be approved, in whole or in part, upon a finding that there is sufficient available parking that is open to the public and is judged adequate to accommodate the parking reduction request within a reasonable walking distance of the subject property along a practical and usable pedestrian route.

If a resubmittal is requested, please submit the amended documents, the previous comments received from the Town, and the applicant's response to those comments.

Need assistance or clarification?
Please contact us at (954)-640-4210 or email Zoning@lbts-fl.gov



LAUDERDALE • BY • THE • SEA

Universal Development Application

MAY 27 25 15:43



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308
 (954)-640-4210
ZONING@LBTS-FL.GOV
 M-F 8:30-4:30 PM

Administrative Purpose

Application Number: _____

BTR #: _____

Date Application Submitted: _____

Date Application found Completed: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: _____

Cost Recovery Fee: _____

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 and Fee Schedule.

Check appropriate application and block:

- | | |
|--|---|
| ☐ Appeal of Administrative Decision | ☐ Historic Designation |
| ☐ Site Plan | ☐ Certificate of Appropriateness |
| ☐ Site Plan Level 1 Modification | ☐ Zoning Relief |
| ☐ Site Plan Level 2 Modification | ☐ Rezoning |
| ☐ Conditional Use _____ | ☐ Right-of-Way Vacation |
| ☐ Conditional Use Modification _____ | ☐ Comprehensive Plan Amendment |
| ☒ Administrative Adjustment <u>LEVEL 2</u> | ☐ Payment in Lieu of Parking |
| ☐ Variance _____ | ☐ Parking Reduction _____ |
| ☐ Plat _____ | ☐ Other: _____ |
| ☐ Architectural Review _____ | |

Project Name: Phillips Residence

Folio Numbers: 4943 18 04 0390

Street Address: 228 Imperial Lane

Legal Description: LAUDERDALE SURF & YACHT ESTATES 22-46 B LOT 37 BLK 1

Name of Property Owner: Scott and Rosa Phillips Property Owner's Phone #: 412-680-1394

Address of Property Owner: 228 Imperial Lane, Lauderdale by the Sea, FL 33308

Property Owner's Email Address: scott@phillips.bz

Name of Applicant: Scott Phillips Applicant's Phone #: 412-680-1394

Applicant's Address: 228 Imperial Lane, Lauderdale by the Sea, FL 33308

Applicant Email Address: scott@phillips.bz

Name of Agent (e.g. Contractor Representing the Project): James M. Barron

5/28/2020

Universal Application

Agent's Email Address: jim@barrondevelopment.com Agent's Phone #: 954-249-4250

Agent's Address: 2890 Marina Mile Blvd Ste 115, Ft Lauderdale, FL 33312

Land Use Plan Designation: _____ Zoning District: _____

Existing Use of the Subject Property: Single family residence

Proposed Use of the Subject Property: Single family residence

APPROVAL OF WAIVER OF TIME ALLOWED TO REVIEW APPLICATION

I _____ (Applicant/ Property Owner) hereby waive my rights as to the required review time stated in House Bill 7103 as it relates to time limits to review applications for approval of a development permit or development order.

Print Name of Property Owner: SCOTT PHILLIPS Date: 5/23/25

Signature of Property Owner: Scott Phillips

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Scott Phillips Date: 5/23/25

Signature of Property Owner: Scott Phillips

State of Florida:

County:

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day 23 of MAY, 20 25.

The person signing is ☒ personally known to me or has ☐ produced identification

Print Notary Name: CINDY CORREA

Notary Signature: Cindy Correa



Applicant

Print Name of Property Owner: Scott Phillips Date: 5/23/25

Signature of Property Owner: Scott Phillips

State of Florida:

County:



5/28/2020

Universal Application

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day
23 of MAY, 2025

The person signing is ☒ personally known to me or has ☐ produced identification

Print Notary Name: CINDY CORREA My Commission Expires: _____

Notary Signature: Cindy Correa





PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

EXHIBIT 1

SURVEY ADDRESS:

228 IMPERIAL LANE
LAUDERDALE BY THE SEA, FLORIDA 33308

CERTIFY TO:

1. ROSA AND SCOTT PHILLIPS

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X / X(0.2%) / AB
BASE FLOOD ELEVATION: 6' / 7'
CONTROL PANEL NO.: 125123-0386-J
DATE OF FIRM INDEX: 07/31/24

REFERENCE BENCHMARK: CITY OF FORT
LAUDERDALE B.M. @ DUPONT BOULEVARD
AND ALLEY S. OF COMMERCIAL BOULEVARD
ELEVATION = 5.598' (NGVD 1929)
ELEVATION = 4.013' (NAVD 1988)

POTENTIAL ENCROACHMENTS:

1. RETAINING WALL CROSSES OVER THE EASTERLY PROPERTY LINE.

LEGAL DESCRIPTION:

LOT 37, BLOCK 1, OF "LAUDERDALE SURF & YACHT ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.E.	= POOL EQUIPMENT
A.E.	= ANCHOR EASEMENT	E.S.	= ELECTRIC SERVICE	P.I.	= POINT OF INTERSECTION
B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.R.C.	= POINT OF REVERSE CURVE
B.C.R.	= BROWARD COUNTY RECORDS	L.B.	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
CHATT.	= CHATTAHOOCHEE	M.H.	= MANHOLE	P.P.	= POWER POLE
C.O.	= CLEANOUT	(M)	= MEASURED	R	= RADIUS
CONC.	= CONCRETE	NAVD	= NORTH AMERICAN VERTICAL DATUM	R/W	= RIGHT-OF-WAY
C.L.F.	= CHAIN LINK FENCE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM	T	= TANGENT
C.L.P.	= CONCRETE LIGHT POLE	NO.	= NUMBER	(TYP.)	= TYPICAL
(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	$\frac{C}{2}$	= CENTERLINE
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	$\frac{E}{2}$	= ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FORGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 53-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT IS ELECTRONICALLY SIGNED AND SEALED.


5/1/25

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

FINAL SURVEY (25-0710)	04/22/25	K.M.
UPDATE SURVEY & ELEVATIONS (25-0295)	02/18/25	K.M.
POOL SPOT SURVEY (23-1358)	08/18/23	S.A.
SPOT SURVEY (22-2245)	11/09/22	S.A.
FORM BOARD SURVEY (22-2179)	10/29/22	J.P.
UPDATE SURVEY & ADD SITE ELEVATIONS (21-1050)	05/18/21	K.M.
REVISIONS	DATE	CHK'D BY

SKETCH NO.: 07-2807

DATE OF SURVEY: 11/16/07

CHECKED BY: S.A.

FIELD BOOK/PAGE: 289/74, FILE

SIDE 1 OF 2

C2: R=80.00'(P) 70.25'(C)
 $\Delta=34^{\circ}42'29''$ (C)
 A=48.46'(P) 42.56'(C)



SCALE: 1" = 20'	SKETCH NO.: 07-2807
DRAWN BY: K.W.	SIDE 2 OF 2

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

EXHIBIT 1

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>ROSA AND SCOTT PHILLIPS</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>228 IMPERIAL LANE</u>	Company NAIC Number: _____
City: <u>LAUDERDALE BY THE SEA</u> State: <u>FL</u> ZIP Code: <u>33308</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>LOT 37, BLOCK 1, PLAT BOOK 22, PAGE 46, B.C.R. (ID# 4943 18 04 0390)</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>26.183821°</u> Long. <u>-80.098823°</u> Horiz. Datum: ☐ NAD 1927 ☐ NAD 1983 ☒ WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1A</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>590</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>2</u> d) Total net open area of non-engineered flood openings in A9.c: <u>0</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>400</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>LAUDERDALE BY THE SEA</u>	B1.b. NFIP Community Identification Number: <u>125123</u>
B2. County Name: <u>BROWARD</u>	B3. State: <u>FL</u> B4. Map/Panel No.: <u>12011C0386</u> B5. Suffix: <u>J</u>
B6. FIRM Index Date: <u>07/31/2024</u>	B7. FIRM Panel Effective/Revised Date: <u>07/31/2024</u>
B8. Flood Zone(s): <u>X / X(0.2%)</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: <u>N/A</u> ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 228 IMPERIAL LANE	FOR INSURANCE COMPANY USE
City: LAUDERDALE BY THE SEA State: FL ZIP Code: 33308	Policy Number: _____ Company NAIC Number: _____

**SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)**

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 228 IMPERIAL LANE City: LAUDERDALE BY THE SEA State: FL ZIP Code: 33308	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)	
The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). <i>Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.</i> H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG): a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram? ☐ Yes ☐ No	
SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION	
The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. <i>The statements in Sections A, B, and H are correct to the best of my knowledge. Note: If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.</i> ☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area. Property Owner or Owner's Authorized Representative Name: _____ Address: _____ City: _____ State: _____ ZIP Code: _____ Telephone: _____ Ext.: _____ Email: _____ Signature: _____ Date: _____ Comments:	

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

EXHIBIT 1

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
228 IMPERIAL LANE

City: LAUDERDALE BY THE SEA State: FL ZIP Code: 33308

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: FRONT VIEW

04/22/25

Clear Photo One



Photo Two

Photo Two Caption: RIGHT SIDE VIEW

04/22/25

Clear Photo Two

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11****BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
228 IMPERIAL LANECity: LAUDERDALE BY THE SEA State: FL ZIP Code: 33308**FOR INSURANCE COMPANY USE**

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: LEFT SIDE VIEW

04/22/25

Clear Photo Three



Photo Four

Photo Four Caption: REAR VIEW

04/22/25

Clear Photo Four

MAY 1ST, 2025

Pinnell Survey, Inc.
5300 W. Hillsboro Blvd., Suite 215-A
Coconut Creek, FL 33073
Ph: 954-418-4940
order@sfland.net

Property Address: 228 IMPERIAL LANE LAUDERDALE BY THE SEA, FLORIDA 33308
RE: Extra Photos for Elevation Certificate



2 SMART VENTS MODEL 1540-510 =

200 SQ. FT. OF COVERAGE PER VENT
TOTAL NET AREA = **400 SQ. FT. OF
COVERAGE**



Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074

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Reissued 02/2025

This report is subject to renewal 02/2027.

DIVISION: 08 00 00—OPENINGS

SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520;
#1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526**



*"2014 Recipient of Prestigious Western States Seismic Policy Council
(WSSPC) Award in Excellence"*



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ICC-ES Evaluation Report

ESR-2074
Reissued February 2025
This report also contains:
- CA Supplement
Subject to renewal February 2027
- FL Supplement

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DIVISION: 08 00 00— OPENINGS Section: 08 95 43— Vents/Foundation Flood Vents	REPORT HOLDER: SMART VENT PRODUCTS, INC.	EVALUATION SUBJECT: SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540- 520; #1540-521; #1540- 510; #1540-511; #1540- 570; #1540-574; #1540- 524; #1540-514 FLOOD VENT SEALING KIT #1540-526	
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1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
- 2024, 2021 and 2018 International Energy Conservation Code® (IECC)
- 2013 Abu Dhabi International Building Code (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in **Table 1**. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION**4.1 SmartVENT® and FloodVENT®:**

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code, and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square feet (18.6 m²) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m²) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE:

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.
- 5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2024).
- 6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

- 7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-2074) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.
- 7.2 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).
- 7.3 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
19 MANTUA ROAD
MOUNT ROYAL, NEW JERSEY 08061
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE ¹ (ft ²)
FloodVENT®	1540-520	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT®	1540-510	15 ³ / ₄ " X 7 ³ / ₄ "	200
FloodVENT® Overhead Door	1540-524	15 ³ / ₄ " X 7 ³ / ₄ "	200
SmartVENT® Overhead Door	1540-514	15 ³ / ₄ " X 7 ³ / ₄ "	200
Wood Wall FloodVENT®	1540-570	14" X 8 ³ / ₄ "	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 ³ / ₄ "	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For SI: 1 inch = 25.4 mm; 1 square foot = m²

¹The coverage area in square feet for each model is equivalent to the performance of the same number of square inches of non-engineered openings.

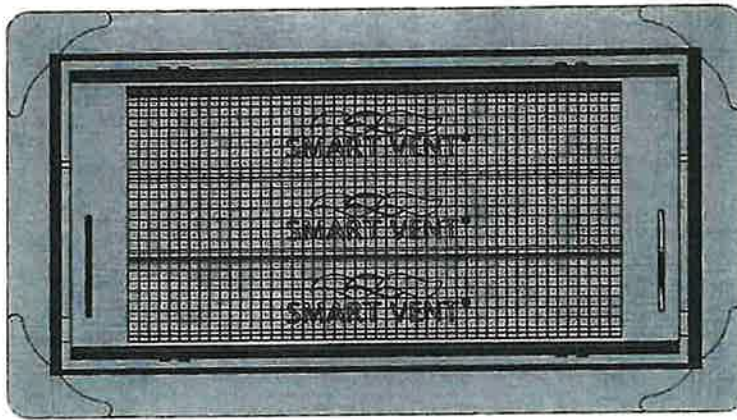


FIGURE 1—SMART VENT: MODEL 1540-510

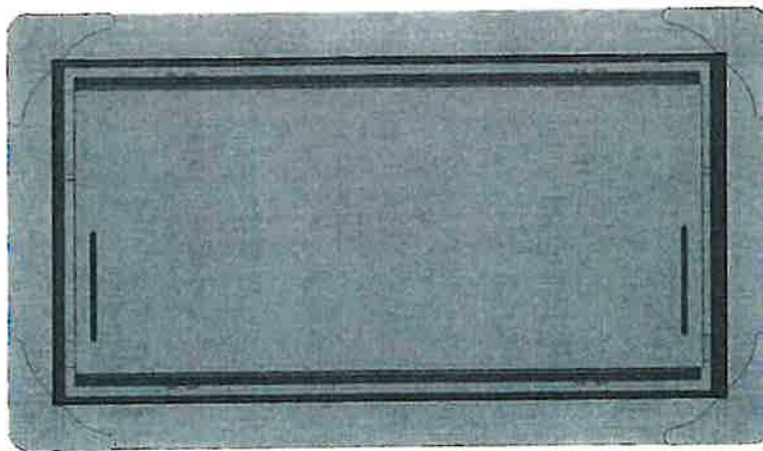


FIGURE 2—SMART VENT MODEL 1540-520

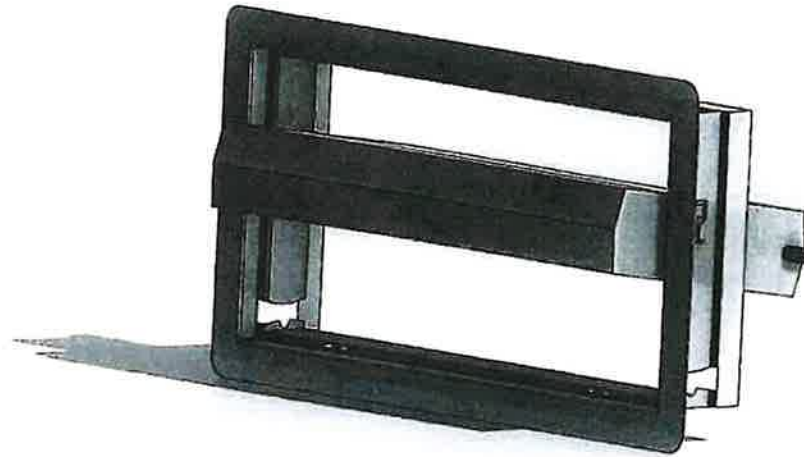


FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

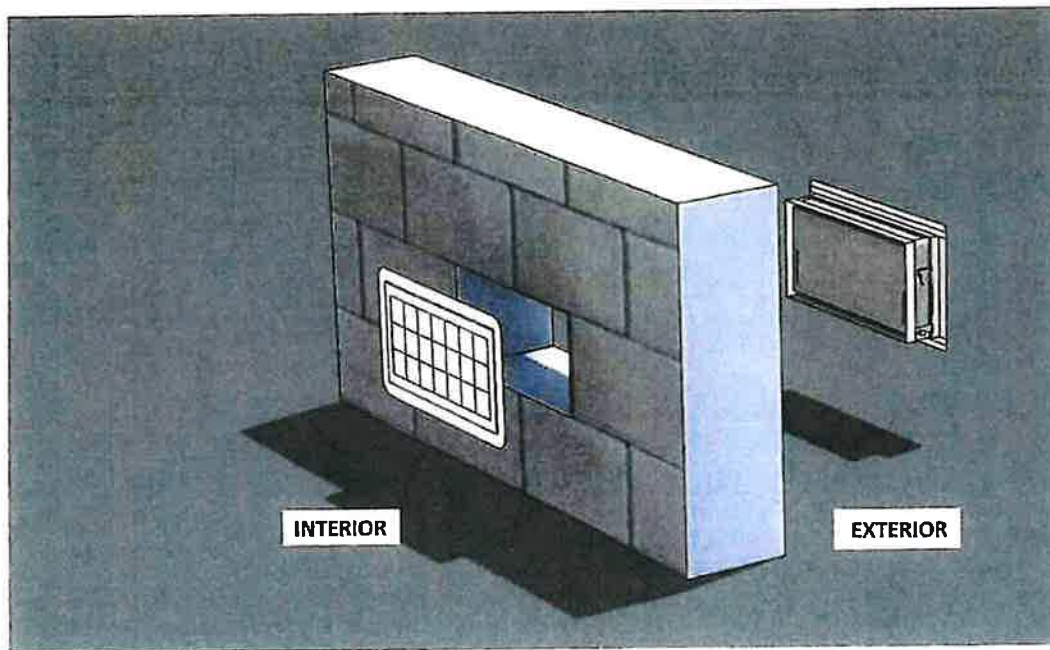


FIGURE 4—FLOOD VENT SEALING KIT



ICC-ES Evaluation Report

ESR-2074 CA Supplement

Reissued February 2025

This report is subject to renewal February 2027.

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A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2022 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2022 California Residential Code (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with CBC Chapter 12, provided the design and installation are in accordance with the 2021 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the CRC, provided the design and installation are in accordance with the 2021 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2025.

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ICC-ES Evaluation Report

ESR-2074 FL Supplement

Reissued February 2025

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A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2023 Florida Building Code—Building
- 2023 Florida Building Code—Residential

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements must be determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2021 *International Building Code*® meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

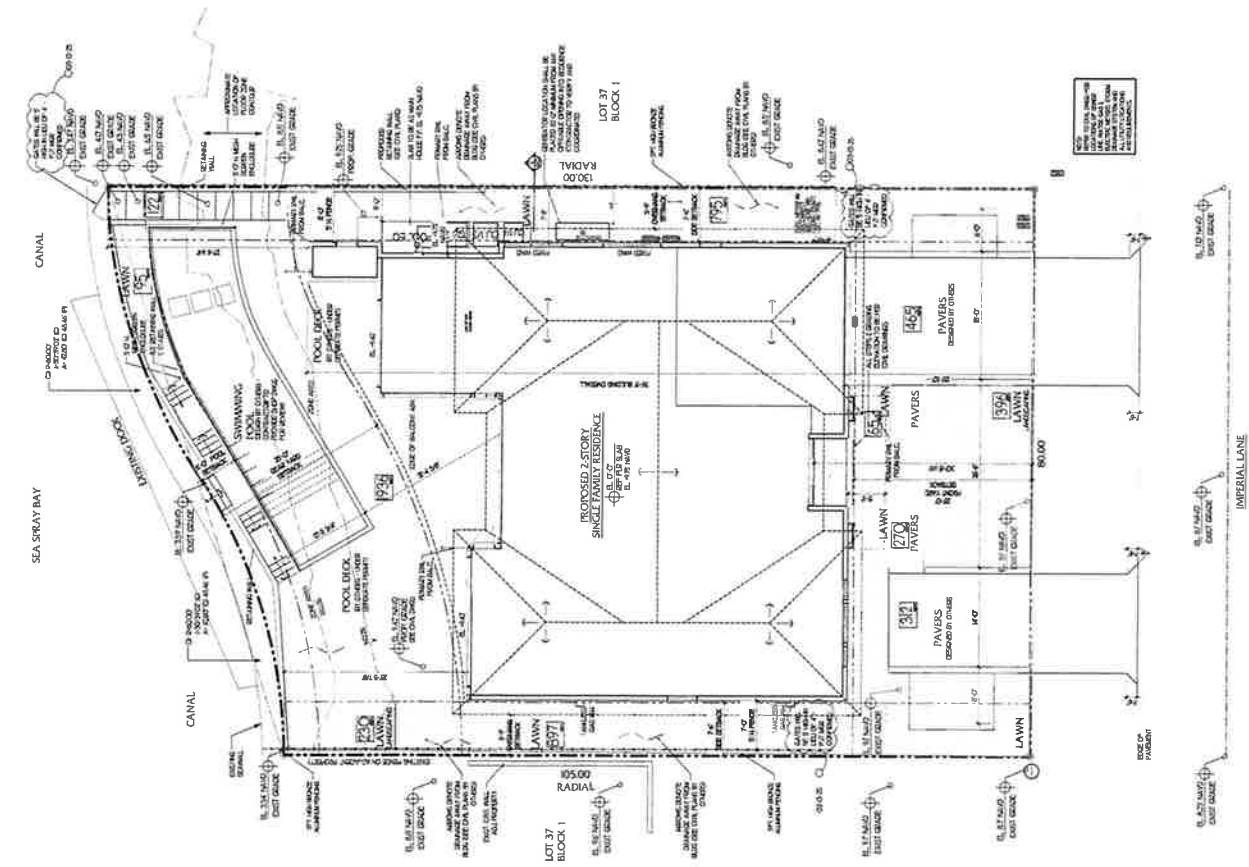
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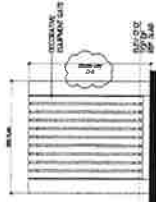
Page 7 of 7



VICINITY MAP

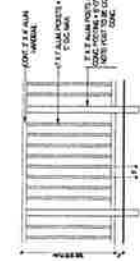


ALUMINUM GATE DETAIL



2 ALUMINUM GATE DETAIL

ALUMINUM FENCE DETAIL



1 ALUMINUM FENCE DETAIL

GRADE DETERMINATION

GRADE = +9.75 NAVD
BASED ON SECTION 7.1 (b) - CITY ADOPTED GRADE AS BEING
MEASURED EIGHTEEN INCHES ABOVE THE CROWN OF ROAD.

LOT AREA CALCULATION

LOT 228	400025	5.39 SQ FT
BLK 240 PFE		3.25 SQ FT
Building		34 SQ FT
48500.6 sq ft	28	273 SQ FT
APR 100.6 sq ft		73.148
		700 SQ FT
		00.376

SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL, CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION
- ENGINE DRAINAGE BY CIVIL ENGINEER



SITE PLAN

APPLICATION NUMBER:**APPLICANT NARRATIVE****ADDRESS: 228 Imperial Lane, Lauderdale by the Sea****REQUEST: Administrative Variance for Generator encroaching 12" into side yard****EXPLANATION: Due to generator size and manufacturer specifications and fire safety code the generator encroaches 12" into the side yard when complying with these specifications.****Criteria and Analysis**

Section 30-128 of the Town Code states that an encroachment into the required setbacks shall be approved if the requested relief is within the limits specified in the Administrative Adjustments Thresholds Table and the decision maker finds that there is competent substantial evidence in the record that all of the following standards are met:

- a. The Administrative Adjustment does not result in an increase in allowable density;

Applicant response: no it does not

- b. The Administrative Adjustment does not provide for building height that exceeds the zoning code standards;

Applicant response: no it does not

- c. In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way;

Applicant response: no it does not

- d. The Administrative Adjustment furthers a minimum of one of the following conditions:

- i. Required to compensate for some unusual aspect of the development site or the proposed development; or

Applicant Response: manufacturer requirements for spacing for safe operation and servicing in case of emergency and complying with the towns fire safety requirements on spacing next to the home.

APPLICATION NUMBER:

- ii. Supports an objective from the purpose statements of the zoning district where located; or

Applicant Response: Provides backup power services to residence in case of emergency

- iii. Proposed to protect sensitive natural resources or save healthy existing trees; or
- iv. Supports Mid-Century Modern Architecture; or
- v. Utilized to create a view corridor or other benefit to the Community; or
- vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or
- vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves or exterior balconies; or
- viii. Required for an expansion, addition or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.

Applicant response: VI and VIII – this is my understanding but not 100% clear as we have a detached item required to meet the legal fire safety requirements and manufacturer requirements

- e. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety,

Applicant response: correct – poses no danger to the public and does not affect any adjacent lands – none of the above

- f. The requested Administrative Adjustment is not incompatible with the character of development in the surrounding area and will not result in incompatible uses.

Applicant response: I believe this would be a yes answer – does not compromise or make the home incompatible or out of character with this adjustment.

APPLICATION NUMBER:

- g. Any adverse impacts, including but not limited to reductions in view corridors, resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.

Applicant response: **there are no adverse impacts at all with this adjustment**

- h. The Administrative Adjustment is consistent with the comprehensive plan.

Applicant response: **This administrative adjustment is consistent with the approved generator installation plan and manufacturer specifications and life safety operational requirements.**

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, with the exception of public participation meetings which shall be the responsibility of the applicant as set forth in section 30-114 of this Code.
 - (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.
- (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	Public participation meeting	Board notice date (as applicable)	Commission notice date	Type of notice			
					Website	Posted	Mailed 300'	Published (ad type)
Administrative adjustments, appeals from administrative decisions, plats		n/a	10 days	10 days	X	X	X	n/a
Conditional uses for signs		10 days	n/a	10 days	X	X	X	n/a
A variance for a single family home		n/a	10 days	10 days	X	X	X	n/a
Conditional uses, site plans, Level 2 site plan modifications, variances		10 days	10 days	10 days	X	X	X	n/a
Right-of-way vacations		10 days	10 days	10 days	X			X (standard)
Architectural review, conditional use level 1 modification,		n/a			n/a	n/a	n/a	n/a

Created: 2025-05-08 10:44:48 [EST]

(Supp. No. 49)

site plan level 1 modification									
Comprehensive plan—Text	163.3184	10 days	10 days	7 days— 1st public hrg and 5 days— 2nd public hrg	X				X (display)
Comprehensive plan—Map	163.3184	10 days	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	n/a	10 days	7 days— 1st public hrg and 5 days— 2nd public hrg	X				X (display)
Land Development	166.041	n/a	10 days	10 days	X				X (standard)

Created : 2025-05-08 10:44:48 [EST]

(Supp. No. 49)

Code—All other text amendments									
Zoning map change (chapter 30)—Town (less than 10 contiguous acres)	166.041(3)(c) ¹	10 days	10 days	30 days	X		X	X	X (standard)
Zoning map change (chapter 30)—Town (10 or more contiguous acres)	166.041(3)(c)2	10 days	10 days	7 days— 1st public hrg 5 days— 2nd public hrg	X	X	X*	X*	X* (display, with map)
Zoning map change (chapter 30)—Owner	166.041(3)(a)	10 days	10 days	10 days	X	X	X	X	X (standard)

(Ord. No. 2014-08, § 3, 7-7-2014; Ord. No. 2022-05, § 3, 8-24-2022)

Subdivision D. RS-5 District Regulations

Sec. 30-212. RS-5 district—South residential single-family dwellings.

- (a) *Permitted uses.* No building or premises shall be used, and no building with its usual accessories shall be erected or altered other than a building or premises used exclusively for a single-family dwelling.
 - (1) Construction on lots of 80 feet or less in width shall be limited to one building to a lot.
 - (2) Vacation rental is a permitted accessory use if a vacation rental certificate is first obtained pursuant to section 30-327.
- (b) *Height.* No building shall be erected or altered exceeding two stories, which shall not be higher than 33 feet above normal grade level. As provided in section 7.1(1) of the Charter, in accordance with the Florida Building Code, bulkheads and penthouses used solely to enclose stairways, tanks, elevator machinery or shafts or ventilation or air conditioning apparatus shall not be included in determining building height. All other roof structures, including parapet walls, shall not exceed four feet in height above the maximum allowed building height.
- (c) *Residence setbacks.*
 - (1) *Front setback.* No residence shall have a front setback of less than 25 feet or more than 35 feet from the front lot line.
 - (2) *Side setback.* Except as provided in subsection (c)(4) below, no residence or any part thereof shall be erected on any lot closer than seven and one-half feet to either side lot line.
 - (3) *Rear setback.* Except as provided in subsection (c)(4) below, no residence or any part thereof shall have a rear setback of less than ten feet for a single story and less than 12 feet for two stories.
 - (4) *Waterfront setback.*
 - a. No residence or any part thereof shall have a rear or side setback, abutting the Intracoastal or an inland waterway, of less than 25 feet from the lot line.
 - b. Any structure legally constructed between September 26, 2007, and October 13, 2015, shall be allowed to continue as a legal nonconformity subject to the nonconforming provisions of this Code.
 - (5) *Roof overhangs.* Front and rear roof overhangs, cornices, or eaves, may project or extend no more than 36 inches into a required setback except side roof overhangs may only extend within five feet from the property line.
 - (6) *Corner lot side setbacks.* Corner lot side setbacks abutting a street shall be 15 feet excepting all that area on the east side of West Tradewinds Avenue between South Tradewinds and North Tradewinds where the west exposure setback shall be 20 feet.
 - (7) *Roof construction.* Gravel roof construction shall be prohibited.
- (d) *Density.* Dwelling units constructed shall not exceed a net density of five dwelling units per acre.
- (e) *Minimum building size.* No building shall be erected on any lot, not a waterfront lot, which does not comprise at least 1,200 ground floor square feet of floor space, exclusive of utility rooms, porches, garages and/or carports; and no building shall be erected on any waterfront lot, the main structure of which does not comprise at least 1,300 ground floor square feet of floor space, exclusive of utility rooms, porches, garages, and/or carports.

(Ord. No. 316, § 1, 1-9-90; Ord. No. 357, § 1, 11-8-94; Ord. No. 2004-05, § 2, 5-11-04; Ord. No. 2005-16, § 2, 1-10-06; Ord. No. 2007-14, § 2(Exh. A), 9-25-07; Ord. No. 2009-10, § 4, 7-28-09; Ord. No. 2009-19, § 5, 5-26-09; Ord. No. 2009-30, § 4, 12-1-09; Ord. No. 2012-15, § 3, 10-9-2012; Ord. No. 2014-13, § 2, 10-28-2014; Ord. No. 2015-12, § 2, 10-13-2015; Ord. No. 2017-05, § 3, 4-25-2017; Ord. No. 2017-12, § 2(Exh. A), 11-14-2017; Ord. No. 2018-23, § 2, 6-12-2018)

Secs. 30-213—30-220. Reserved.

LAUDERDALE BY THE SEA

Plan Review Hold Sheet



Plan Reviewer: Susan Leven *SML*
 Date: February 2, 2024
 Plan Type: Revision (Generator)
 Property Address: 228 Imperial Lane
 Case #: 22-12317



Comments:

Em

1. Please show how the generator as proposed meets the highlighted requirements of Town Code section 30-313 (t)(2):

(2) *Permanent generators.*

a. *Permit required.* The property owner shall obtain a building permit from the Town for the installation of a permanent generator unit. The Town shall review all such permit applications to minimize the visual and acoustical impact on adjacent and neighboring properties.

b. *Permanent generators not exceeding 60 KW output.* One permanent generator with an output of not more than 60 KW shall be allowed in a required side or rear yard setback provided said generator meets the following conditions:

1. The generator is set back a minimum of five feet from the side or rear property line.
2. Prior to the final inspection of the permit, the Town shall test the generator under load to ensure it does not exceed 70 decibels as measured 25 feet in any direction from the generator.
3. The generator shall not, at any time or for any purpose, exceed 70 decibels when measured 25 feet in any direction from the generator.
4. The highest point on the generator shall not exceed a maximum of five feet above grade.
5. Screening.
 - (i) The generator shall be completely screened from the public right-of-way and adjacent properties.
 - (ii) Properties with solid opaque landscaping or a solid opaque fence or wall enclosure that acts to completely screen the generator consistent with the requirements of subsection 5.(i) above, will be considered sufficient to meet the screening requirement. Removal of the landscaping, fence or wall will require screening as required in subsection (iii) below.
 - (iii) Properties without solid opaque landscaping or a solid opaque fence or wall enclosure shall screen the generator from the public right-of-way and adjacent properties with landscape material, subject to approval by the Town, that:
 - i. Surrounds the generator on three sides;
 - ii. Is offset no greater than one foot from the permanent generator pad; and
 - iii. Stands a minimum of 18 inches at time of planting, installed with irrigation and shall be maintained at a height of at least four feet or the height of the generator itself, whichever is greater.
6. The permanent generator's exhaust shall be, as much as practically feasible, vented upwards and directed away from neighboring properties.
7. The permanent generator shall be utilized only during periods of power outages, periods of power reductions resulting from the exercise of utility load control programs or for periodic testing

and necessary maintenance operation and shall not be used to return power back to a power company.

8. The permanent generator may be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes or occur before 8:00 a.m. or after 5:30 p.m. There shall be no testing on legal holidays or Sundays.

9. Generators are not permitted on the roof of a building in single-family and duplex zoning districts. In all other zoning districts, generators may be located on the roof if screened from the right-of-way, set back at least five feet from any roof edge that faces a private property line shared with a detached building and approved as a site plan amendment.

2. Will an underground storage tank be part of the generator installation?

LAUDERDALE • BY • THE • SEA

Plan Review Hold Sheet



Plan Reviewer: Susan Leven *SML*
 Date: April 18, 2024
 Plan Type: Revision (Generator)
 Property Address: 228 Imperial Lane
 Case #: 22-12317



Comments:

PLEASE NOTE: These are the same comments that were provided in February. None of these comments have been addressed. If you wish to discuss these comments, you can reach me at susanl@lbts-fl.gov, or 954-640-6221.

1. Please show how the generator as proposed meets the highlighted requirements of Town Code section 30-313 (t)(2):

(2) *Permanent generators.*

a. *Permit required.* The property owner shall obtain a building permit from the Town for the installation of a permanent generator unit. The Town shall review all such permit applications to minimize the visual and acoustical impact on adjacent and neighboring properties.

b. *Permanent generators not exceeding 60 KW output.* One permanent generator with an output of not more than 60 KW shall be allowed in a required side or rear yard setback provided said generator meets the following conditions:

1. The generator is set back a minimum of five feet from the side or rear property line.
2. Prior to the final inspection of the permit, the Town shall test the generator under load to ensure it does not exceed 70 decibels as measured 25 feet in any direction from the generator.
3. The generator shall not, at any time or for any purpose, exceed 70 decibels when measured 25 feet in any direction from the generator.
4. The highest point on the generator shall not exceed a maximum of five feet above grade.
5. Screening.
 - (i) The generator shall be completely screened from the public right-of-way and adjacent properties.
 - (ii) Properties with solid opaque landscaping or a solid opaque fence or wall enclosure that acts to completely screen the generator consistent with the requirements of subsection 5.(i) above, will be considered sufficient to meet the screening requirement. Removal of the landscaping, fence or wall will require screening as required in subsection (iii) below.
 - (iii) Properties without solid opaque landscaping or a solid opaque fence or wall enclosure shall screen the generator from the public right-of-way and adjacent properties with landscape material, subject to approval by the Town, that:
 - i. Surrounds the generator on three sides;
 - ii. Is offset no greater than one foot from the permanent generator pad; and

iii. Stands a minimum of 18 inches at time of planting, installed with irrigation and shall be maintained at a height of at least four feet or the height of the generator itself, whichever is greater.

6. The permanent generator's exhaust shall be, as much as practically feasible, vented upwards and directed away from neighboring properties.

7. The permanent generator shall be utilized only during periods of power outages, periods of power reductions resulting from the exercise of utility load control programs or for periodic testing and necessary maintenance operation and shall not be used to return power back to a power company.

8. The permanent generator may be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes or occur before 8:00 a.m. or after 5:30 p.m. There shall be no testing on legal holidays or Sundays.

9. Generators are not permitted on the roof of a building in single-family and duplex zoning districts. In all other zoning districts, generators may be located on the roof if screened from the right-of-way, set back at least five feet from any roof edge that faces a private property line shared with a detached building and approved as a site plan amendment.

2. Will an underground storage tank be part of the generator installation?

Approved

EXHIBIT 4

RECEIVED

APR 05 2024

CORRECTION - FILE COPY
BUILDING DEPARTMENT

Generator (2nd Review)

	DATE	APPROVED
PLANNING		
ENGINEERING		
STRUCTURAL	4-11-24	G
ELECTRICAL	4-10-24	780
MECHANICAL		
PLUMBING	6/25/24	[Signature]
FIRE		
ZONING	6/21/24	(PL)
LOT		
BLOCK		
ADDRESS		
PERMIT No.	22-012317	

SETBACK, HEIGHT & SCREENING
WILL BE VERIFIED
UPON ZONING
ROUGH INSPECTION

(PL)

 PERMIT PROJECT

FILE #: 19-000523

228 IMPERIAL LANE LAUDERDALE BY THE SEA FL 33308

LAUDERDALE SURF & YACHT ESTATES 22-46 B LOT 37 BLK 1

No image found for
this file, click here to
upload an image.

**Parcel Alerts:**

LBS22-012317 -- RE-INSPECTION FEE
STRUCTURAL 6.11.25

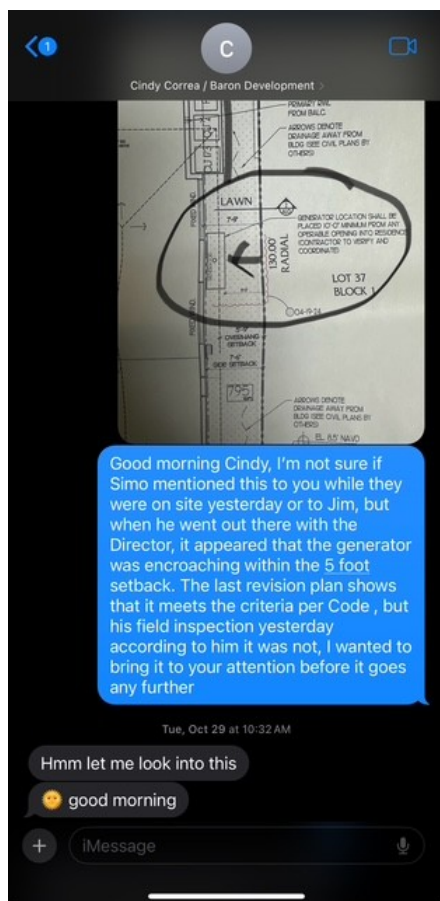
Permit Alerts:

LBS22-012317 - RE-INSPECTION FEE
11.26.24

RE-INSPECTION FEE (FAILED, NO
ACCESS) 4.22.25

RE-INSPECTION FEE PLUMBING
4/23/25

FINAL SURVEY & ELEV CERTIFICATE		PERMIT #	STATUS				
FINAL SURVEY & ELEV CERTIFICATE		LBS22-012317	RESUBMITTAL REQUIRED				
ACTIVITY TYPE	DEPARTME	ASSIGNED	STATUS	DUE	COMPLETED		
Structure Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	05/15/2025	05/13/2025		
Zoning Review	Lauderdale-By-The-Sea	Town of LBTS 1	Resubmittal Required	05/15/2025	05/12/2025		
Engineering Review	Lauderdale-By-The-Sea	Town of LBTS 1	Approved	05/15/2025	05/08/2025		



LAUDERDALE•BY•THE•SEA

Plan Reviewer: David Lee
Date: June 17, 2025
Administrative Adjustment Summary Report
Property Address: 228 Imperial Lane
Bldg. Permit number: LBS22-012317
#2025-L2-AA-03

Property Address: 228 Imperial Lane, Lauderdale-By-The-Sea Fl, 33308

Subject: Permanent Generator Location – Administrative Adjustment Application #2025-L2-AA-03

Overview

The administrative adjustment application pertains to the non-compliant location of a permanent standby generator installed along the west property boundary at 228 Imperial Lane. The generator's location was reviewed for compliance with building code safety standards, functional maintenance accessibility, and impact on adjacent properties.

Key Dates & Events

- Initial Plan Review Date: 2/2/2024 (denied for setback compliance)
- 2nd Review Date: 4/18/2024 (denied for setback compliance)
- 3rd Review Date: 6/21/2024 (approved w/notes – setback, height and screening will be verified upon zoning inspection)
 - Generator slab was installed by contractor; placed near the west property line, triggering compliance concerns in October 2024.
 - Town staff noted generator slab's proximity to the adjacent western property line at the October 2024 inspection for another non-compliant matter (A/C location); advised that documentation be submitted for formal review due to its deviation from the required side setback distance of 5 feet per code.
- October 28, 2024 – First Notification to Barron Development
 - Subsequently after the initial site visit, multiple notifications were sent, and several conversations took place with Barron Development regarding generator's non-conforming placement in the required setback area.
 - Staff requested submission of a revised site plan showing relocation. The Town did not receive until the final survey was submitted on

LAUDERDALE • BY • THE • SEA



4501 N. Ocean Boulevard
Lauderdale-By-The-Sea
 Florida 33308
Tel: 954 640-4200



CERTIFICATE OF TEMPORARY OCCUPANCY

This Certificate has been issued in accordance with the 2020 7th Edition of the Florida Building Code with Broward County Amendments section 106.1.

Permit No: LBS22-012317

Property Owner: PHILLIPS, ROSA & PHILLIPS, SCOTT

Contractor: BARRON DEVELOPMENT CORPORATION

Building Address: 228 IMPERIAL Lane

Legal Description: LAUDERDALE SURF & YACHT ESTATES 22-46 B LOT 37 BLK 1

Square Footage: 9397 sqf

Total Under Air: 6070 sqf

Folio: 4943 18 04 0390

Type of Construction: V

Group: R

Scope of Work: SFR NEW CONSTRUCTION

Describe all outstanding conditions: Generator location needs to be resolved with Zoning

Expected date of completion: **This TCO is valid till: 07/28/2025**

To the best of my knowledge and belief, the building components and site improvements outlined herein and inspected under my authority have been completed in conformance with the approved plans and the applicable codes.

FBC 2020 489.103

DISCLOSURE STATEMENT

I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

Building Official: 

Building Official: Simo Mansor

Date: May 28, 2025



228 IMPERIAL LANE / TCO CONDITIONS

From David Lee <davidl@lauderdalebythesea-fl.gov>

Date Wed 5/28/2025 11:51 AM

To David Lee <davidl@lauderdalebythesea-fl.gov>

Zoning Notice / Condition – Generator location

The current placement of the generator does not conform with the applicable LBTS zoning requirements outlined in the Code section 30-313 (T). In order for the generator to remain in its existing location, an Administrative Adjustment application and requirements must be submitted and approved by the Town. This process requires review by the LBTS P&Z Board and Town Commission approval.

Approval of this Certificate of Temporary Occupancy does not imply or constitute zoning approval for the generator's location. It is the responsibility of the property owner to initiate and complete the administrative adjustment process. An official Certificate of Occupancy will not be issued until the Administrative Adjustment has been approved. The Building Official will determine if additional time may be granted for the TCO based on the when the Administrative Adjustment process may be completed.

David Lee

Asst Director of Development Services-Building, Planning, Zoning



**LAUDERDALE
BY·THE·SEA**

Town Hall: (954) 640-4200

Office: (954) 640-4213

Cell: (954) 395-4603

davidl@lbts-fl.gov

4501 N. Ocean Drive, Lauderdale-By-The-Sea, FL 33308

www.lbts-fl.gov • www.discoverlbts.com



@lbtsgov



discoverlbts



nextdoor.com

Please Note: Florida has a very broad public records law. Written communications to the Town, including emails, are Public Record available to the public upon request. Your email communication is therefore subject to public disclosure.

Sec. 30-128. Administrative adjustments.

- (a) *Purpose.* The purpose of this section is to establish standards for review of applications for Administrative Adjustments. As defined in the Administrative Adjustment Thresholds Table below, Level 1 Administrative Adjustments may be approved by the Town Manager, and Level 2 Administrative Adjustments require Town Commission approval.

Administrative Adjustments are available for certain limited variations or adjustments to building or parking standards of the Code based on specific criteria, where the application of the standard creates practical difficulties in allowing development or redevelopment that otherwise advances the purposes served by the standards of this Code and the comprehensive plan, and is compatible with surrounding development.

Administrative Adjustments can also support flexibility in development and redevelopment efforts encouraging design and compatibility equal to or better than that resulting from the strict application of the Code, in furtherance of the Architectural Design Standards of the Town and the desired Mid-century Modern architectural style.

- (b) *Eligibility.* Developments located within any zoning district are eligible to apply for an Administrative Adjustment except that adjustments to the parking standards are not permitted in the B-1 or B-1-A zoning districts. The thresholds applicable to Level 1 and Level 2 Administrative Adjustments are shown in the following table, Administrative Adjustment Thresholds.

Administrative Adjustment Thresholds		
Building Standards that May be Adjusted	Maximum Level 1 Adjustment	Maximum Level 2 Adjustment
Setbacks	n/a	30% or 5 feet, whichever is less
Overhangs, roof cornices and eaves and exterior balconies	n/a	All other requests up to 5 feet, whichever is less
Parking standards (only permitted in residential zoning districts, see section 30-321 for relief in the B1/B1-A zoning districts)	Up to 3 spaces or 10% of the minimum parking requirement, whichever is greater	All other

- (c) *Level 1 Administrative Adjustments.*

- (1) *Review.* A Level 1 Administrative Adjustment application shall be reviewed and evaluated by the DSD, any other Town departments or staff the DSD determines are applicable, and the Planning and Zoning Board.

- (d) *Level 2 Administrative Adjustments.*

- (1) *Review of adjustment of parking.* An application for a Level 2 Administrative Adjustment for parking shall be accompanied by a parking report, prepared by the Town, analyzing existing and future parking demands, the availability of underutilized public parking spaces, and traffic circulation.
- (2) *Review of adjustment of building standards.* A Level 2 Administrative Adjustment application shall be reviewed and evaluated by the DSD, any other Town departments or staff the DSD determines are applicable, and the Planning and Zoning Board.

- (e) *Criteria for approval.*

- (1) *Building standards.* An Administrative Adjustment to building standards shall be approved only if the requested relief is within the limits specified in Administrative Adjustments Thresholds Table, and if the

decision maker finds that there is competent substantial evidence in the record that all of the following standards are met:

- a. The Administrative Adjustment does not result in an increase in allowable density;
 - b. The Administrative Adjustment does not provide for building height that exceeds the zoning code standards;
 - c. In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way;
 - d. The Administrative Adjustment furthers a minimum of one of the following conditions:
 - i. Required to compensate for some unusual aspect of the development site or the proposed development; or
 - ii. Supports an objective from the purpose statements of the zoning district where located; or
 - iii. Proposed to protect sensitive natural resources or save healthy existing trees; or
 - iv. Supports Mid-century Modern architecture; or
 - v. Utilized to create a view corridor or other benefit to the community; or
 - vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or
 - vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves or exterior balconies; or
 - viii. Required for an expansion, addition or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.
 - e. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety,
 - f. The requested Administrative Adjustment is not incompatible with the character of development in the surrounding area, and will not result in incompatible uses.
 - g. Any adverse impacts, including but not limited to reductions in view corridors, resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.
 - h. The Administrative Adjustment is consistent with the comprehensive plan.
- (2) *Parking standards.* An Administrative Adjustment to parking standards may be approved, in whole or in part, upon a finding that there is sufficient available parking that is open to the public and is judged adequate to accommodate the parking reduction request within a reasonable walking distance of the subject property along a practical and usable pedestrian route.
- (f) *Reporting.* The Town Manager shall file a quarterly report on Administrative Adjustments with the Town Commission.
- (Ord. No. 2014-08, § 3, 7-7-2014; Ord. No. 2017-01, § 2, 1-16-2017; Ord. No. 2017-04, § 2, 4-25-2017; Ord. No. 2020-08, § 4, 10-13-2020)



**ADMINISTRATIVE ADJUSTMENT DEVELOPMENT ORDER
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Development Order 2025-LVL2-AA-03**

PROJECT NAME: 228 Imperial Lane

ADDRESS OF PROPERTY: 228 Imperial Lane

FOLIO #: 494318040390

PROPERTY OWNER: Scott Phillips and Rosa Phillips

APPLICANT: James Barron

APPLICANT ADDRESS: 2890 Marina Mile Blvd. Unit #115, Ft Lauderdale Florida 33312

REQUEST: Pursuant to Section 30-128, “Administrative Adjustments,” of the Town Code of Ordinances (the “Town Code”), the Applicant has requested an administrative adjustment from Section 30-313 (t)(2)(b)(1) “Permanent Generators” of the Town’s Code of Ordinances, to permit the encroachment of a generator one (1) foot into the required 5-foot side setback for the property located at 228 Imperial Lane. (the “Property”).

SECTION 1. FINDINGS. THIS MATTER came before the TOWN Commission of the TOWN OF LAUDERDALE-BY-THE-SEA, Florida, on July 22, 2025, following due public notice. The TOWN Commission having considered the public testimony, evidence in the record, the testimony of the Applicant, and the recommendation of the TOWN Planning and Zoning Board and TOWN Staff, finds that the application, as conditioned herein, is in compliance with the applicable standards and minimum requirements of Chapter 30 of the Town Code.

SECTION 2. APPROVAL. The request to APPROVE a site plan is hereby approved as shown on the plans submitted by James Barron, attached as **Exhibit 1**, except as modifications may be required by this approval or the Building Official.

SECTION 3. CONDITIONS. The APPROVAL granted herein is subject to the following conditions:

1. If approved, the Level 2 Administrative Adjustment expires concurrently with the building permit approved for the Property.
2. The generator must be fully screened from public view and neighboring properties with either: A solid opaque fence or wall, or landscaping material planted at a minimum of 18 inches and maintained to the height of the generator or four feet, whichever is greater.
3. The generator must comply with the noise level requirement of less than or equal to 70 decibels at 25 feet from the generator in any direction.
4. The generator's exhaust must be directed upward and away from adjacent properties where practically feasible.

SECTION 4. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Development Order shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of any of the approval(s) granted in this Development Order. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town Code before it may commence construction or operation, and that the foregoing approval in this Development Order may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town Code or the conditions of this Approval.

SECTION 5. APPEAL. In accordance with Section 30-140(d)(11) of the Town Code, the Applicant, or any aggrieved property owner in the area, may appeal the decision of the Town Commission in the Circuit Court of Broward County, Florida, in accordance with the Florida Rules of Appellate Procedure.

SECTION 6. EFFECTIVE DATE. This Development Order shall become effective upon Approval by the Commission.

APPROVED this ____ day of July, 2025

MAYOR EDMUND MALKOON

ATTEST:

Katrina Adler, Town Clerk

Approved as to form:

Susan L. Trevarthen, Town Attorney



Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Quasi Judicial Public Hearings

Agenda Section: QUASI JUDICIAL PUBLIC HEARINGS

Subject Title: 2025-LVL2-AA-02- Pursuant to Chapter 30 "Unified Land Development Regulations," Section 30-128 "Administrative adjustments of the Town's Code of Ordinances, the Applicant has requested an administrative adjustment from Section 30-241 (h) (6) (b) "Side Setbacks" of the Town's Code of Ordinances, to permit an encroachment of the roof overhang of (2) feet into the required 12-foot side setback for the property located at 4628 Bougainvilla Drive.

Explanation: This application (**Exhibit 1**) was submitted to the Town of Lauderdale-By-The-Sea (the "Town") by Saad Remodeling & Custom Home Builders, INC (the "Applicant") to allow a 2-foot encroachment of the roof overhang into the 12-foot required side setback for the construction of duplex for property located at 4628 Bougainvilla Drive (the "Property") (**Diagram 1**). The Applicant is requesting an Administrative Adjustment to allow an encroachment into the side setback on both sides of the property.



Diagram 1- Location of property

The applicant proposes to construct a two-story duplex on Bougainvilla Drive, replacing an existing one-story home. The property, zoned RM-25, requires a 12-foot side yard setback based on the building's median height of 25 feet 5½ inches. The applicant is requesting a 17% reduction (2 feet) to allow portions of the roof overhang to encroach within 10 feet of the side property lines. However, it is important to note that more than half of the building maintains or exceeds the required 12-foot setback, and the taller portions of the roof are positioned beyond the setback line to reduce visual and structural impact. A related Conditional Use application has also been submitted under a separate application for consideration.

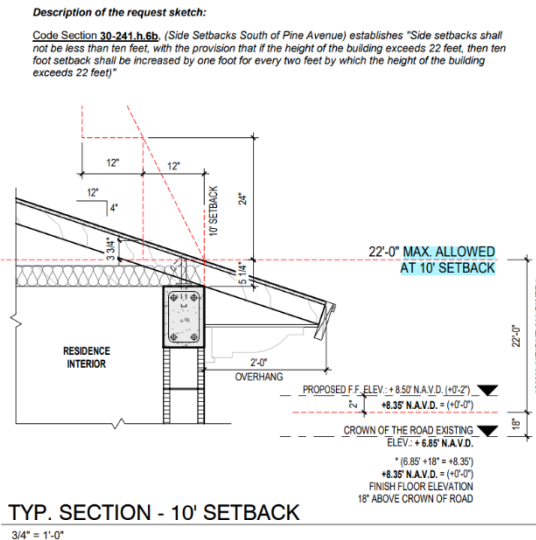


Diagram 2-Setback request

A detailed explanation of the requested development is provided in the attached Planning and Zoning Board staff report (**Exhibit 2**). The Planning and Zoning Board reviewed the application at its July 10, 2025, meeting and recommended approval of staff's recommendation to approve the administrative adjustment request subject to the conditions outlined in the attached development order (**Exhibit 4**).

Staff sent the required notices to the surrounding public. The property was properly posted, and the notice was placed on the Town's website. At the Planning and Zoning Board meeting, a representative of Sangria Apartments, 4620 Bougainvilla Drive, submitted a signed petition signed by seventeen (17) individuals (**Exhibit 3**). In addition, one other resident spoke in opposition to the applicant's request.

Recommendation: The criteria to grant the request have been met; therefore, staff recommends approval of the Administrative Adjustment, with the following condition:

1. If approved, the Administrative Adjustment approval expires concurrent with the expiration of the Building Permit approved for the subject property.

Exhibits:

1. Application and Plans 4628 Bougainvilla Drive
2. Planning and Zoning Board Packet TC
3. Resident Petition
4. Development Order 2025-LVL2-AA-02

LAUDERDALE•BY•THE•SEA

Universal Development Application



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308
(954)-640-4210
ZONING@LBTS-FL.GOV
M-F 8:30-4:30 PM

Administrative Purpose

Application Number: 2025-L2-AA-02

BTR #: _____

Date Application Submitted: 4/7/2025

Date Application found Completed: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: _____

Cost Recovery Fee: _____

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 and Fee Schedule.

Check appropriate application and block:

- | | |
|---|---|
| ☐ Appeal of Administrative Decision | ☐ Historic Designation |
| ☐ Site Plan | ☐ Certificate of Appropriateness |
| ☐ Site Plan Level 1 Modification | ☐ Zoning Relief |
| ☐ Site Plan Level 2 Modification | ☐ Rezoning |
| ☒ Conditional Use _____ | ☐ Right-of-Way Vacation |
| ☐ Conditional Use Modification _____ | ☐ Comprehensive Plan Amendment |
| ☐ Administrative Adjustment _____ | ☐ Payment in Lieu of Parking |
| ☐ Variance _____ | ☐ Parking Reduction _____ |
| ☐ Plat _____ | ☐ Other: _____ |
| ☐ Architectural Review _____ | |

Project Name: NEW DUPLEX

Folio Numbers: 494318012620

Street Address: 4628 BOUGAINVILLE DRIVE. LAUDERDALE BY THE SEA. FL. 33308

Legal Description: LOT 8 AND NORTH 1/2" OF LOT 7 IN BLOCK 25, OF LAUDERDALE BY THE SEA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name of Property Owner: Leopoldo Espinoza Property Owner's Phone #: _____

Address of Property Owner: 1635 NW 51st Pl. Lauderdale 33309.

Property Owner's Email Address: leopoldo@feavacion.com.ar.

Name of Applicant: Saad remodeling Custom Homes Applicant's Phone #: (305) 915-5554

Applicant's Address: 18191 NW 68 Ave Ste # 104 Miami Lakes FL 33015

Applicant Email Address: saadremodeling@gmail.com

Name of Agent (e.g. Contractor Representing the Project): SAAD Remodeling Custom Homes.

5/28/2020

Universal Application

Agent's Email Address: saadremodeling@gmail.com Agent's Phone #: (305) 829-3031
Agent's Address: 18191 NW 68 Ave Hialeah FL 33015
Land Use Plan Designation: Queeling RM-25 Zoning District: RM-25
Existing Use of the Subject Property: Single family Residence
Proposed Use of the Subject Property: DUPlex

APPROVAL OF WAIVER OF TIME ALLOWED TO REVIEW APPLICATION

I, SAAD Remodeling (Applicant/ Property Owner) hereby waive my rights as to the required review time stated in House Bill 7103 as it relates to time limits to review applications for approval of a development permit or development order.

Print Name of Property Owner: Leopoldo Espinosa Date: 3/31/2025

Signature of Property Owner: [Signature]

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Leopoldo Espinosa Date: 3/31/2025

Signature of Property Owner: [Signature]

State of Florida: Fla

County: Fort Lauderdale Broward

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day 31 of March, 2025

The person signing is ☒ personally known to me or has ☐ produced identification

Print Notary Name: ANGEL SAAD My Commission Expires: December 16, 2025

Notary Signature: [Signature]

Applicant

Print Name of Property Owner: Leopoldo Espinosa Date: 3/31/2025

Signature of Property Owner: [Signature]

State of Florida: Florida

County: Fort Lauderdale Broward

5/28/2020
Universal Application



ANGEL SAAD
Commission # HH 196813
Expires December 16, 2025
Bonded Thru Budget Notary Services

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization, this day

March of 31st, 20 25

The person signing is ☒ personally known to me or has



ANGEL SAAD
Commission # HH 196813
Expires December 16, 2025
Bonded Thru Budget Notary Services

Print Notary Name: Leopoldo Espinosa My Commission Expires: _____

Notary Signature: Angel Saad ANGEL SAAD



APPLICATION NUMBER:

APPLICANT NARRATIVE

ADDRESS: 4628 Bougainvilla Drive, Lauderdale by the Sea, FL. 33308

REQUEST: Administrative Adjustment Level #2 – *Side Setback Relief.*

EXPLANATION:

Criteria and Analysis

Section 30-128 of the Town Code states that an encroachment into the required setbacks shall be approved if the requested relief is within the limits specified in the Administrative Adjustments Thresholds Table and the decision maker finds that there is competent substantial evidence in the record that all of the following standards are met:

- a. The Administrative Adjustment does not result in an increase in allowable density;

Applicant response:

The administrative adjustment will not increase the allowable density; it will provide a lower density than what is allowed by its Zoning Classification. The site has a classification of RM-25 which allows a density of 5 units to be built on this site. The proposed building provides only 2 units on a two-story building.

- b. The Administrative Adjustment does not provide for building height that exceeds the zoning code standards;

Applicant response:

The administrative adjustment does not exceed the allowable building height as per zoning code section 7.1.1. which limits the max. building height to 33'. The proposed building has a maximum height for a sloped roof of 25'-5 1/2" which is the resulting median elevation number between the peak (29'-7 1/4") and the lowest edge (21'-3 3/4") of the roof structure. This number is below the max. allowed height of 33'.

- c. In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way;

APPLICATION NUMBER:

Applicant response:

The administrative adjustment footprint does not encroach on existing site easements nor right-of-way limits.

d. The Administrative Adjustment furthers a minimum of one of the following conditions:

- i. Required to compensate for some unusual aspect of the development site or the proposed development; or

Applicant Response:

The administrative adjustment does not contain an unusual aspect or condition in its development or represent an unusual modification to the natural grade and general site conditions that will require to be compensated for.

- ii. Supports an objective from the purpose statements of the zoning district where located; or

Applicant Response:

The administrative adjustment supports the objective of the zoning district by complying with the comprehensive and code ordinances such as onsite parking regulations, residential character, open space for green areas, scale, density ratio and overall height.

- iii. Proposed to protect sensitive natural resources or save healthy existing trees; or
- iv. Supports Mid-Century Modern Architecture; or
- v. Utilized to create a view corridor or other benefit to the Community; or
- vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or
- vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves or exterior balconies; or
- viii. Required for an expansion, addition or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.

APPLICATION NUMBER:

Applicant response:

- e. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety,

Applicant response:

The administrative adjustment will not impact in a negative way directly or indirectly with the life and natural flow of the neighborhood as well as general health, safety and welfare.

- f. The requested Administrative Adjustment is not incompatible with the character of development in the surrounding area and will not result in incompatible uses.

Applicant response:

The administrative adjustment is not only compatible with the aesthetic character of the area, it will also improve the general quality of the pedestrian experience by providing a tropical landscape on the first 25 feet of frontage instead on covering the full width of the lot with asphalt pavement dedicated to parking; a typical condition that repeats along Bougainville Drive.

- g. Any adverse impacts, including but not limited to reductions in view corridors, resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.

Applicant response:

The administrative adjustment will not have a negative impact in the reduction of view corridors. In addition, its total height and facade articulation was studied to allow good light penetration, air to flow and view corridors to the neighboring properties.

- h. The Administrative Adjustment is consistent with the comprehensive plan.

Applicant response:

The administrative adjustment complies with the current comprehensive plan and code ordinances. The project complies with the onsite parking regulations, residential character and style, open space for green - landscape areas, scale, density ratio and overall height.

- 5



THIS SURVEYS MEET ^{3a}THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 100, FLORIDA ADMINISTRATIVE CODE

2000

FRANCISCO L. NUNEZ, PSM., STATE OF FLORIDA
PROFESSIONAL SUPERVISOR AND MASTER 2000

SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LOT 8 AND THE NORTH 1/2 OF LOT 7 IN BLOCK 25, OF LAUDERDALE BY THE SEA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GOOD TIMES 1 INC

(1) ANGLES AS SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
(2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
(3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.

- EXISTING RECORDED EASEMENTS CONTAINED
HEREIN NOT DEPICTED HEREON THAT ONLY A
RESEARCH NOT UNCOVER.
PURPOSE IS FOR PERMITTING.
THE LATION SHOWN IS THE CENTER OF THE
(SHOWN) ARE REFERENCED TO THE NORTH
DATUM OF 1988 (NAVD88). UNLESS
BENCHMARK REFERENCE: BROWARD
COUNTY BENCH: 3882, ELEVATION = 9.17' (NAVD 1988)

ALL COUNTY SURVEYORS



LEGAL DESCRIPTION
 LOT 10, BLOCK 10, SUBDIVISION 10, LAUDERDALE BY THE SEA, FLORIDA
 ACCORDING TO THE PLAT THEREOF, RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AREA CALCULATIONS

LOT AREA	1,234.56 SQ. FT.
GROUND LEVEL UNDER A/C	2,172 SQ. FT.
1ST FLOOR UNDER A/C	2,172 SQ. FT.
2ND FLOOR UNDER A/C	2,172 SQ. FT.
TERRACE	308 SQ. FT.
GARAGE	794 SQ. FT.
RESIDENCE AREA	7,028 SQ. FT.

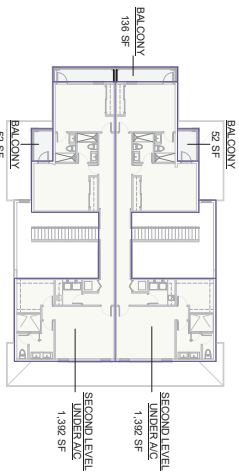
ZONING

GROUP RMX-2B	MIN. 10' SIDE SETBACK
NEW CONSTRUCTION	MIN. 10' SIDE SETBACK
FLOOD ZONE "X" PANEL 8 SUPPL. 0320M	
SETBACKS (SIDE SETBACK)	REQ. 10' MIN. 10' MIN.
FRONT "10'	20' 20' 20'
REAR "10'	10' 10' 10'
SIDE "10'	10' 10' 10'
SETBACK	10' 10' 10'

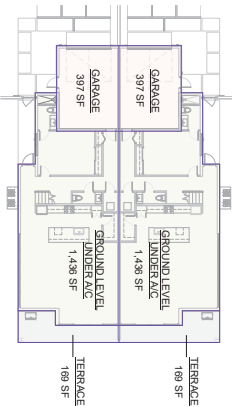
ZONING CALCULATION

GROUP RMX-2B	MIN. 10' SIDE SETBACK
NEW CONSTRUCTION	MIN. 10' SIDE SETBACK
FLOOD ZONE "X" PANEL 8 SUPPL. 0320M	
SETBACKS (SIDE SETBACK)	REQ. 10' MIN. 10' MIN.
FRONT "10'	20' 20' 20'
REAR "10'	10' 10' 10'
SIDE "10'	10' 10' 10'
SETBACK	10' 10' 10'

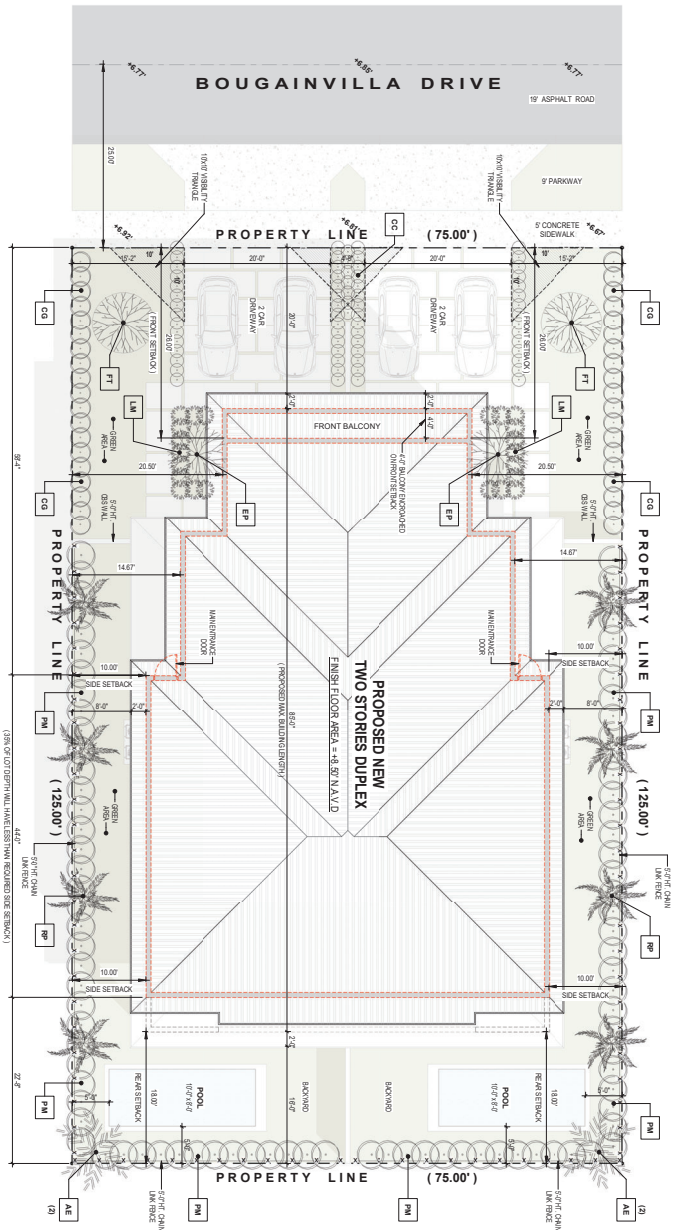
SECOND LEVEL AREA CALCULATION
 1/16" = 1'-0"



GROUND LEVEL AREA CALCULATION
 1/16" = 1'-0"

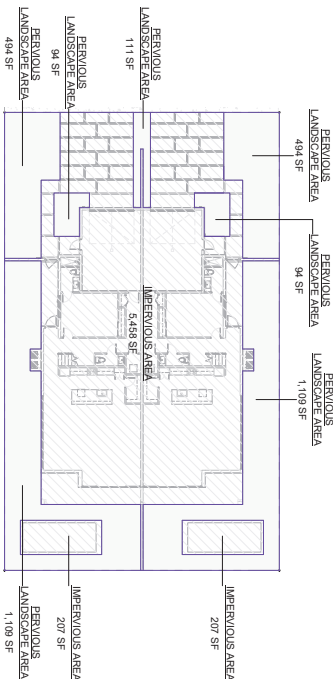


SITE PLAN
 1/8" = 1'-0"



NAME	AREA
IMPERVIOUS AREA	4,466 SF
PERVIOUS LANDSCAPE AREA	3,204 SF

IMPERVIOUS / GREEN AREA CALCULATION
 1/16" = 1'-0"



SYMBOL	QUANTITY	LANDSCAPE LEGEND	LANDSCAPE LEGEND
SP	0 1	SPRING PLANT	SPRING PLANT
BP	0 2	BURIAL PLANT	BURIAL PLANT
AE	0 4	ANNUAL PLANT	ANNUAL PLANT
PT	0 2	PERENNIAL PLANT	PERENNIAL PLANT
CD	0 3	CORNER PLANT	CORNER PLANT
CC	0 4	CORNER PLANT	CORNER PLANT
LM	0 3	LANDSCAPE MATERIAL	LANDSCAPE MATERIAL
SD	0 3	SHRUB PLANT	SHRUB PLANT

NOTE: ALL ELEVATIONS SHOWN ON DRAWING ARE N.A.D. OR N.H.D.

FABRICAT
design studio, LLC

JOHN B. ORDONE, P.E.
FL. LIC. 43380

4000 NW 111th Ave
Suite 100
Tampa, FL 33613
T: 813-942-2531

NEW DUPLEX PROJECT

OWNER

4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

DESIGNED BY: J.F.

DRAWN BY: J.F.

CHECKED BY: J.B.O.

SCALE: AS SHOWN

DATE: 02-26-2025

100% PERMIT

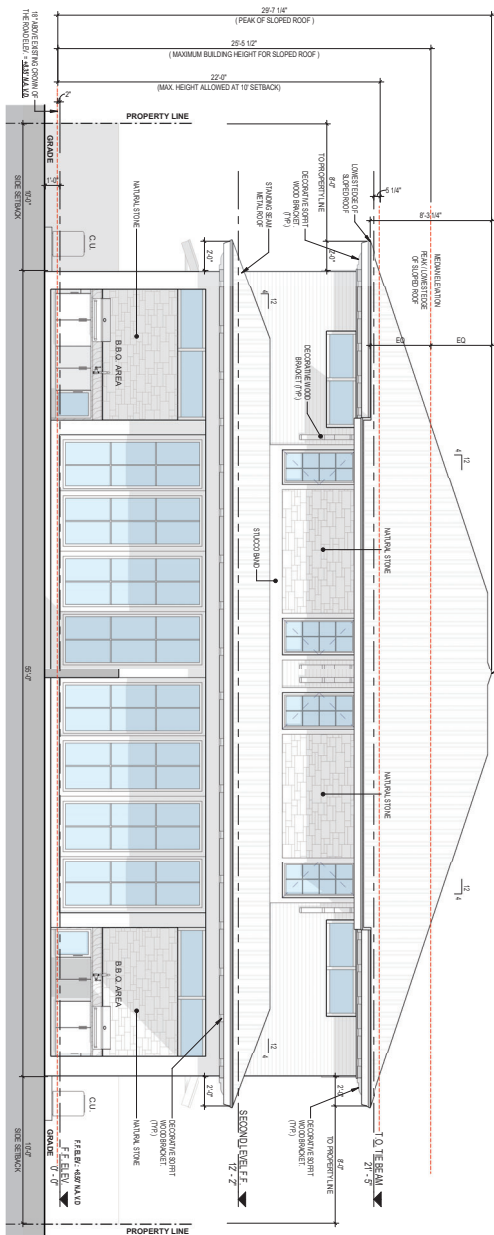
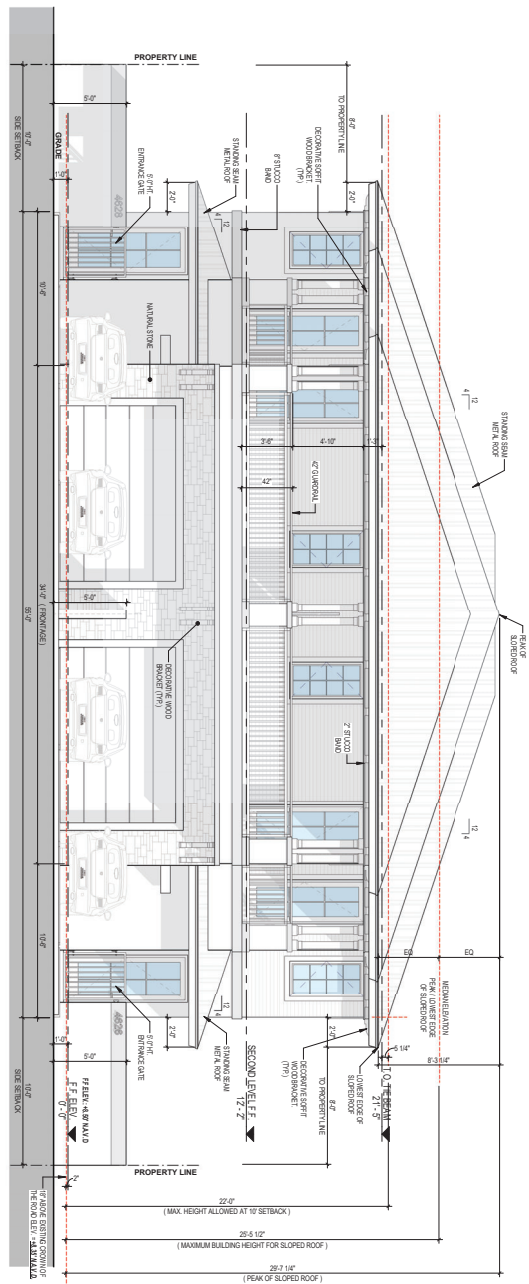
PERMITS

NO DISCUSSION

DATE

Sheet No.

1



FINISH NOTE:
ALL WINDOW AND GLASS DOOR
FRAMES TO BE WHITE FINISH.

NOTE: ALL ELEVATIONS SHOWN ON DRAWING ARE N.A.V.D. OF 1988

FINISH NOTE:
ALL WINDOW AND GLASS DOOR FRAMES
TO BE WHITE FINISH

1 REAR ELEVATION (EAST)
3 $1/4^{\circ} = 1.0^{\circ}$

[illegible]

NEW DUPLEX PROJECT

CHADRE

4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL. 33308

Juan B. Ordóñez, P.E.
STRUCTURAL ENGINEER
P.L.U.C. # 43380

SENIOR

t: 305 401-2051

FABREGAT
design studio, llc
JORGE FABREGAT
Ph. 786.506.3815
lcb@regdbdesignstudio.com

Juan B. Ordonez, P.E.
FL Lic. 43380

STRUCTURAL ENGINEER

FL. LIC. 43380
STRUCTURAL ENGINEER

Juan B. Ordóñez, P.E.

TEL: 706-305-2813
fcdregard@hgs.budolfm.com

JORGE FABREGAT
AB 78/79/80/81/82

design studio, LLC

FABREGAT

11

—C

21

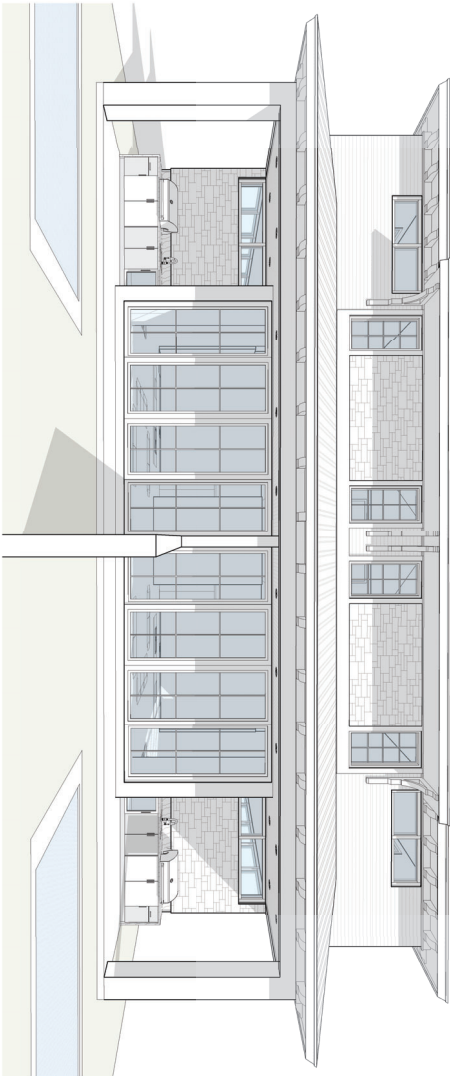
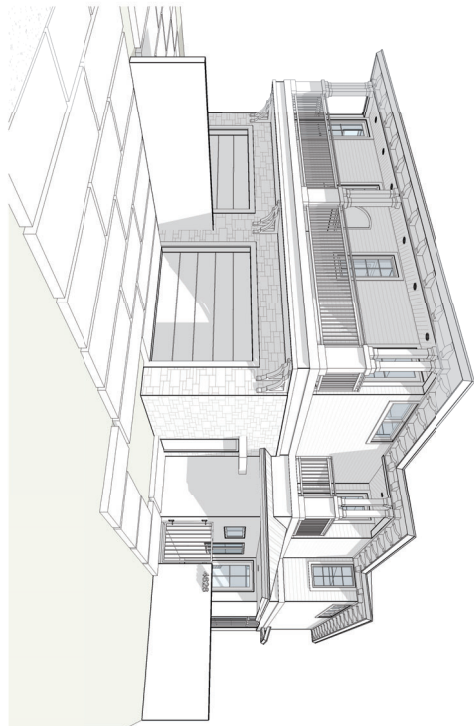
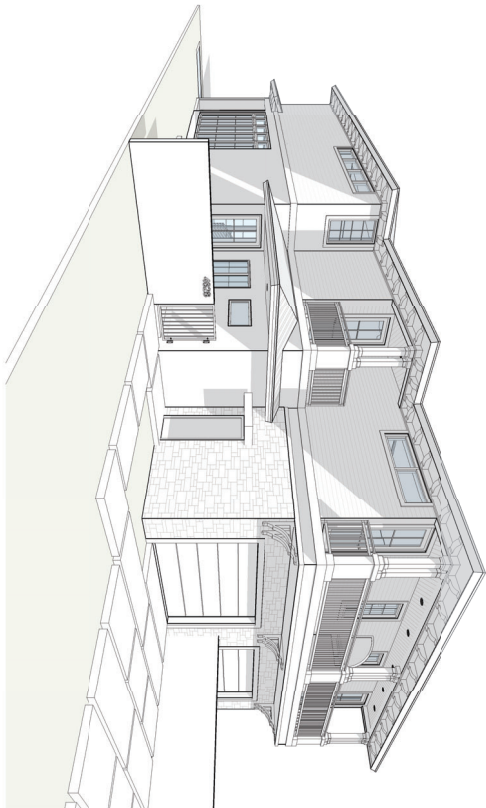
1

Sheet No. _____

Sheet Content

**FRONT - REAR
ELEVATIONS**





Fq

FABREGAT
design studio, LLC

JORGE FABREGAT
PH 866-596-3815
jordgefabregat.com

Juan B. Ordóñez, P.E.
FL Lic. #3380
STRUCTURAL ENGINEER

7559 SW 113 St
Miami, Florida 33196
C 305-497-2051

DATE: _____

Juan B. Ordóñez, P.E.
STRUCTURAL ENGINEER
P.L.U.C. # 41380

NEW DUPLEX PROJECT

owner

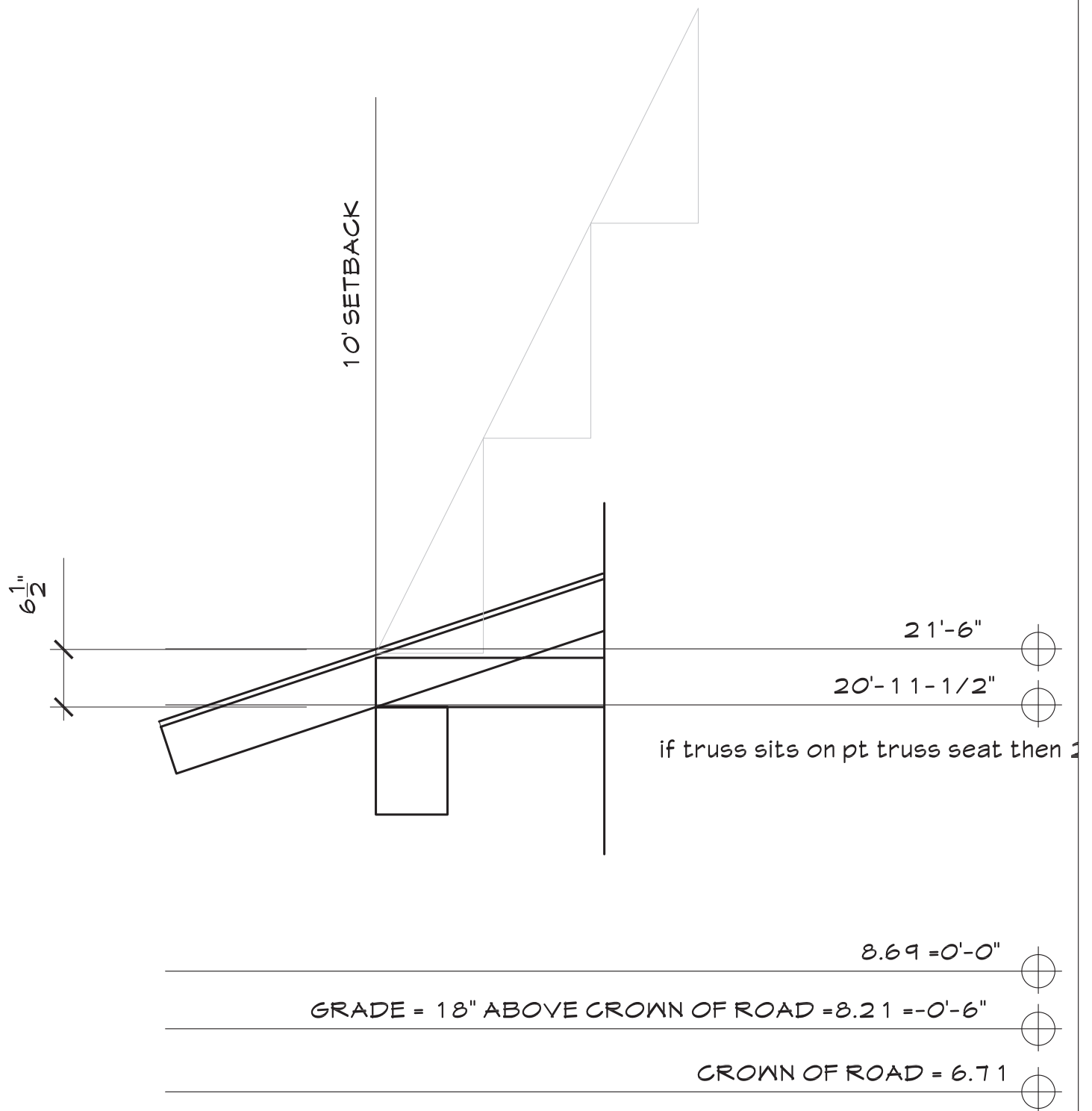
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL. 33308

REASONS	
No.	Description
	Date

DESIGNED BY:	J.F.
DRAWN BY:	J.F.
CHECKED BY:	J.B.O.
SCALE:	AS SHOWN
DATE:	06.17.2005
JOB NO:	Project Number

Sheet Content
3D
PERSPECTIVE

Sheet No.



LOWERING OF TIE BEAM TO MEET 10' SETBACK



Agenda Item No: 5.c.

Planning and Zoning Board Agenda Item Report

Meeting Date: July 10, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Action Item

Agenda Section: NEW BUSINESS

Subject Title: Application Number 2025-L2-AA-02- Pursuant to Chapter 30 "Unified Land Development Regulations," Section 30-128 "Administrative adjustments of the Town's Code of Ordinances, the Applicant has requested an administrative adjustment from Section 30-241 (h) (6) (b) "Side Setbacks" of the Town's Code of Ordinances, to permit an encroachment of (2) feet into the required 12-foot side setback for the property located at 4628 Bougainvillea Drive.

Explanation: The purpose of this memorandum is to provide findings and recommendations regarding the Level 2 Administrative Adjustment application (**Exhibit 1**) submitted to the Town of Lauderdale-By-The-Sea (the "Town") by Saad Remodeling & Custom Home Builders, INC (the "Applicant") to allow a 2-foot encroachment into the 12-foot required side setback for the construction of duplex for property located at 4628 Bougainvillea Drive (the "Property") (**Diagram 1**). The Applicant is requesting an Administrative Adjustment to allow an encroachment into the side setback on both sides of the property.



Diagram 1

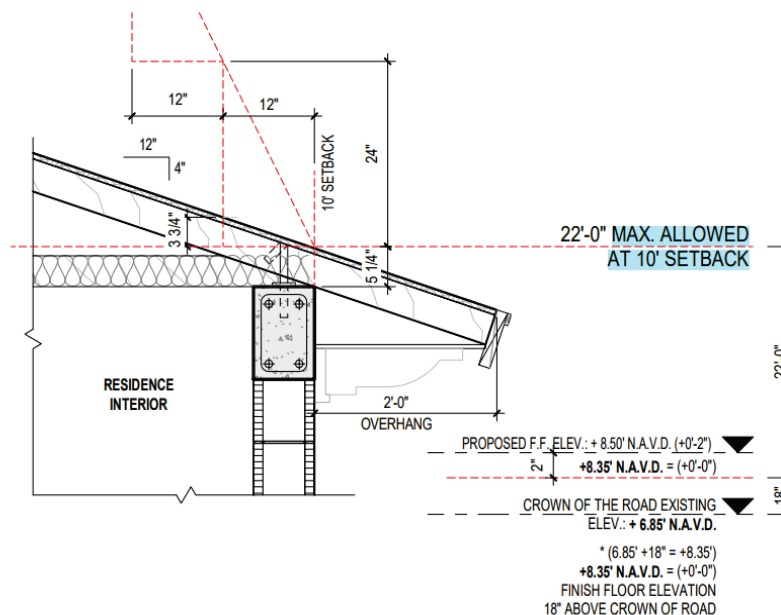
The Applicant has paid the appropriate fee and submitted the required documents. Notice has been given to all property owners located within a three hundred (300) foot radius of the Property. The Property has been posted and the public hearing concerning the Administrative Adjustment has been advertised, pursuant to Section 30-139 of the Town Code of Ordinances (the "Town Code") (**Exhibit 2**). Staff has not received comments from the public regarding this request.

Background and Request

The applicant is proposing to replace an existing one-story single-family residence on Bougainvillea Drive, south of Pine Avenue, with a new two-story duplex. The property is zoned RM-25 and is subject to a minimum side yard setback of 10 feet, with an additional foot required for every two feet in building height above 22 feet. The proposed structure features a sloped roof, with a peak height of 29 feet 7¼ inches and a lowest edge at 21 feet 3¾ inches. Using the required base elevation of 8.5 feet NAVD, the applicant has calculated the median height to be 25 feet 5½ inches, which results in a required 12-foot side yard setback. The applicant is requesting a 17% reduction (2 feet) to this setback requirement. Less than half of the building length would encroach to within 10 feet of the side property lines, while the remaining portions maintain or exceed the 12-foot requirement. Additionally, the higher portions of the roof structure are placed more than 12 feet from the side property lines, minimizing visual and structural impact on adjacent properties (**Diagram 2**). A concurrent Conditional Use application has been submitted and is being reviewed under separate cover.

Description of the request sketch:

Code Section **30-241.h.6b**, (Side Setbacks South of Pine Avenue) establishes "Side setbacks shall not be less than ten feet, with the provision that if the height of the building exceeds 22 feet, then ten foot setback shall be increased by one foot for every two feet by which the height of the building exceeds 22 feet)"



TYP. SECTION - 10' SETBACK

3/4" = 1'-0"

Diagram 2

Administrative Adjustment

Town Code Provision

Section 30-128 of the Town Code (**Exhibit 3**) establishes Level 1 and Level 2 Administrative Adjustment standards that allow the Town Manager and Town Commission, respectively, to approve a reduction in parking standards and/or setback requirements. A Level 2 Administrative Adjustment is permitted for setback encroachments of up to thirty percent (30%) or five (5) feet of the required setback, whichever is less (**Table 1**). The Town Code requires review by the Town Staff, Planning & Zoning Board, and Town Commission.

Table 1

Administrative Adjustment Thresholds			
Building Standards that may be	Maximum Level 1 Adjustment	Maximum Level 2 Adjustment	4628 Bougainvillea Drive

Adjusted			
Setbacks	n/a	30% or 5 feet, whichever is less	2- foot encroachment request where 30% of the 12 foot required setback is 3.6'

Criteria and Analysis

Section 30-128 (**Exhibit 3**) of the Town Code states that an encroachment into the required setbacks shall be approved if the requested relief is within the limits specified in the Administrative Adjustments Thresholds Table and the decision maker finds that there is competent substantial evidence in the record that all the following standards are met:

1. The Administrative Adjustment does not result in an increase in allowable density;

Applicant response: *The proposed administrative adjustment request will not increase the allowable density; it will provide a lower density than what is allowed by its Zoning Classification. The site has a classification of RM-25 which allows a density of 5 units to be built on this site. The proposed building provides only 2 units on a two-story building.*

Staff response: The criterion has been met.

2. The Administrative Adjustment does not provide for building height that exceeds the zoning code standards;

Applicant response: *The administrative adjustment request does not exceed the allowable building height as per zoning code section 7.1.1. which limits the max. building height to 33'. The proposed building has a maximum height for a sloped roof of 25'-5 1/2" which is the resulting median elevation number between the peak (29'-7 1/4") and the lowest edge (21'-3 3/4") of the roof structure. This number is below the max. allowed height of 33'.*

Staff response: The criterion has been met.

3. In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way;

Applicant response: *The footprint does not encroach on existing site easements nor right-of-way limits.*

Staff response: The criterion has been met.

- d. The Administrative Adjustment furthers a minimum of one of the following conditions:

- i. Required to compensate for some unusual aspect of the development site or the proposed development; or

Applicant Response: *The administrative adjustment request does not contain an unusual aspect or condition in its development or represent an unusual modification to the natural grade and general site conditions that will require to be compensated for.*

Staff response: The criterion has been met.

- ii. Supports an objective from the purpose statements of the zoning district where located; or

Applicant Response: *The administrative adjustment request supports the objective of the zoning district by complying with the comprehensive and code ordinances such as onsite parking regulations, residential character, open space for green areas, scale, density ratio and overall height.*

- iii. Proposed to protect sensitive natural resources or save healthy existing trees; or

- iv. Supports Mid-Century Modern Architecture; or

- v. Utilized to create a view corridor or other benefit to the Community; or

- vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or

- vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves or exterior balconies; or

- viii. Required for an expansion, addition or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.

Applicant response: *The administrative adjustment request is not required for an expansion, addition or modification to an existing structure where that expansion, addition or modification will not increase the footprint of the existing structure.*

Staff response: The criterion has been met.

5. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety,

Applicant response: *The proposed conditional will not impact in a negative way directly or indirectly with the life and natural flow of the neighborhood as well as general health, safety and welfare.*

Staff response: This criterion has been met

6. The requested Administrative Adjustment is not incompatible with the character of development in the surrounding area and will not result in incompatible uses.

Applicant response: *The administrative adjustment request is not only is compatible with the aesthetic character of the area, it will also improve the general quality of the pedestrian experience by providing a tropical landscape on the first 25 feet of frontage instead on covering the full width of the lot with asphalt pavement dedicated to parking; a typical condition that repeats along Bougainville Drive.*

Staff response: The criterion has been met.

7. Any adverse impacts, including but not limited to reductions in view corridors, resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.

Applicant response: *The proposed conditional use design will not have a negative impact in the reduction of view corridors. In addition, its total height and facade articulation was studied to allow good light penetration, air to flow and view corridors to the neighboring properties.*

Staff response: The criterion has been met.

8. The Administrative Adjustment is consistent with the comprehensive plan.

Applicant response: *The proposed conditional use complies with the current comprehensive and code ordinances. The project complies with the onsite parking regulations, residential character and style, open space for green - landscape areas, scale, density ratio and overall height.*

Staff response: The criterion has been met.

Recommendation: STAFF RECOMMENDATIONS: The criteria to grant the request have been met; therefore, staff recommends approval of the Administrative Adjustment, with the following condition:

1. If approved, the Administrative Adjustment approval expires concurrent with the expiration of the Building Permit approved for the subject property.

Exhibits:

1. Exhibit 1- Application and Plans
2. Exhibit 2 - Sec. 30-139. - Notice of Public Hearings
3. Exhibit 3 - Sec. 30-128. - Administrative Adjustments

LAUDERDALE•BY•THE•SEA

Universal Development Application



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308
(954)-640-4210
ZONING@LBTS-FL.GOV
M-F 8:30-4:30 PM

Administrative Purpose

Application Number: 2025-L2-AA-02

BTR #: _____

Date Application Submitted: 4/7/2025

Date Application found Completed: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: _____

Cost Recovery Fee: _____

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 and Fee Schedule.

Check appropriate application and block:

- | | |
|---|---|
| ☐ Appeal of Administrative Decision | ☐ Historic Designation |
| ☐ Site Plan | ☐ Certificate of Appropriateness |
| ☐ Site Plan Level 1 Modification | ☐ Zoning Relief |
| ☐ Site Plan Level 2 Modification | ☐ Rezoning |
| ☒ Conditional Use _____ | ☐ Right-of-Way Vacation |
| ☐ Conditional Use Modification _____ | ☐ Comprehensive Plan Amendment |
| ☐ Administrative Adjustment _____ | ☐ Payment in Lieu of Parking |
| ☐ Variance _____ | ☐ Parking Reduction _____ |
| ☐ Plat _____ | ☐ Other: _____ |
| ☐ Architectural Review _____ | |

Project Name: NEW DUPLEX

Folio Numbers: 494318012620

Street Address: 4628 BOUGAINVILLE DRIVE. LAUDERDALE BY THE SEA. FL. 33308

Legal Description: LOT 8 AND NORTH 1/2" OF LOT 7 IN BLOCK 25, OF LAUDERDALE BY THE SEA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name of Property Owner: Leopoldo Espinoza Property Owner's Phone #: _____

Address of Property Owner: 1635 NW 51st Pl. Lauderdale 33309.

Property Owner's Email Address: leopoldo@feavacion.com.ar.

Name of Applicant: Saad remodeling Custom Homes Applicant's Phone #: (305) 915-5554

Applicant's Address: 18191 NW 68 Ave Ste # 104 Miami Lakes FL 33015

Applicant Email Address: saadremodeling@gmail.com

Name of Agent (e.g. Contractor Representing the Project): SAAD Remodeling Custom Homes.

5/28/2020

Universal Application

Agent's Email Address: saadremodeling@gmail.com Agent's Phone #: (305) 829-3031
Agent's Address: 18191 NW 68 Ave Hialeah FL 33015
Land Use Plan Designation: Queeling RM-25 Zoning District: RM-25
Existing Use of the Subject Property: Single family Residence
Proposed Use of the Subject Property: DUPlex

APPROVAL OF WAIVER OF TIME ALLOWED TO REVIEW APPLICATION

I, SAAD Remodeling (Applicant/ Property Owner) hereby waive my rights as to the required review time stated in House Bill 7103 as it relates to time limits to review applications for approval of a development permit or development order.

Print Name of Property Owner: Leopoldo Espinosa Date: 3/31/2025

Signature of Property Owner: [Signature]

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Leopoldo Espinosa Date: 3/31/2025

Signature of Property Owner: [Signature]

State of Florida: Fla

County: Fort Lauderdale Broward

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day 31 of March, 2025

The person signing is ☒ personally known to me or has ☐ produced identification

Print Notary Name: ANGEL SAAD My Commission Expires: December 16, 2025

Notary Signature: [Signature]

Applicant

Print Name of Property Owner: Leopoldo Espinosa Date: 3/31/2025

Signature of Property Owner: [Signature]

State of Florida: Florida

County: Fort Lauderdale Broward



ANGEL SAAD
Commission # HH 196813
Expires December 16, 2025
Bonded Thru Budget Notary Services

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization, this day

March of 31st, 20 25

The person signing is ☒ personally known to me or has



ANGEL SAAD
Commission # HH 196813
Expires December 16, 2025
Bonded Thru Budget Notary Services

Print Notary Name: Leopoldo Espinosa My Commission Expires: _____

Notary Signature: Angel Saad ANGEL SAAD



APPLICATION NUMBER:

APPLICANT NARRATIVE

ADDRESS: 4628 Bougainvilla Drive, Lauderdale by the Sea, FL. 33308

REQUEST: Administrative Adjustment Level #2 – *Side Setback Relief*.

EXPLANATION:

Criteria and Analysis

Section 30-128 of the Town Code states that an encroachment into the required setbacks shall be approved if the requested relief is within the limits specified in the Administrative Adjustments Thresholds Table and the decision maker finds that there is competent substantial evidence in the record that all of the following standards are met:

- a. The Administrative Adjustment does not result in an increase in allowable density;

Applicant response:

The administrative adjustment will not increase the allowable density; it will provide a lower density than what is allowed by its Zoning Classification. The site has a classification of RM-25 which allows a density of 5 units to be built on this site. The proposed building provides only 2 units on a two-story building.

- b. The Administrative Adjustment does not provide for building height that exceeds the zoning code standards;

Applicant response:

The administrative adjustment does not exceed the allowable building height as per zoning code section 7.1.1. which limits the max. building height to 33'. The proposed building has a maximum height for a sloped roof of 25'-5 1/2" which is the resulting median elevation number between the peak (29'-7 1/4") and the lowest edge (21'-3 3/4") of the roof structure. This number is below the max. allowed height of 33'.

- c. In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way;

APPLICATION NUMBER:

Applicant response:

The administrative adjustment footprint does not encroach on existing site easements nor right-of-way limits.

d. The Administrative Adjustment furthers a minimum of one of the following conditions:

- i. Required to compensate for some unusual aspect of the development site or the proposed development; or

Applicant Response:

The administrative adjustment does not contain an unusual aspect or condition in its development or represent an unusual modification to the natural grade and general site conditions that will require to be compensated for.

- ii. Supports an objective from the purpose statements of the zoning district where located; or

Applicant Response:

The administrative adjustment supports the objective of the zoning district by complying with the comprehensive and code ordinances such as onsite parking regulations, residential character, open space for green areas, scale, density ratio and overall height.

- iii. Proposed to protect sensitive natural resources or save healthy existing trees; or
- iv. Supports Mid-Century Modern Architecture; or
- v. Utilized to create a view corridor or other benefit to the Community; or
- vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or
- vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves or exterior balconies; or
- viii. Required for an expansion, addition or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.

APPLICATION NUMBER:

Applicant response:

- e. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety,

Applicant response:

The administrative adjustment will not impact in a negative way directly or indirectly with the life and natural flow of the neighborhood as well as general health, safety and welfare.

- f. The requested Administrative Adjustment is not incompatible with the character of development in the surrounding area and will not result in incompatible uses.

Applicant response:

The administrative adjustment is not only compatible with the aesthetic character of the area, it will also improve the general quality of the pedestrian experience by providing a tropical landscape on the first 25 feet of frontage instead on covering the full width of the lot with asphalt pavement dedicated to parking; a typical condition that repeats along Bougainville Drive.

- g. Any adverse impacts, including but not limited to reductions in view corridors, resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.

Applicant response:

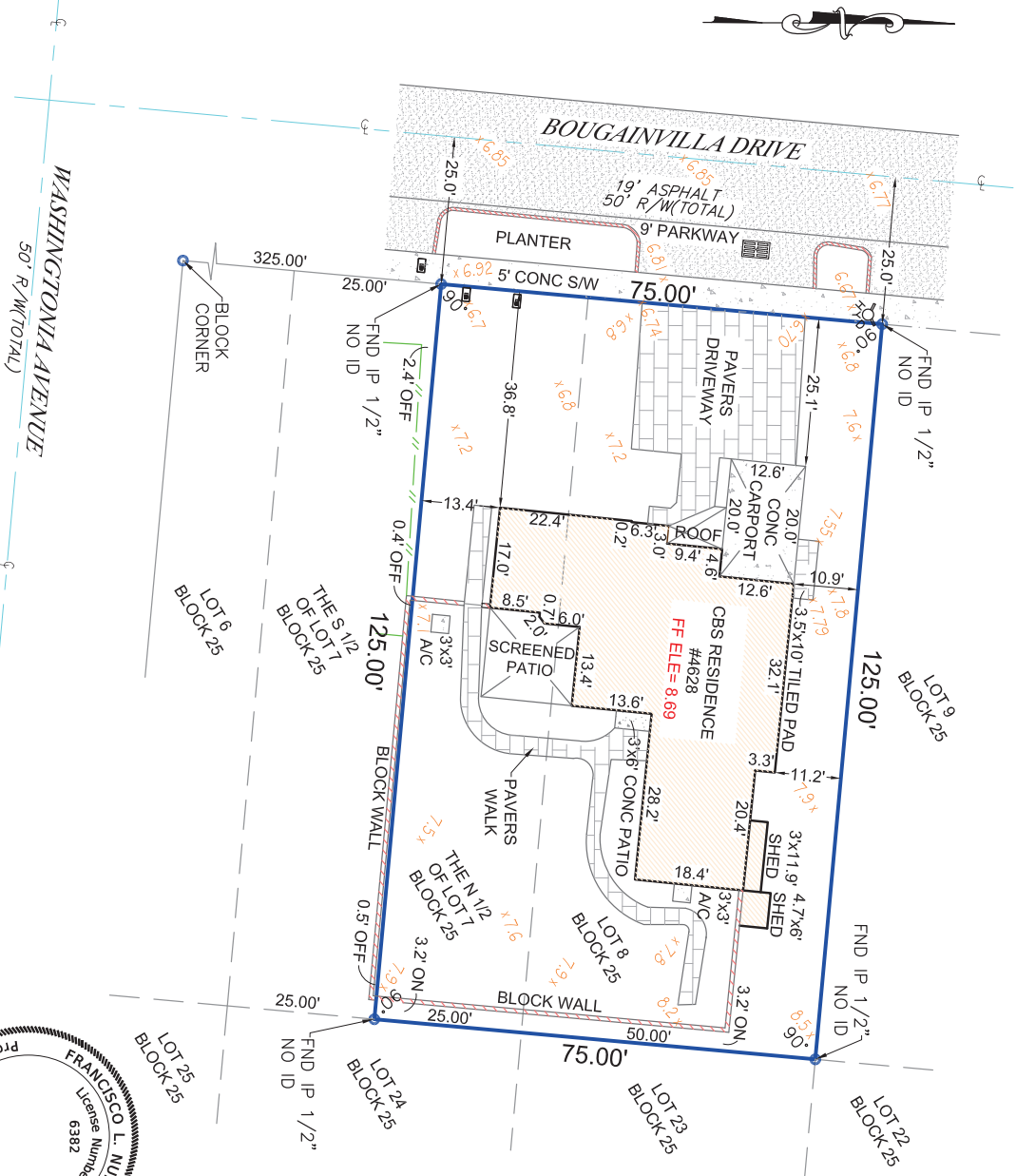
The administrative adjustment will not have a negative impact in the reduction of view corridors. In addition, its total height and facade articulation was studied to allow good light penetration, air to flow and view corridors to the neighboring properties.

- h. The Administrative Adjustment is consistent with the comprehensive plan.

Applicant response:

The administrative adjustment complies with the current comprehensive plan and code ordinances. The project complies with the onsite parking regulations, residential character and style, open space for green - landscape areas, scale, density ratio and overall height.

- [illegible]



LEGAL DESCRIPTION:
LOT 8 AND THE NORTH 1/2 OF LOT 7 IN BLOCK 25, OF
LAUDERDALE BY THE SEA, ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 6, PAGE 2, OF
THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

CERTIFICATIONS:
GOOD TIMES 1 INC

SURVEYORS NOTES:

- (1) ANGLES AS SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
 - (2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
 - (3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR. THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.

(5). THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DETECTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.

(6). THE SURVEY PURPOSE IS FOR PERMITTING.

(7). ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.

(8). ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: (BAYARD COUNTRY BENCHMARK BENCH# 3882, ELEVATION = 9.17' (NOV 1988))

PRACTICE AS SET
ONAL SURVEYORS
MINISTRATIVE CODE.

ALL COUNTY SURVEYORS



**PROFESSIONAL
SURVEYORS AND MAPPERS**

LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707

5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 276

PROPERTY ADDRESS:
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

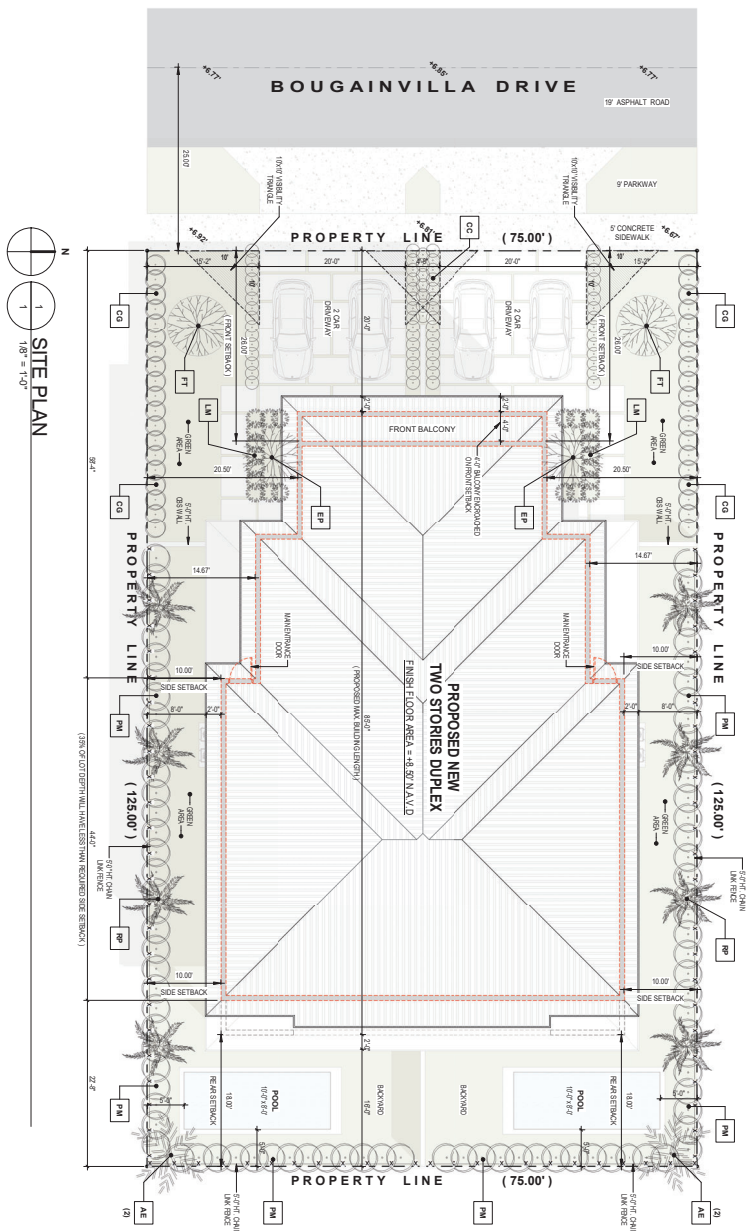
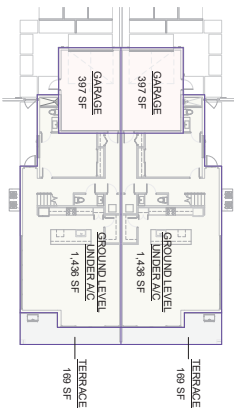
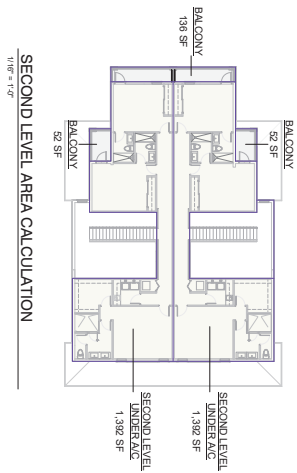
FLOOD ZONE: X	DATE OF SURVEY:	SCALE: 1" = 20'
BASE FLOOD: N/A (N/A)	FIELD LOCATION OF IMPROVEMENTS	CADD: LJD/JC
COMMUNITY #: 125123	UPDATE SURVEY ADD ELEVATIONS	CHECKED BY: FLN
MAP/PANEL #: 12011C0378J		INVOICE #: 25-62747
DATE OF FIRM: 07/31/2024		SHEET # 1 OF 1

PROFESSIONAL SURVEYOR AND MAPPER 3382
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

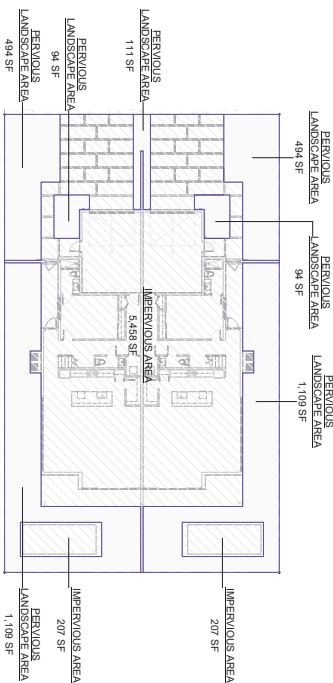
[illegible]

ZONING CALCULATION		ZONING CLASSIFICATION: R-105
FUTURE LAND USE CATEGORY		Multi-Family Residence Medium-High Density
LOT AREA:	9,375 S.F. (0.215 acre)	
DENSITY:	93.75 DENSITY	
(1) EXIST. ZONED BUILDING	(2) DOWNGRADE LIMITS	
MAX. BUILDING HEIGHT (FEET)	PROPOSED MAX. BUILD. HT. = 28.5' 10"	
MAX. BUILDING LENGTH (FEET)	PROPOSED MAX. BUILD. LG. = 60' 0"	
PERMITTED LANDSCAPE AREA	3.04K S.F. (0.27%)	
RECORDED	PROPOSED	
4	4*	

*12 sq. ft. per unit



IMPERVIOUS - GREEN AREA	
NAME	AREA
IMPERVIOUS AREA	6,871 SF
PERVIOUS LANDS CAPE AREA	3,504 SF



LANDSCAPE LEGEND									
SYMBOL	QUANTITY	PLANT NAME			NATIVE			3/26/2015	
Encl.	How	Scientific	Common	Native	Yes	No			
BP	0 / 0	Reynolds Sagebrush	Reynolds Sage	X					
EP	0 / 2	Quercus Hickory	Engelmann Pine	X					
ME	0 / 4	Abies Douglas	Pine		X				
FT	0 / 2	Pinus	Fertile Pine	X					
CS	0 / 36	Cistus	Shrub Leaf	X					
CC	0 / 67	Quercus	Common	X					
IN	0 / 90	Pinus	Engelmann	X					
LM	0 / 34	Linum	Ulmus		X				
SOD		Sodgrass	X						

REVISIONS		
No.	Description	Date

NEW DUPLEX PROJECT

4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL. 33308

GIV

Juan B. Ordóñez, P.E.
STRUCTURAL ENGINEER
P.L.U.C. # 43360

design studio, LLC

JORGE FARRAGAT
Ph. 786-556-5885
fcdregondesignstudio@gmail.com

Juan B. Ordonez, P.E.
FL Lic. 43380

STRUCTURAL ENGINEER

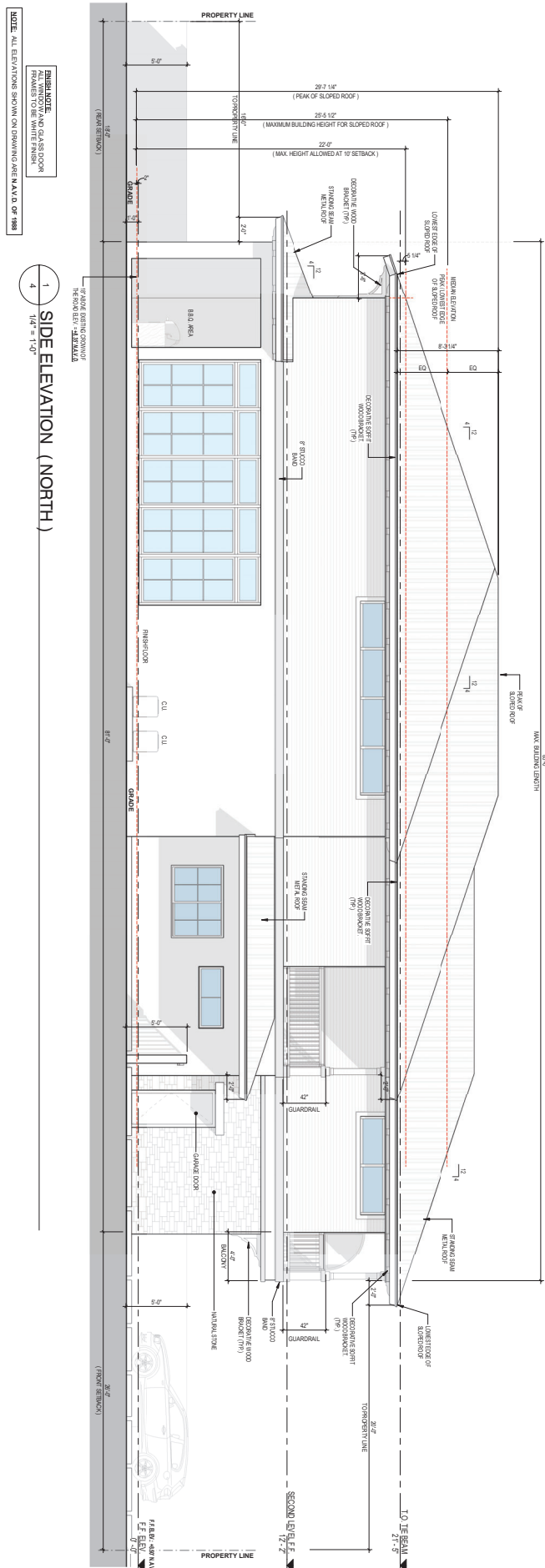
15554 SW 113 Street
Miami, Florida 33195
t: 305 401-2051

SEAL

Sheet Content

SITE PLAN

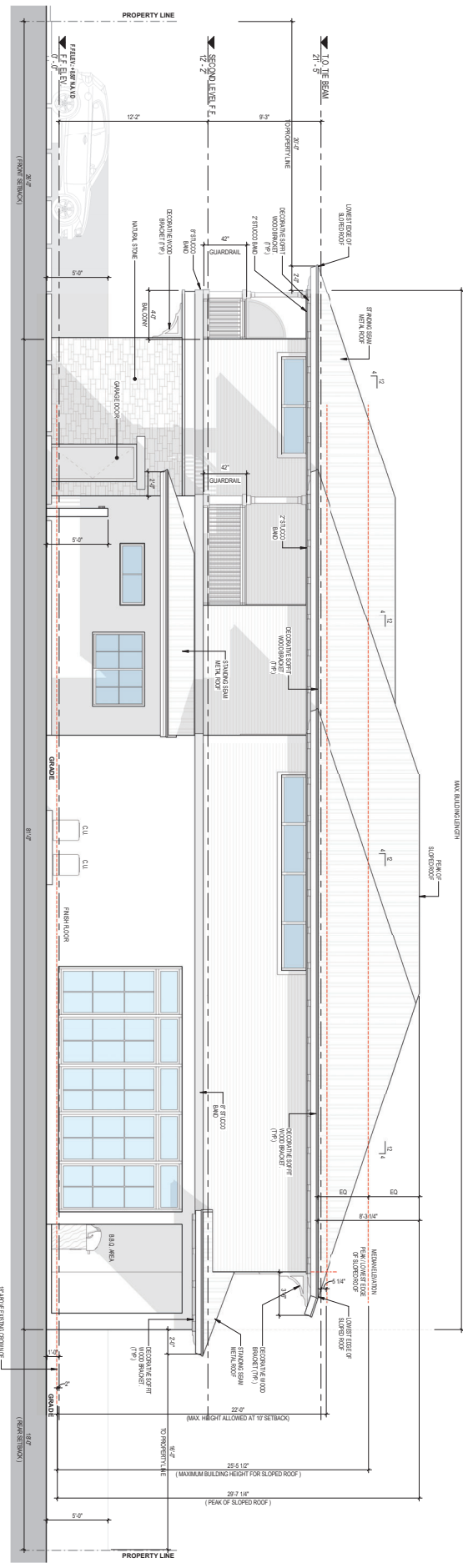
Sheet No. _____



FINISH NOTE:
ALL WINDOW AND GLASS DOORS
FRAMED TO BE WHITE FINISH.

1
SIDE ELEVATION (NORTH)
1/4" = 1'-0"

NOTE: ALL ELEVATIONS SHOWN ON DRAWING ARE MAXIMUM OF 1998



FINISH NOTE:
ALL WINDOW AND GLASS DOORS
FRAMED TO BE WHITE FINISH.

2
SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

NOTE: ALL ELEVATIONS SHOWN ON DRAWING ARE MAXIMUM OF 1998

FABREGAT
design studio, LLC
PRACTICE
3000 NW 13th Ave
Suite 200
Fort Lauderdale, FL 33311
Tel: 305.556.1811
Fax: 305.556.1812
www.fabregatdesign.com

Juan B. Ordovez, P.E.
FL Lic. 43380
Structural Engineer
1500 NW 13th Ave
Suite 200
Fort Lauderdale, FL 33311
Tel: 305.556.1811
Fax: 305.556.1812
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Fort Lauderdale, FL 33311
Tel: 305.556.1811
Fax: 305.556.1812
www.fabregatdesign.com

NEW DUPLEX PROJECT
OWNER
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

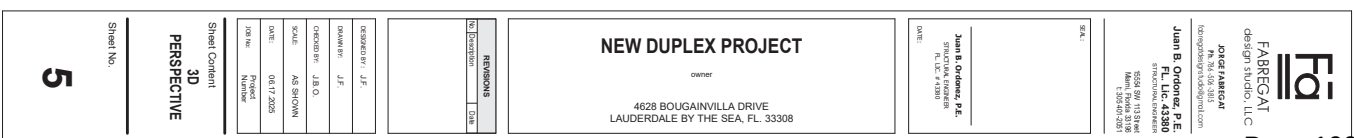
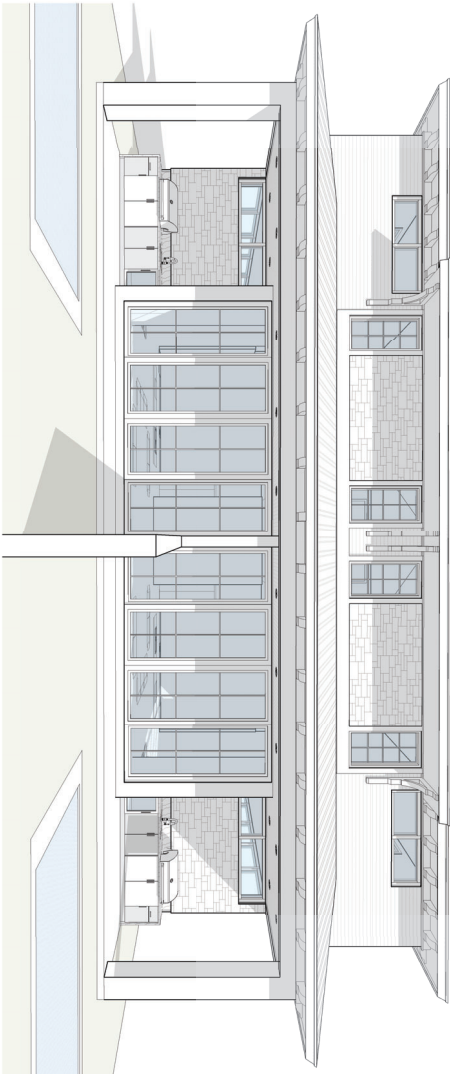
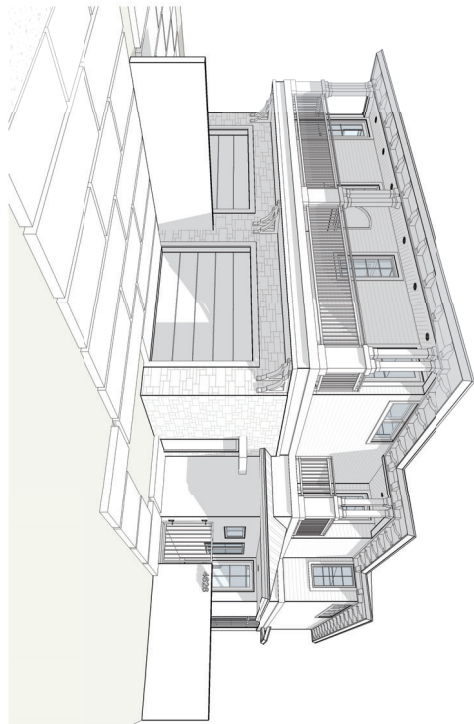
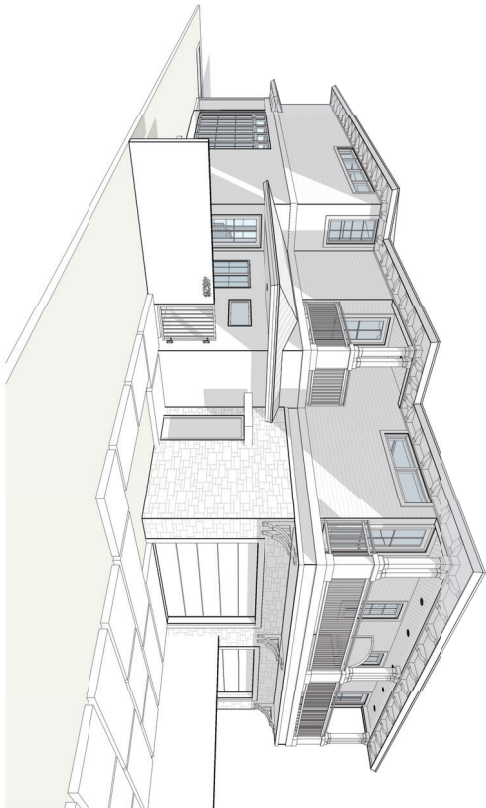
REVISIONS	DATE	BY	CHKD
NO. 1	06/17/2025	J.B.O.	J.B.O.

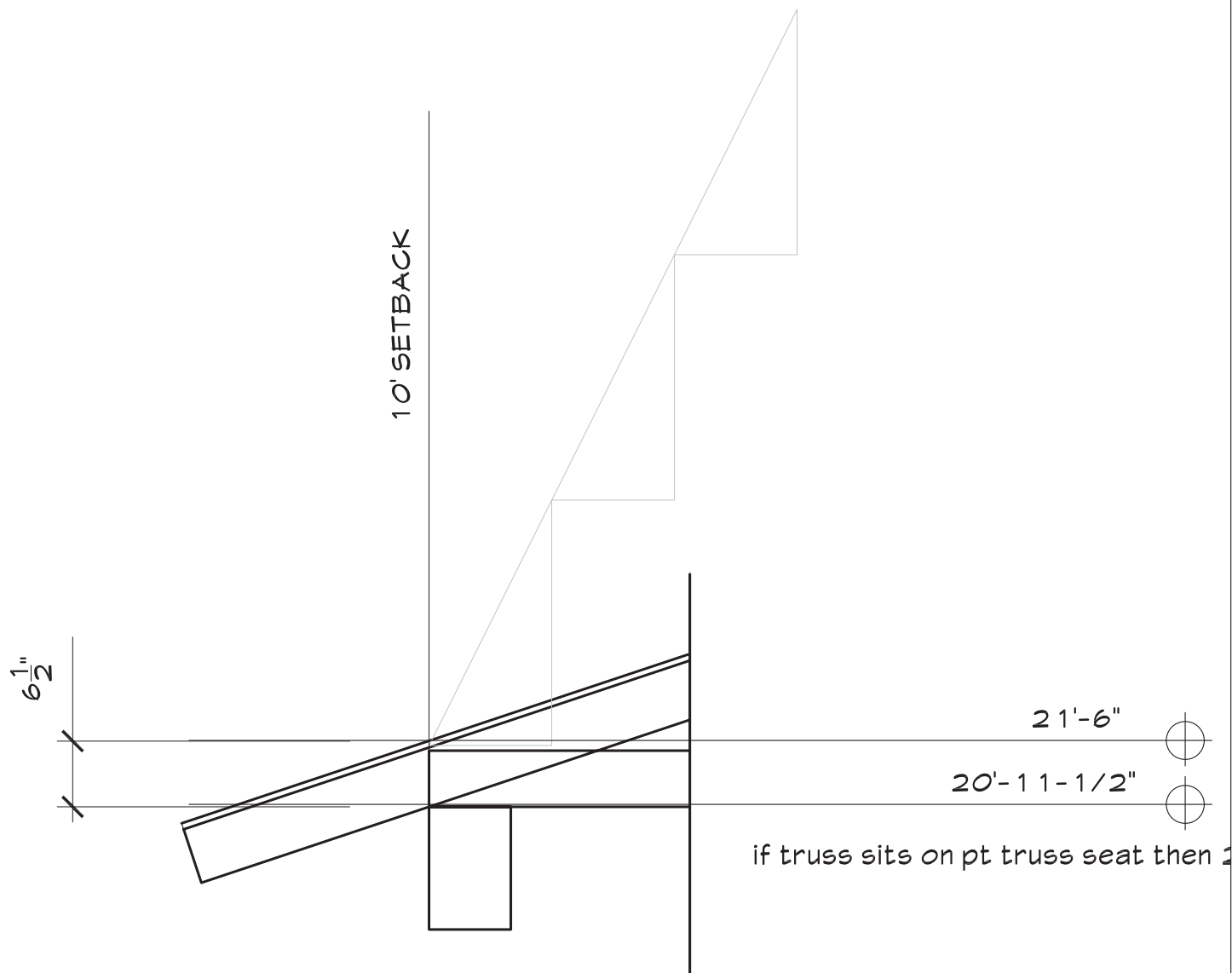
DESIGNED BY: J.B.O.	DATE: 06/17/2025
CHECKED BY: J.B.O.	PROJECT: NEW DUPLEX PROJECT
SCALE: AS SHOWN	
DATE: 06/17/2025	
100% COMPLETE	

Sheet Content
SIDE ELEVATIONS

Sheet No.

4





LOWERING OF TIE BEAM TO MEET 10' SETBACK

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, with the exception of public participation meetings which shall be the responsibility of the applicant as set forth in section 30-114 of this Code.
 - (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.

- (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 conflict with the Florida Statutes.

Table XXX. Notice Requirements

Application type	Florida Statute reference	Public participation meeting	Board notice date (as applicable)	Commission notice date	Type of notice			
					Website	Posted	Mailed 300'	Published (ad type)
Administrative adjustments, appeals from administrative decisions, plats		n/a	10 days	10 days	X	X	X	n/a
Conditional uses for signs		10 days	n/a	10 days	X	X	X	n/a
A variance for a single family home		n/a	10 days	10 days	X	X	X	n/a
Conditional uses, site plans, Level 2 site plan modifications, variances		10 days	10 days	10 days	X	X	X	n/a
Right-of-way vacations		10 days	10 days	10 days	X			X (standard)
Architectural review, conditional use level 1 modification, site plan level 1 modification		n/a			n/a	n/a	n/a	n/a

Comprehensive plan—Text	163.3184	10 days	10 days	7 days— 1st public hr and 5 days— 2nd public hr	X			X (display)
Comprehensive plan—Map	163.3184	10 days	10 days	7 days— 1st public hr and 5 days— 2nd public hr	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	n/a	10 days	7 days— 1st public hr and 5 days— 2nd public hr	X			X (display)
Land Development Code—All other text amendments	166.041	n/a	10 days	10 days	X			X (standard)

Zoning map change (<u>chapter 30</u>)— Town (less than 10 contiguous acres)	166.041(3) (c) 1	10 days	10 days	30 days	X		X	X (standard)
Zoning map change (<u>chapter 30</u>)— Town (10 or more contiguous acres)	166.041(3) (c)2	10 days	10 days	7 days— 1st public hrg 5 days— 2nd public hrg	X	X	X *	X * (display, with map)
Zoning map change (<u>chapter 30</u>)— Owner	166.041(3) (a)	10 days	10 days	10 days	X	X	X	X (standard)

(Ord. No. 2014-08, § 3, 7-7-2014; Ord. No 2022-05, § 3, 8-24-2022)

Sec. 30-128. - Administrative adjustments.

- (a) *Purpose.* The purpose of this section is to establish standards for review of applications for Administrative Adjustments. As defined in the Administrative Adjustment Thresholds Table below, Level 1 Administrative Adjustments may be approved by the Town Manager, and Level 2 Administrative Adjustments require Town Commission approval.

Administrative Adjustments are available for certain limited variations or adjustments to building or parking standards of the Code based on specific criteria, where the application of the standard creates practical difficulties in allowing development or redevelopment that otherwise advances the purposes served by the standards of this Code and the comprehensive plan, and is compatible with surrounding development.

Administrative Adjustments can also support flexibility in development and redevelopment efforts encouraging design and compatibility equal to or better than that resulting from the strict application of the Code, in furtherance of the Architectural Design Standards of the Town and the desired Mid-century Modern architectural style.

- (b) *Eligibility.* Developments located within any zoning district are eligible to apply for an Administrative Adjustment except that adjustments to the parking standards are not permitted in the B-1 or B-1-A zoning districts. The thresholds applicable to Level 1 and Level 2 Administrative Adjustments are shown in the following table, Administrative Adjustment Thresholds.

Administrative Adjustment Thresholds		
Building Standards that May be Adjusted	Maximum Level 1 Adjustment	Maximum Level 2 Adjustment
Setbacks	n/a	30% or 5 feet, whichever is less
Overhangs, roof cornices and eaves and exterior balconies	n/a	All other requests up to 5 feet, whichever is less
Parking standards (only permitted in residential zoning districts, see section 30-321 for relief in the B1/B1-A zoning districts)	Up to 3 spaces or 10% of the minimum parking requirement, whichever is greater	All other

(c) *Level 1 Administrative Adjustments.*

- (1) *Review.* A Level 1 Administrative Adjustment application shall be reviewed and evaluated by the DSD, any other Town departments or staff the DSD determines are applicable, and the Planning and Zoning Board.

(d) *Level 2 Administrative Adjustments.*

- (1) *Review of adjustment of parking.* An application for a Level 2 Administrative Adjustment for parking shall be accompanied by a parking report, prepared by the Town, analyzing existing and future parking demands, the availability of underutilized public parking spaces, and traffic circulation.
- (2) *Review of adjustment of building standards.* A Level 2 Administrative Adjustment application shall be reviewed and evaluated by the DSD, any other Town departments or staff the DSD determines are applicable, and the Planning and Zoning Board.

(e) *Criteria for approval.*

- (1) *Building standards.* An Administrative Adjustment to building standards shall be approved only if the requested relief is within the limits specified in Administrative Adjustments Thresholds Table, and if the decision maker finds that there is competent substantial evidence in the record that all of the following standards are met:
 - a. The Administrative Adjustment does not result in an increase in allowable density;
 - b. The Administrative Adjustment does not provide for building height that exceeds the zoning code standards;
 - c. In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way;
 - d. The Administrative Adjustment furthers a minimum of one of the following conditions:
 - i. Required to compensate for some unusual aspect of the development site or the proposed development; or
 - ii. Supports an objective from the purpose statements of the zoning district where located; or
 - iii. Proposed to protect sensitive natural resources or save healthy existing trees; or
 - iv. Supports Mid-century Modern architecture; or
 - v. Utilized to create a view corridor or other benefit to the community; or
 - vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or
 - vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves or exterior balconies; or

- viii. Required for an expansion, addition or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.
 - e. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety,
 - f. The requested Administrative Adjustment is not incompatible with the character of development in the surrounding area, and will not result in incompatible uses.
 - g. Any adverse impacts, including but not limited to reductions in view corridors, resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.
 - h. The Administrative Adjustment is consistent with the comprehensive plan.
- (2) *Parking standards.* An Administrative Adjustment to parking standards may be approved, in whole or in part, upon a finding that there is sufficient available parking that is open to the public and is judged adequate to accommodate the parking reduction request within a reasonable walking distance of the subject property along a practical and usable pedestrian route.
- (f) *Reporting.* The Town Manager shall file a quarterly report on Administrative Adjustments with the Town Commission.

(Ord. No. 2014-08, § 3, 7-7-2014; Ord. No. 2017-01, § 2, 1-16-2017; Ord. No. 2017-04, § 2, 4-25-2017; Ord. No. 2020-08, § 4, 10-13-2020)

Petition of Concern Regarding Proposed Construction at 4628 Bougainvilla Drive Submitted to the City of Lauderdale-by-the-Sea and the City Commission

We, the undersigned, are full-time residents of Bougainvilla Drive and/or live in close proximity to the property located at 4628 Bougainvilla Drive. We respectfully submit this petition to express our strong opposition to the proposed redevelopment of the property, which includes the demolition of the existing one-story single-family home and the construction of a two-story duplex requiring a variance for a two-foot encroachment into the mandated twelve-foot side setback.

It is our collective belief that the proposed changes will significantly and negatively impact the quality of life in our neighborhood. Our primary concerns are outlined below:

1. Encroachment Variance:

Approval of the variance will set a troubling precedent, potentially inviting future requests to compromise existing setback standards, thereby undermining established zoning regulations.

2. Privacy and Tranquility:

The addition of second-floor balconies and the overall height of the proposed structure will severely compromise the privacy of adjacent residents to the north, south, and across the street. This is not consistent with the quiet, residential character that defines our community.

3. Environmental and Infrastructure Concerns:

The replacement of existing green space with increased hardscaping (concrete and impervious surfaces) raises serious concerns regarding stormwater runoff and flooding, especially for homes directly north and south of the property.

4. Airflow Restriction:

The increased building mass may inhibit natural airflow, further altering the neighborhood's livability and comfort, particularly for neighboring properties.

5. Short-Term Rental Potential (Airbnb):

We are also gravely concerned that the property may be used as a short-term rental. Past experiences at nearby properties have resulted in disturbances caused by transient guests, including violations of the City's noise ordinance and trespassing incidents involving illicit activities such as marijuana use. These disruptions are incompatible with the family-oriented, peaceful atmosphere our neighborhood strives to maintain.

In light of the above, we respectfully urge the City of Lauderdale-by-the-Sea and its Commissioners to deny the requested demolition, variance, and construction approval for 4628 Bougainvilla Drive. We believe this proposal is inconsistent with the character,

safety, and welfare of the surrounding community, and we request that our concerns be given full and fair consideration during your review process.

Respectfully submitted,

Name	Address	Phone Number
Laurel Szegedy	4120 Bougainville Dr. Apt. 10	412-330-0673
John W. Coleman	4620 Bougainville Dr. Apt 3	954-439-2513
Kerry Parsons	4620 Bougainville Dr. Apt 4	540-310-9668
Davin Harding	" " Apt. 5	954-234-6279
EVA WOOD	" " Apt. 8	404-293-9663
Calvin Arkenwright	4620 Bougainville Dr. Apt 88	(404-0) 710 1029
JOE MAXNER	" " Apt 42	405-363-8691
Rose Michalek	X 4621 Bougainville Dr	954-817-3140
Vanessa Michalek	4621 Bougainville Dr	954-257-4100
Justin Estrada	4621 Bougainville Drive	954-928-7079
Michael Lee	4621 Bougainville Dr	954-868-8900
Maria Ray	4627 Bougainville	754-303-3343
TRACY GABRIEL	4632 Bougainville Dr #3	847-507-5100
Blaise Daluis	4620 Bougainville Dr. apt 9	941-894-8129
Corey Hughes	4620 Bougainville Drive	Apt. 1 954-275-1557
Tim Spatucci	4627 Bougainville Dr.	Apt. 1 B 609-544-1177
Galina	4620 Bougainville Dr #7	954-599-0288





**ADMINISTRATIVE ADJUSTMENT DEVELOPMENT ORDER
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Development Order 2025-LVL2-AA-02**

PROJECT NAME: 4628 Bougainvilla Drive

ADDRESS OF PROPERTY: 4628 Bougainvilla Drive

FOLIO #: 494318012620

PROPERTY OWNER: Good Times 1 Inc.

APPLICANT: Saad Remodeling & Custom Home Builders, INC

APPLICANT ADDRESS: 18191 NW 68 Ave Ste#104 Miami Lakes, FL 33015

REQUEST: Pursuant to Chapter 30 “Unified Land Development Regulations,” Section 30-128 “Administrative adjustments of the Town’s Code of Ordinances, the Applicant has requested an administrative adjustment from Section 30-241 (h) (6) (b) “Side Setbacks” of the Town’s Code of Ordinances, to permit an encroachment of (2) feet into the required 12-foot side setback for the property located at 4628 Bougainvilla Drive. (the “Property”).

SECTION 1. FINDINGS. THIS MATTER came before the TOWN Commission of the TOWN OF LAUDERDALE-BY-THE-SEA, Florida, on July 22, 2025, following due public notice. The TOWN Commission having considered the public testimony, evidence in the record, the testimony of the Applicant, and the recommendation of the TOWN Planning and Zoning Board and TOWN Staff, finds that the application, as conditioned herein, is in compliance with the applicable standards and minimum requirements of Chapter 30 of the Town Code.

SECTION 2. APPROVAL. The request to APPROVE a site plan is hereby approved as shown on the plans submitted by Saad Remodeling & Custom Home Builders, INC, attached as **Exhibit 1**, except as modifications may be required by this approval or the Building Official.

SECTION 3. CONDITIONS. The APPROVAL granted herein is subject to the following conditions:

1. If approved, the Administrative Adjustment approval expires concurrent with the expiration of the Building Permit approved for the subject property.

SECTION 4. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Development Order shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of any of the approval(s) granted in this Development Order. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town Code before it may commence construction or operation, and that the foregoing approval in this Development Order may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town Code or the conditions of this Approval.

SECTION 5. APPEAL. In accordance with Section 30-140(d)(11) of the Town Code, the Applicant, or any aggrieved property owner in the area, may appeal the decision of the Town Commission in the Circuit Court of Broward County, Florida, in accordance with the Florida Rules of Appellate Procedure.

SECTION 6. EFFECTIVE DATE. This Development Order shall become effective upon Approval by the Commission.

APPROVED this ____ day of July, 2025

MAYOR EDMUND MALKOON

ATTEST:

Katrina Adler, Town Clerk

Approved as to form:

Susan L. Trevarthen, Town Attorney



Town Commission Agenda Item Report

Meeting Date: July 22, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Quasi Judicial Public Hearings

Agenda Section: QUASI JUDICIAL PUBLIC HEARINGS

Subject Title: 2024-CU-01-Pursuant to Chapter 30 “Unified Land Development Regulations,” Article IV “Development Permits – Applications, Requirements And Review Procedures,” Division 3 “Conditional Use Procedures And Requirements” of the Town Code of Ordinances (“Town Code”), the Applicant has requested Conditional Use Approval to construct a residential duplex within the RM-25 zoning district at the property located at 4628 Bougainvilla Drive.

Explanation: Saad Remodeling and Custom Home Builders, Inc has submitted a Conditional Use application (**Exhibit 1**) for the property located at 4628 Bougainvilla Drive (the “Property”) to construct a residential duplex within the RM-25 zoning district.



Diagram 1- Proposed Duplex

Section 30-241(a)(4)b of the Town Code requires a Conditional Use permit for a duplex located within the RM-25 district. The proposed duplex would be constructed on a 0.125-acre property (comprising of one and one-half lots) that is zoned RM-25 and has a land use designation of multi-family residence. A detailed explanation of the subject project is provided in the attached Planning and Zoning Board staff report (**Exhibit 2**).

A public participation meeting, pursuant to section 30-114 of the Town Code of Ordinances, took place on June 19, 2025. A summary of the meeting is attached as (**Exhibit 3**).

The Planning and Zoning Board reviewed the application at its July 10, 2025, meeting and voted to approve the request with the following conditions:

1. Provide current S&S survey by a registered surveyor with elevations in NAVD.
2. Updated survey to reflect current FEMA flood elevation contours (2024).
3. Finished floor elevation is required to be at FEMA Base Flood Elevation +1.4' (NAVD).
4. All elevations on the plan are to be provided in NAVD format.
5. Provide drainage plans & calculations showing how stormwater is being maintained on-site & meeting County criteria.
6. Provide slab elevation for all mechanical equipment (AC's, generators, etc.) showing FEMA Base Flood Elevation +1.4' (NAVD) requirements are being met.
7. If the garage is below the FEMA +1.4' elevation, provide the necessary flood vents.
8. Adequate storm water facilities shall be provided to meet regulatory requirements. No off-site drainage will be allowed.
9. Artificial turf shall be labeled on plans as applicable or provide note that no artificial turf is proposed. Artificial turf shall be counted as an impervious area in the drainage calculations.
10. Provide Town Standard Detail for swales in the driveway and grass within town right-of-way with the permit package. Show location/depth of proposed swale on plans.
11. Label water meter / water service on plans as existing or coordinate with the City of Pompano Beach / Fort Lauderdale for new service as applicable.
12. Label sewer lateral on plans as existing or coordinate with the City of Pompano / Fort Lauderdale for new service as applicable.
13. A landscape plan must be provided which conforms with the Town's landscape regulations. Any removal of trees requires approved permits from Broward County and the Town of Lauderdale-By-The-Sea. The landscape plan may be amended to take into consideration plant availability and final site conditions, subject to approval by the Development Services Director or designee, provided that in no instance will the landscape plan be allowed to fall below the minimum standards, criteria and requirements established within the Town Code.
14. Pursuant to Town Code section 20-92, existing service lines serving the development shall, at the time of development or reconstruction, be converted to underground facilities at the developer's and/or owner's cost.
15. The Applicant shall secure a building permit for the project and begin construction within twelve (12) months of the effective date of the development order approval.
16. The construction shall be in accordance with the submitted plans for the hearing incorporated into this document as Exhibit 1, except as modifications may be required by the approved Site Plan and any changes required as part of the building permit and/or architectural review process.
17. The approved plan 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 result in a violation of federal or state law.
18. All applicable state and federal permits shall be obtained before commencement of construction.
19. Prior to the 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.

An Architectural review was conducted by the Town's architect and the proposed design was approved (**Exhibit 4**).

Staff sent the required notices to the surrounding public. The property was properly posted, and the notice was placed on the Town's website. At the Planning and Zoning Board meeting, a representative of Sangria Apartments, 4620 Bougainvillea Drive, submitted a signed petition signed by seventeen (17) individuals (**Exhibit 5**). In addition, one other resident spoke in opposition to the applicant's request.

Recommendation: Staff recommends that the Commission **APPROVE** the Applicant's request, as the proposed project meets the criteria for recommendation of approval, as provided in the Development Order (**Exhibit 6**).

Exhibits:

1. Application and Plans
2. Planning and Zoning Board Staff Report
3. Citizen Participation Meeting Summary
4. Architectural Approval
5. Resident Petition
6. Conditional Use Development Order 4628 Bougainvilla Drive

LAUDERDALE•BY•THE•SEA

Universal Development Application



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308
(954)-640-4210
ZONING@LBTS-FL.GOV
M-F 8:30-4:30 PM

Administrative Purpose

Application Number: 2024-CU-03

BTR #: _____

Date Application Submitted: 8/24/24 AND REVISED 3/25/25

Date Application found Completed: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: _____

Cost Recovery Fee: _____

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 and Fee Schedule.

Check appropriate application and block:

- | | |
|---|---|
| ☐ Appeal of Administrative Decision | ☐ Historic Designation |
| ☐ Site Plan | ☐ Certificate of Appropriateness |
| ☐ Site Plan Level 1 Modification | ☐ Zoning Relief |
| ☐ Site Plan Level 2 Modification | ☐ Rezoning |
| ☒ Conditional Use _____ | ☐ Right-of-Way Vacation |
| ☐ Conditional Use Modification _____ | ☐ Comprehensive Plan Amendment |
| ☐ Administrative Adjustment _____ | ☐ Payment in Lieu of Parking |
| ☐ Variance _____ | ☐ Parking Reduction _____ |
| ☐ Plat _____ | ☐ Other: _____ |
| ☐ Architectural Review _____ | |

Project Name: NEW DUPLEX

Folio Numbers: 494318012620

Street Address: 4628 BOUGAINVILLE DRIVE. LAUDERDALE BY THE SEA. FL. 33308

Legal Description: LOT 8 AND NORTH 1/2" OF LOT 7 IN BLOCK 25, OF LAUDERDALE BY THE SEA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name of Property Owner: Leopoldo Espinoza Property Owner's Phone #: _____

Address of Property Owner: 1635 NW 51st Pl. Lauderdale 33309.

Property Owner's Email Address: leopoldo@feavacion.com.ar.

Name of Applicant: Saad remodeling Custom Homes Applicant's Phone #: (305) 915-5554

Applicant's Address: 18191 NW 68 Ave Ste # 104 Miami Lakes FL 33015

Applicant Email Address: saadremodeling@gmail.com

Name of Agent (e.g. Contractor Representing the Project): SAAD Remodeling Custom Homes.

5/28/2020

Universal Application

Agent's Email Address: saadremodeling@gmail.com Agent's Phone #: (305) 829-3031
 Agent's Address: 18191 NW 68 Ave Hialeah FL 33015
 Land Use Plan Designation: Queeling RM-25 Zoning District: RM-25
 Existing Use of the Subject Property: Single family Residence
 Proposed Use of the Subject Property: DUPlex

APPROVAL OF WAIVER OF TIME ALLOWED TO REVIEW APPLICATION

I, SAAD Remodeling (Applicant/ Property Owner) hereby waive my rights as to the required review time stated in House Bill 7103 as it relates to time limits to review applications for approval of a development permit or development order.

Print Name of Property Owner: Leopoldo Espirasa Date: 3/31/2025

Signature of Property Owner: [Signature]

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Leopoldo Espirasa Date: 3/31/2025

Signature of Property Owner: [Signature]

State of Florida: Fla

County: Fort Lauderdale Broward

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day 31 of March, 2025

The person signing is ☒ personally known to me or has ☐ produced identification

Print Notary Name: ANGEL SAAD My Commission Expires: December 16, 2025

Notary Signature: [Signature]

Applicant

Print Name of Property Owner: Leopoldo Espirasa Date: 3/31/2025

Signature of Property Owner: [Signature]

State of Florida: Florida

County: Fort Lauderdale Broward



ANGEL SAAD
Commission # HH 196813
Expires December 16, 2025
Bonded Thru Budget Notary Services

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization, this day

March of 31st, 20 25

The person signing is ☒ personally known to me or has



ANGEL SAAD

Commission # HH 196813

Expires December 16, 2025

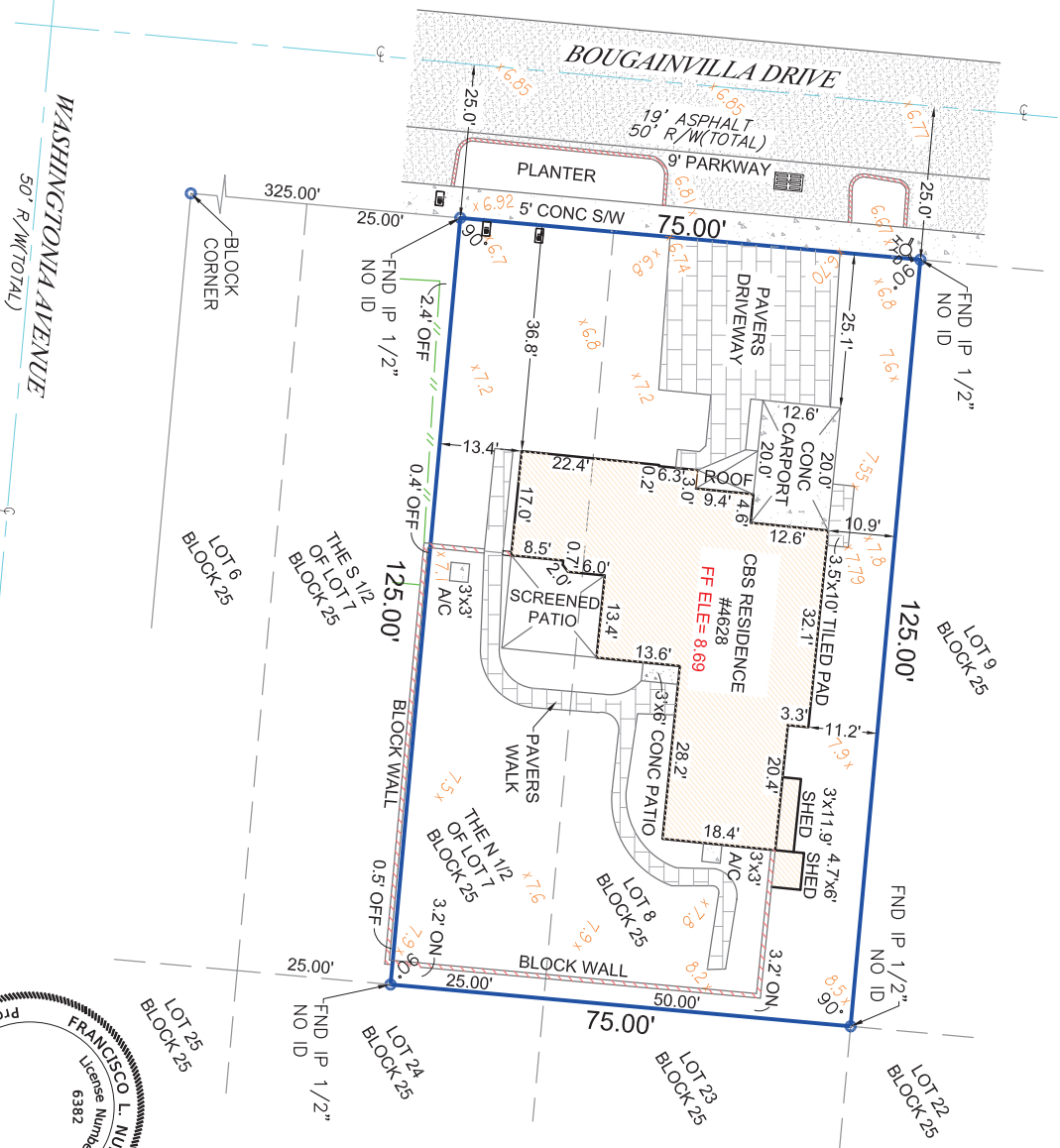
Bonded Thru Budget Notary Services

Print Notary Name: Leopoldo Espinosa My Commission Expires: _____

Notary Signature: Angel Saad ANGEL SAAD



- [illegible]



LEGAL DESCRIPTION:
LOT 8 AND THE NORTH 1/2 OF LOT 7 IN BLOCK 25, OF LAURELDALE BY THE SEA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:
GOOD TIMES 1 INC

SURVEYORS NOTES:

- (1) ANGLES AS SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
 - (2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
 - (3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR. THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.

(5). THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DETECTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.

(6). THE SURVEY PURPOSE IS FOR PERMITTING.

(7). ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.

(8). ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: (BAYARD COUNTRY BENCHMARK BENCH# 3882, ELEVATION = 9.17' (NOV 1988))

ALL COUNTY SURVEYORS



**PROFESSIONAL
SURVEYORS AND MAPPERS**

LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707

5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 276

PROPERTY ADDRESS:
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

FLOOD ZONE: X	DATE OF SURVEY:	SCALE: 1" = 20'
BASE FLOOD: N/A (N/A)	FIELD LOCATION OF IMPROVEMENTS	CADD: LJD/JC
COMMUNITY #: 125123	UPDATE SURVEY ADD ELEVATIONS	CHECKED BY: FLN
MAP/PANEL #: 12011C0378J		INVOICE #: 25-62747
DATE OF FIRM: 07/31/2024		SHEET # 1 OF 1

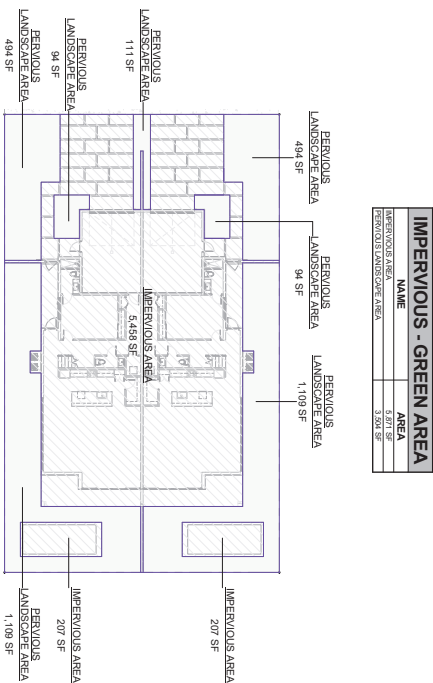
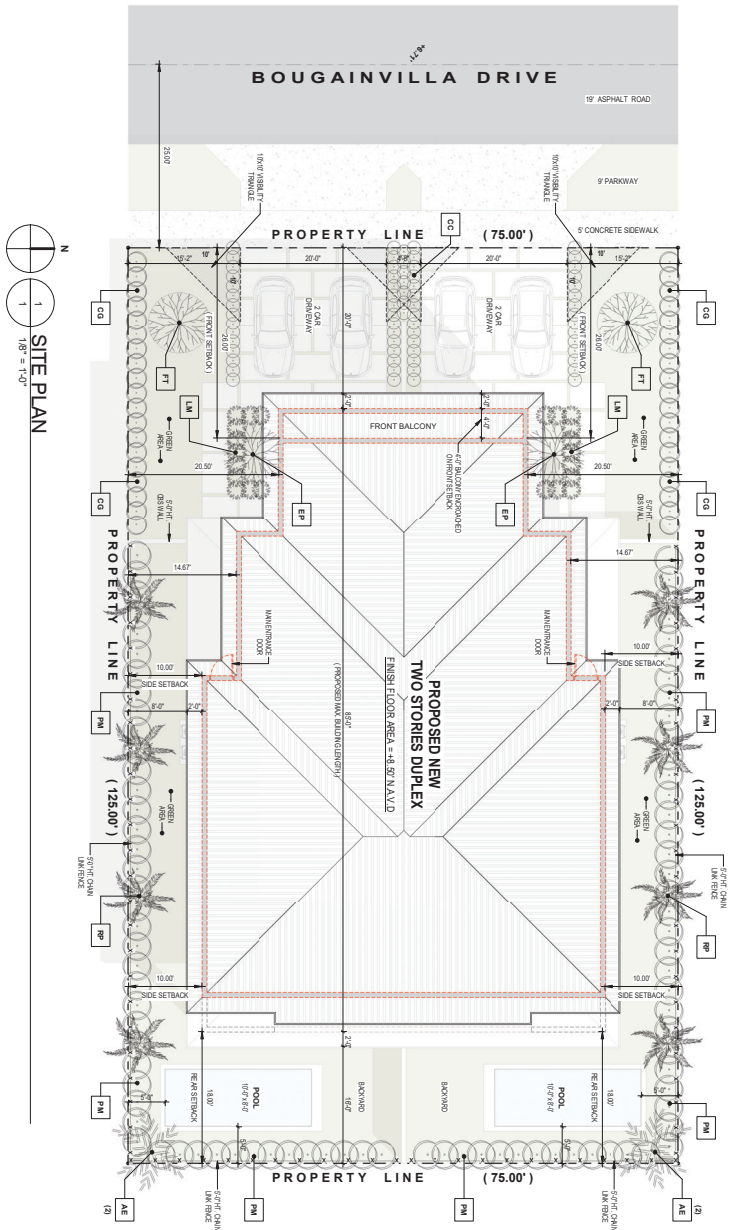
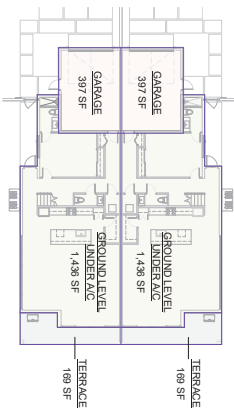
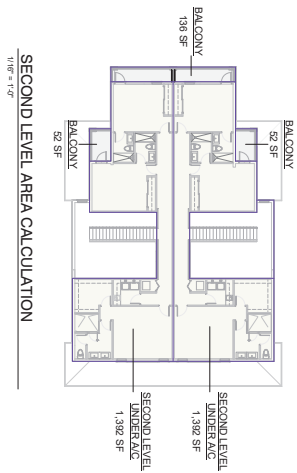
THIS SURVEY'S MATERIALS SET THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 1000, FLORIDA ADMINISTRATIVE CODES.

FRANCISCOLI, NUNEZ, PSM, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER 6382
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[illegible]

ZONING CALCULATION		
ZONING CLASSIFICATION: R-235		
FUTURE LAND-USE CATEGORY: Multi-Family Residences Medium-High Density		
LOT AREA:	9,975 S.F. (0.23 acre)	DENSITY:
(1) EXIST. BUILDING		(2) DOWNSIDE LIMITS
MAX. BUILDING HEIGHT (200)	PROPOSED MAX. BLDG HT. = 28'0" @ 9.4'	
MAX. BUILDING LENGTH (125)	PROPOSED BUILDING LGTH = 118' 0"	
PERMITTED LANDSCAPE AREA:	3.56 AC. (157,211 sq. ft.)	REQUIRED
PARKING:	4	PROPOSED
		4 *

*12 per unit



LANDSCAPE LEGEND									
SYMBOL	QUANTITY	PLANTING				2D SERVICES			
	Each	Name	Shrub	Grass	Tree	Yrs.	Wtr.	None	
SP	0	8	Rockrose	Rock Rose	X				
EP	0	2	Chamae	Evergreen	X				
ME	0	4	Myrica	Pen.			X		
AE	0	2	Artemisia	Pen.			X		
FT	0	2	Festum	Perennial	X				
OS	0	30	Oxalis	Small Leaf	X				
CC	0	ET	Corylus	Oak	X				
ME	0	0	Myrica	Pen.	X				
ME	0	34	Myrica	Pen.	X				
SD			3. Myrica	X					

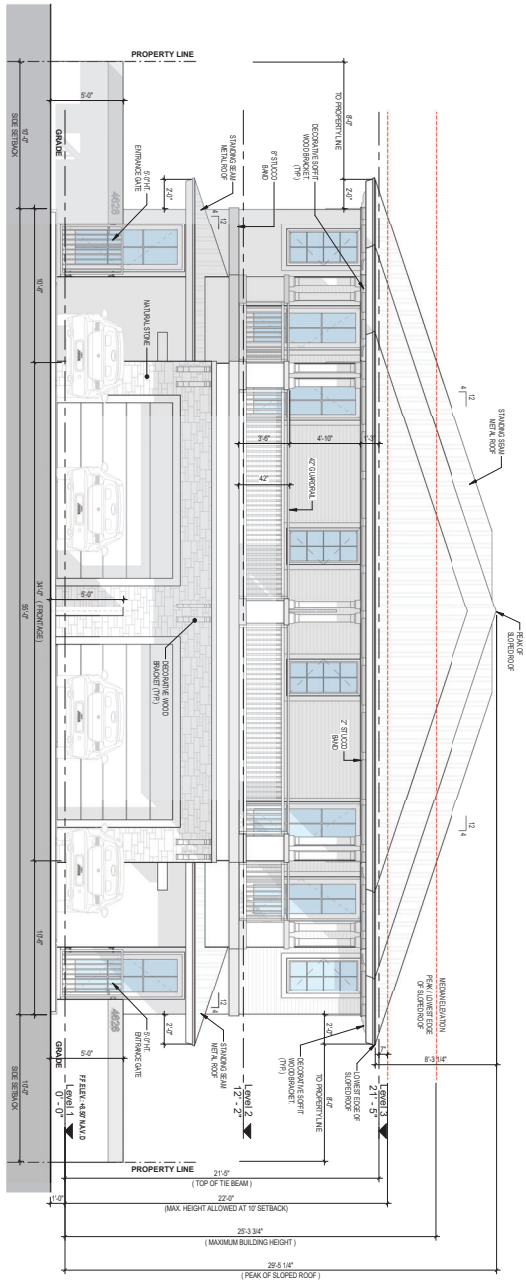
[illegible]

DESIGNED BY: J.F.	Project Number
DRAWN BY: J.F.	
CHECKED BY: J.B.O.	
SCALE: AS SHOWN	
DATE: 02.24.25	
JOB No:	

Sheet Content

SITE PLAN

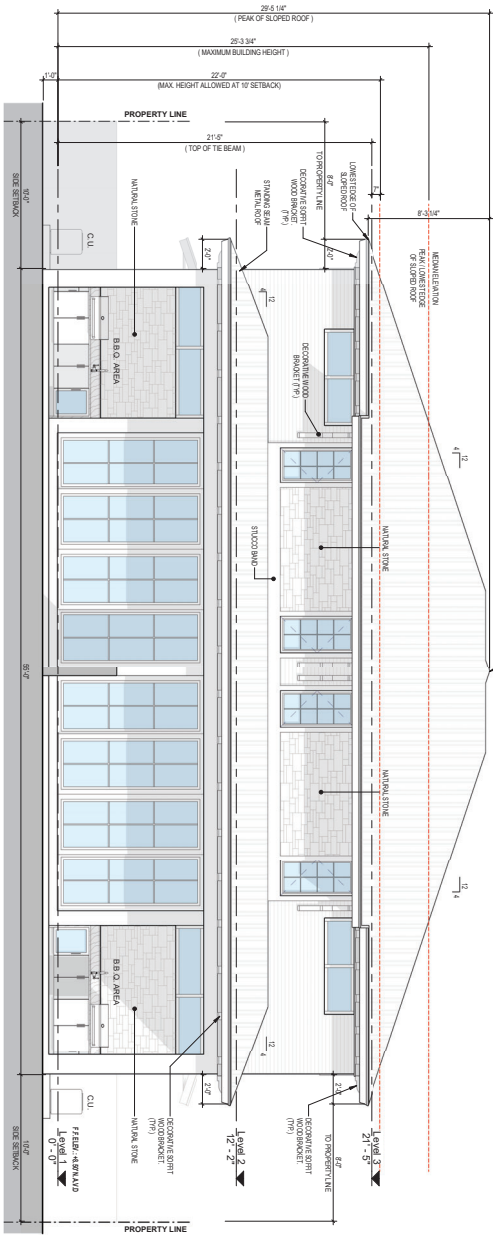
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2
1/4" = 1'-0"

NOTE: ALL ELEVATIONS SHOWN ON DRAWING ARE IN A.Y.D. OF 1988

FINAL NOTE:
FRAMES TO BE WHITE FINISH



1
1/4" = 1'-0"

FINAL NOTE:
FRAMES TO BE WHITE FINISH

FABREGAT
design studio, LLC
JUAN B. ORDOÑEZ, P.E.
FL. Lic. 43380
4050 NW 113th Ave
Miami, FL 33187
Tel: 305.436.3811
Fax: 305.436.3811
info@fabregatdesignstudio.com
www.fabregatdesignstudio.com

Juan B. Ordoñez, P.E.
FL. Lic. 43380
4050 NW 113th Ave
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NEW DUPLEX PROJECT
OWNER
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL. 33308

REVISIONS	DATE	BY	CHKD BY
1	02/24/25	J.B.O.	J.B.O.
2	02/24/25	J.B.O.	J.B.O.
3	02/24/25	J.B.O.	J.B.O.

DESIGNED BY: J.B.O.	DATE: 02/24/25
DRAWN BY: J.B.O.	PROJECT: New Duplex
CHECKED BY: J.B.O.	SCALE: AS SHOWN
DATE: 02/24/25	100%: Final

Sheet Content
FRONT - REAR
ELEVATIONS

Sheet No.

3



FABREGAT
design studio, LLC
PAPER FABREGAT
PH 784.556.8853
info@paperfabregat.com
www.paperfabregat.com
Juan B. Ordóñez, P.E.
FL Lic. 43390
STRUCTURAL ENGINEER
1000 N.W. 10th Ave., Suite 200
Miami, FL 33136
T 305.602.0261

SEAL
DATE
Juan B. Ordóñez, P.E.
STRUCTURAL ENGINEER
FL Lic. 43390

NEW DUPLEX PROJECT
LAUDERDALE BY THE SEA, FL 33308
OWNER

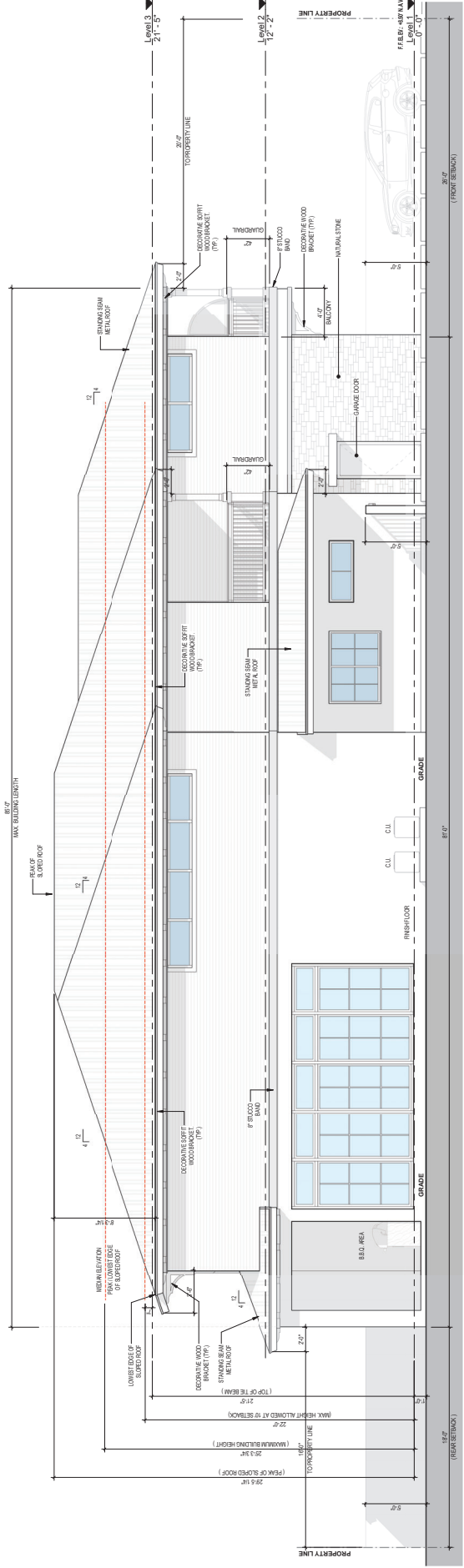
REVISIONS	Date
No. Description	

DESIGNED BY: J.F.
DRAWN BY: J.F.
CHECKED BY: J.B.O.
SCALE: AS SHOWN
DATE: 02.24.25
FOR NO. _____
Project Name

Sheet Content
SIDE ELEVATIONS

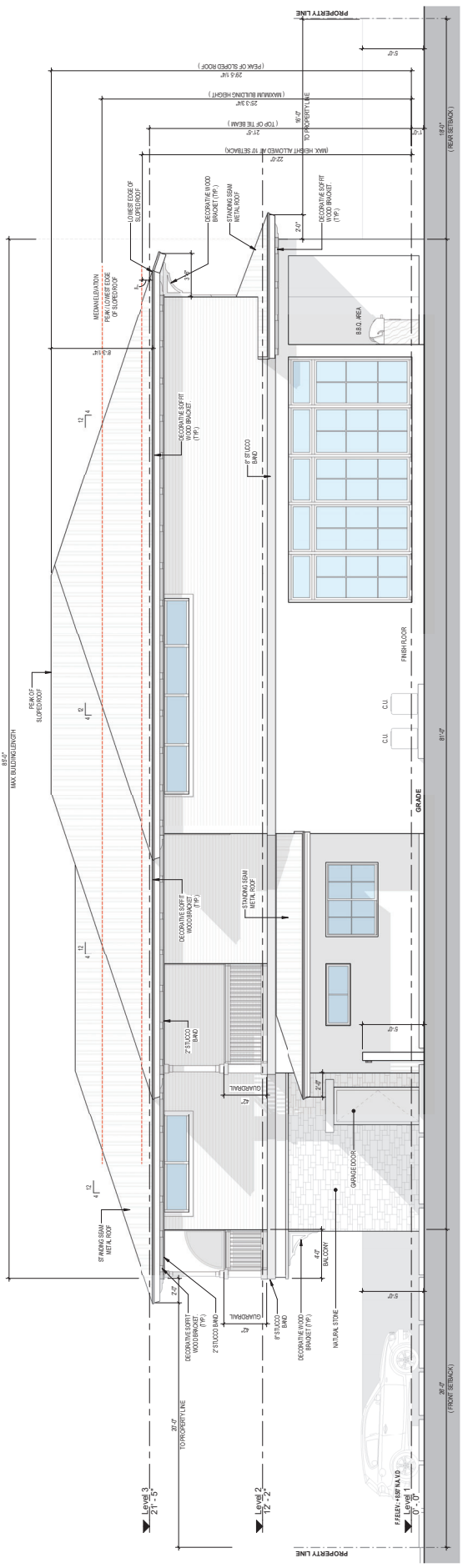
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4



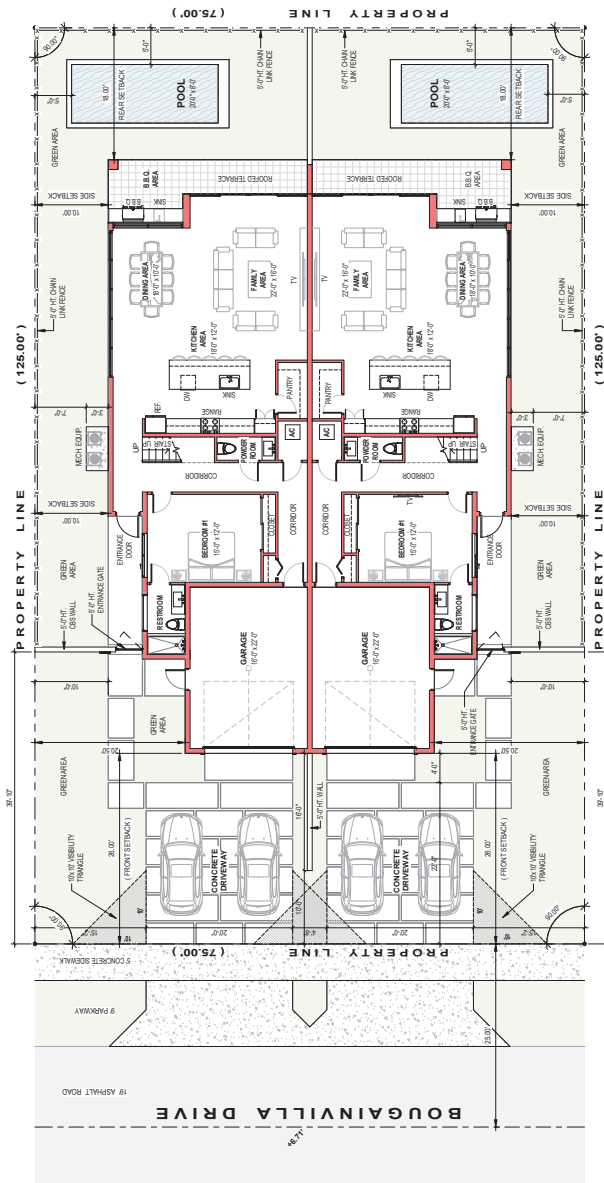
1 SIDE ELEVATION (NORTH)
1/4" = 1'-0"

FINISH NOTE: ALL GLASS DOOR FRAMES TO BE WHITE FINISH.
NOTE: ALL ELEVATIONS SHOWN ON DRAWING ARE MAX. D. OF 198.

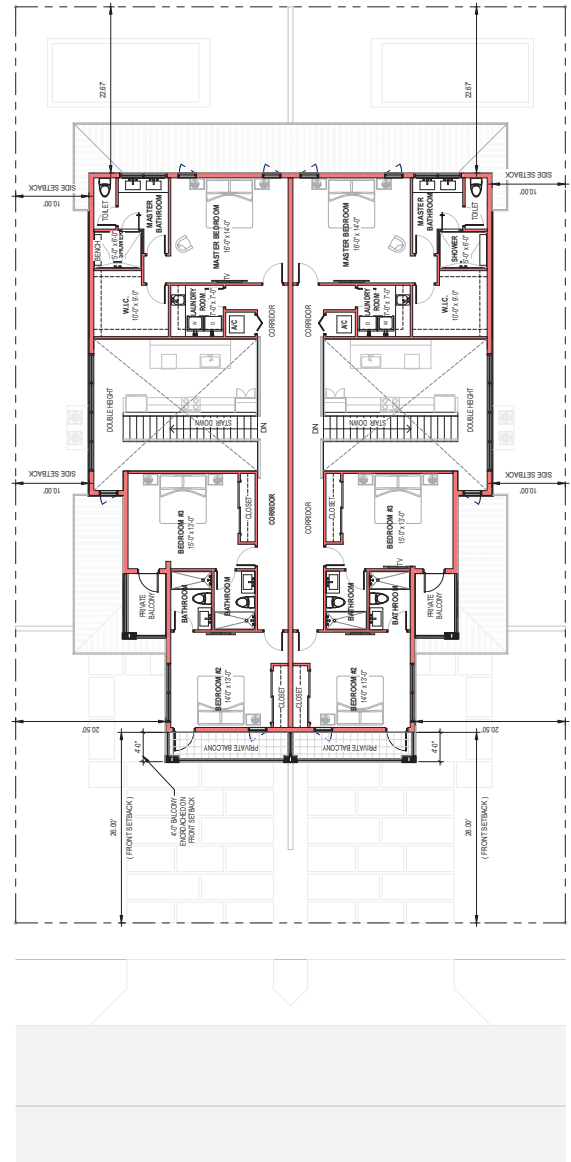


2 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

FINISH NOTE: ALL GLASS DOOR FRAMES TO BE WHITE FINISH.



1 GROUND LEVEL FLOOR PLAN
2 1/8" = 1'-0"



2 SECOND LEVEL FLOOR PLAN
2 1/8" = 1'-0"



Agenda Item No: 5.b.

Planning and Zoning Board Agenda Item Report

Meeting Date: July 10, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Action Item

Agenda Section: NEW BUSINESS

Subject Title: **Application Number:** 2024-CU-01-Pursuant to Chapter 30 "Unified Land Development Regulations," Article IV "Development Permits – Applications, Requirements And Review Procedures," Division 3 "Conditional Use Procedures And Requirements" of the Town Code of Ordinances ("Town Code"), the Applicant has requested Conditional Use Approval (2023-CU-01) to construct a residential duplex within the RM-25 zoning district at the property located at 4628 Bougainvillea Drive.

Explanation:

The purpose of this memorandum is to provide Staff's findings and recommendations regarding the Conditional Use application (**Exhibit 1**) submitted to the Town of Lauderdale-By-The-Sea, Florida (the "Town") for a proposed duplex dwelling to be located at 4628 Bougainvillea Drive (the "Property")(**Diagram 1**).



Diagram 1

The Applicant, Saad Remodeling and Custom Home Builders, Inc, has paid the appropriate fee and submitted the required documents. Notice has been provided to all property owners located within a three hundred (300) foot radius of the Property.

The Property has been posted and the public hearing concerning the Conditional Use application has been advertised, pursuant to Section 30-139 of the Town Code of Ordinances (the "Town Code") (**Exhibit 2**). To date, no one has contacted the Town with respect to the proposed project.

Background and Request

The applicant is requesting conditional use approval to replace an existing one-story single-family residence on a 0.125-acre site (comprised of one and one-half lots) fronting Bougainvillea Drive, south of Pine Avenue, with a two-story duplex. The site is designated Medium-High Density Residential on the Future Land Use Map and is zoned RM-25, where the construction of duplexes requires a conditional use approval. The permitted uses south of Pine Avenue in this zoning district are "apartment house and hotel." Single-family and duplex uses are deemed conditional uses hence the reason for the application submittal to the Town. While duplex projects are exempt from site plan review, conditional use approvals must still consider architectural and site-related criteria. The proposal represents a net increase of only one residential unit; therefore, no traffic impact study or service vehicle data was required per the Development Services Director's waiver authority. To address a minor side yard setback deficiency affecting less than half of the proposed structure, the applicant has submitted a separate Administrative Adjustment Level 2 application.

Documents

Staff has reviewed the documents submitted pursuant to the requirements of the Town Code. This review is based on the following plat, surveys and plans:

1. Survey, prepared by All County Surveyors, dated March 31, 2025.
2. Front and rear elevations, prepared by Fabregat Design Studio, dated February 24, 2025
3. Side elevations, prepared by Fabregat Design Studio, dated February 24, 2025
4. Site Plan, prepared by Fabregat Design Studio, dated February 24, 2025
5. First, and Second Floor Plans, prepared by Fabregat Design Studio, dated February 24, 2025

Town Code Provision

Section 30-126, "Conditional uses review" of the Town Code (**Exhibit 3**) provides the process by which conditional uses may be granted. Conditional use applications require review by the Town Staff, Planning and Zoning Board and final review and consideration by the Town Commission.

Architectural Review

Pursuant to Section 30-51(c) of the Town Code (**Exhibit 4**), all development within the RM-25 zoning district is subject to architectural standards and review in accordance with the Town's Architectural Design Standards (ADS). This includes new construction, reconstruction, alterations, and additions. As the subject property is located within the RM-25 zoning district and involves the construction of a duplex, it is required to comply with the applicable architectural review criteria. Additionally, if the proposed duplex involves rebuilding or restoring a unit attached to an existing duplex, Section 30-137(d) requires consistency in form and style with the remaining unit to ensure architectural cohesion. Although the current proposal involves new construction rather than partial restoration, it is still subject to full architectural review under the Town's ADS. The Town Architect has reviewed the proposed duplex design and determined that it represents a compatible architectural style consistent with the Town's character. As such, the project has received architectural approval (**Exhibit 5**).

Public Participation

A public participation meeting, pursuant to section 30-114, "Public participation required" of the Town Code (**Exhibit 6**), took place on June 19, 2025. A summary of the meeting was submitted to the Town and is attached as **Exhibit 7**.

Review

The plans have been reviewed by the Development Services Director, the Town's Architect, the Town Engineer and the Town's Planning Consultant, Linda Strutt. Comments are discussed below.

Conditional Use Requirements (30-126)

Pursuant to Town Code Section 30-126(d), "Specific criteria for approving a conditional use," the Applicant must demonstrate the following:

- (1) **Land use compatibility.** The conditional use, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts shall be compatible and harmonious with adjacent land uses and shall not adversely impact land use activities and residential areas in the immediate vicinity.

For purposes of a conditional use review, compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Compatibility of land uses is dependent on numerous development characteristics, which may impact adjacent or surrounding uses. They include: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, vibration, traffic generation and nuisances. The Town Manager shall recommend whether the conditional use is compatible. Compatibility shall be measured based on all of the following

characteristics of the proposed use or development in relationship to surrounding development in the immediate area:

- i. Permitted uses, structures and activities allowed within the land use category;
- ii. Building location, dimensions, height, and floor area ratio;
- iii. Location and extent of parking, access drives and service areas;
- iv. Traffic generation, hours of operation, noise levels and outdoor lighting;
- v. Alteration of light and air;
- vi. Setbacks and buffers such as fences, walls, landscaping and open space treatment;
- vii. The architectural and site design are compatible with the character of the surrounding area; and
- viii. Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.

(2) Sufficient site size, site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to provide adequate screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

(3) Compliance with the Comprehensive Plan and Code of Ordinances. The conditional use shall comply with environmental, zoning, concurrency and other applicable regulations of this Code of Ordinances and shall be consistent with the Comprehensive Plan.

(4) Proper use of mitigative techniques. The conditional use and site plan shall incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

The Applicant has presented the following response regarding the criteria for the Conditional Use:

1. i. The proposed building is surrounded by multifamily apartment buildings containing from six to twelve units on each sides of the property. The current zoning designation allows to build up to eight units but the proposed conditional use will provide only two spacious units minimizing the impact to the nearby uses.
- ii. The proposed building scale, height and dimensions blends well with the surroundings. The south adjacent property is a three story multifamily building that occupies approximately eighty percent of the lot area with no landscape around its perimeter. The proposed conditional use provide two stories with the maximum allowed height of twenty feet and ten feet setbacks on each sides creating the opportunity for a new landscape on each sides. Proposed height, dimensions and F.A.R are in compliance with its zoning requirements.
- iii. This proposed conditional use does not provide any access drive and service area. Each unit has a covered garage plus twenty feet wide of driveway at the front setback. In contrast with the nearby buildings, where eighty percent of their front width is covered by asphalt parking, the combined total impervious driveway parking at the front setback is forty feet providing in this case thirty five feet for new landscape-green areas on its front yard.
- iv. This proposed duplex parking is compatible with the neighboring properties by providing less parking spaces and less impact in traffic and noise levels than the adjacent properties. The building will have the same use and hour of operations and enhanced exterior lighting from wall sconces and downlights.
- v. The proposed building design does not represent an alteration of the current air and light quality to the nearby structures. The total height, its facade articulation and the ten feet side setbacks will allow good light penetration and air to flow to the neighboring properties.
- vi. The proposed building is in compliance with the required front, sides and rear setbacks. The resulting open spaces will be covered by green area and tropical landscape specially the sides where they will act as a natural green buffer with its palms and continuous hedges along the property lines.
- vii. The proposed building design not only is compatible with the aesthetic character of the area, it will also improve the current aesthetic of the block and the general pedestrian experience by recreating a tropical landscape along its front property line.
- viii. The current traffic signal located on the right of way area will not be affected by the new construction and it will not add any new signage affecting the current vehicular traffic.

Staff Finding: This criterion has been met. The permitted uses within the RM-25 zoning district south of Pine Avenue are apartment houses and hotel. The proposed two-story duplex is compatible with the existing and permitted uses in the immediate vicinity and is actually more consistent than the existing one-story single-family residence it is replacing.

2. The regular shape and generous size of the site provide an adequate condition to properly insert the proposed building scale, density and dimensions. As a result, generous open green spaces will be provided along the property

lines for tropical landscape acting as a green buffer and improving the experience to the nearby building as well as the pedestrian flow along its frontage. In addition to this, the units front door entrance is recessed by more than fifty feet from the front sidewalk minimizing potential impact to the pedestrian experience of the area.

Staff Finding: This criterion has been met.

3. The proposed building design complies with the current comprehensive and code ordinances. The project complies with the onsite parking regulations, residential character and style, open space for green - landscape areas, scale, overall height and setbacks not impacting in a negative way directly or indirectly with the life and natural flow of the neighborhood as well as general health, safety and welfare.

Staff Finding: This criterion has been met.

4. The proposed building design complies with the current comprehensive and code ordinances. The project complies with the onsite parking regulations, residential character and style, open space for green - landscape areas, scale, overall height and setbacks not impacting in a negative way directly or indirectly with the life and natural flow of the neighborhood as well as general health, safety and welfare.

Staff Finding: This criterion has been met.

Summary Findings and Recommendations

The proposed plans submitted by the Applicant are consistent with the Land Development Code and Town Staff believe that the Applicant has addressed the criteria for granting of the Conditional Use. Town Staff recommends that the Board vote to recommend the Town Commission's approval of the Conditional Use request, subject to compliance with the following conditions:

1. Provide current S&S survey by a registered surveyor with elevations in NAVD.2.
2. Updated survey to reflect current FEMA flood elevation contours (2024).
3. Finished floor required to be at FEMA Base Flood Elevation +1.4' (NAVD).
4. All elevations on plan to be provided in NAVD.
5. Provide drainage plan & calculations showing how stormwater is being maintained on-site & meeting County criteria.
6. Provide slab elevation for all mechanical equipment (AC's, generators, etc.) showing FEMA Base Flood Elevation +1.4' (NAVD) requirements are being met.
7. If the garage is below the FEMA +1.4' elevation, provide necessary flood vents.
8. Adequate storm water facilities shall be provided to meet regulatory requirements. No off-site drainage will be allowed.
9. Artificial Turf shall be labeled on plans as applicable or provide note that no artificial turf is proposed. Artificial Turf shall be counted as impervious area in the drainage calculations.
10. Provide Town Standard Detail for swales in the driveway and grass within town right-of-way with the permit package. Show location/depth of proposed swale on plans.
11. Label water meter / water service on plans as existing or coordinate with the City of Pompano Beach / Fort Lauderdale for new service as applicable.
12. Label sewer lateral on plans as existing or coordinate with the City of Pompano / Fort Lauderdale for new service as applicable.
13. Landscape plan must be provided which conforms with the Town's landscape regulations. Any removal of trees requires approved permits from Broward County and the Town of Lauderdale-By-The-Sea. Landscape plan may be amended to take into consideration plant availability and final site conditions, subject to approval by the Development Services Director or designee, provided that in no instance will the landscape plan be allowed to fall below the minimum standards, criteria and requirements established within the Town Code.
14. Pursuant to Town Code section 20-92, existing service lines serving the development shall, at the time of development or reconstruction, be converted to underground facilities at the developer's and/or owner's cost.
15. The Applicant shall secure a building permit for the project and begin construction within twelve (12) months of the effective date of the development order approval.
16. The construction shall be in accordance with the submitted plans for the hearing incorporated into this document as Exhibit 1, except as modifications may be required by the approved Site Plan and any changes required as part of the building permit and/or architectural review process.
17. The approved plan 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 result in a violation of federal or state law.
18. All applicable state and federal permits shall be obtained before commencement of construction.

19. 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.

Summary Findings

Staff has reviewed the application and concludes the application as conditioned herein meets the Town Code requirements.

Recommendation: Staff recommends the Planning and Zoning Board review the application and make a recommendation of approval or denial to the Town Commission.

Exhibits:

1. Exhibit 1- Application and Plans
2. Exhibit 2 - Sec. 30-139. - Notice of Public Hearings
3. Exhibit 3 - Sec. 30-126. - Conditional uses review
4. Exhibit 4 - Sec. 30-51. - Architectural review standards
5. Exhibit 5-2025-AR-03-1 Architectural Approval
6. Exhibit 6 - Sec. 30-114. - Public participation required
7. Exhibit 7- Bougainvilla Drive Duplex _ Citizen Participation Meeting Summary Report

LAUDERDALE•BY•THE•SEA

Universal Development Application



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308
(954)-640-4210
ZONING@LBTS-FL.GOV
M-F 8:30-4:30 PM

Administrative Purpose

Application Number: 2024-CU-03

BTR #: _____

Date Application Submitted: 8/24/24 AND REVISED 3/25/25

Date Application found Completed: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: _____

Cost Recovery Fee: _____

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 and Fee Schedule.

Check appropriate application and block:

- | | |
|---|---|
| ☐ Appeal of Administrative Decision | ☐ Historic Designation |
| ☐ Site Plan | ☐ Certificate of Appropriateness |
| ☐ Site Plan Level 1 Modification | ☐ Zoning Relief |
| ☐ Site Plan Level 2 Modification | ☐ Rezoning |
| ☒ Conditional Use _____ | ☐ Right-of-Way Vacation |
| ☐ Conditional Use Modification _____ | ☐ Comprehensive Plan Amendment |
| ☐ Administrative Adjustment _____ | ☐ Payment in Lieu of Parking |
| ☐ Variance _____ | ☐ Parking Reduction _____ |
| ☐ Plat _____ | ☐ Other: _____ |
| ☐ Architectural Review _____ | |

Project Name: NEW DUPLEX

Folio Numbers: 494318012620

Street Address: 4628 BOUGAINVILLE DRIVE. LAUDERDALE BY THE SEA. FL. 33308

Legal Description: LOT 8 AND NORTH 1/2" OF LOT 7 IN BLOCK 25, OF LAUDERDALE BY THE SEA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Name of Property Owner: Leopoldo Espinoza Property Owner's Phone #: _____

Address of Property Owner: 1635 NW 51st Pl. Lauderdale 33309.

Property Owner's Email Address: leopoldo@feavacion.com.ar.

Name of Applicant: Saad remodeling Custom Homes Applicant's Phone #: (305) 915-5554

Applicant's Address: 18191 NW 68 Ave Ste # 104 Miami Lakes FL 33015

Applicant Email Address: saadremodeling@gmail.com

Name of Agent (e.g. Contractor Representing the Project): SAAD Remodeling Custom Homes.

5/28/2020

Universal Application

Agent's Email Address: saadremodeling@gmail.com Agent's Phone #: (305) 829-3031
Agent's Address: 18191 NW 68 Ave Hialeah FL 33015
Land Use Plan Designation: Queeling RM-25 Zoning District: RM-25
Existing Use of the Subject Property: Single family Residence
Proposed Use of the Subject Property: DUPlex

APPROVAL OF WAIVER OF TIME ALLOWED TO REVIEW APPLICATION

I, SAAD Remodeling (Applicant/ Property Owner) hereby waive my rights as to the required review time stated in House Bill 7103 as it relates to time limits to review applications for approval of a development permit or development order.

Print Name of Property Owner: Leopoldo Espinosa Date: 3/31/2025

Signature of Property Owner: [Signature]

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Leopoldo Espinosa Date: 3/31/2025

Signature of Property Owner: [Signature]

State of Florida: Fla

County: Fort Lauderdale Broward

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day 31 of March, 20 25

The person signing is ☒ personally known to me or has ☐ produced identification

Print Notary Name: ANGEL SAAD My Commission Expires: December 16, 2025

Notary Signature: [Signature]

Applicant

Print Name of Property Owner: Leopoldo Espinosa Date: 3/31/2025

Signature of Property Owner: [Signature]

State of Florida: Florida

County: Fort Lauderdale Broward

5/28/2020
Universal Application



ANGEL SAAD
Commission # HH 196813
Expires December 16, 2025
Bonded Thru Budget Notary Services

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization, this day

March of 31st, 20 25

The person signing is ☒ personally known to me or has

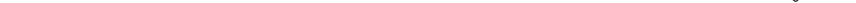


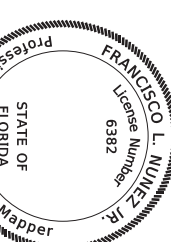
ANGEL SAAD
Commission # HH 196813
Expires December 16, 2025
Bonded Thru Budget Notary Services

Print Notary Name: Leopoldo Espinosa My Commission Expires: _____

Notary Signature: Angel Saad ANGEL SAAD



- 



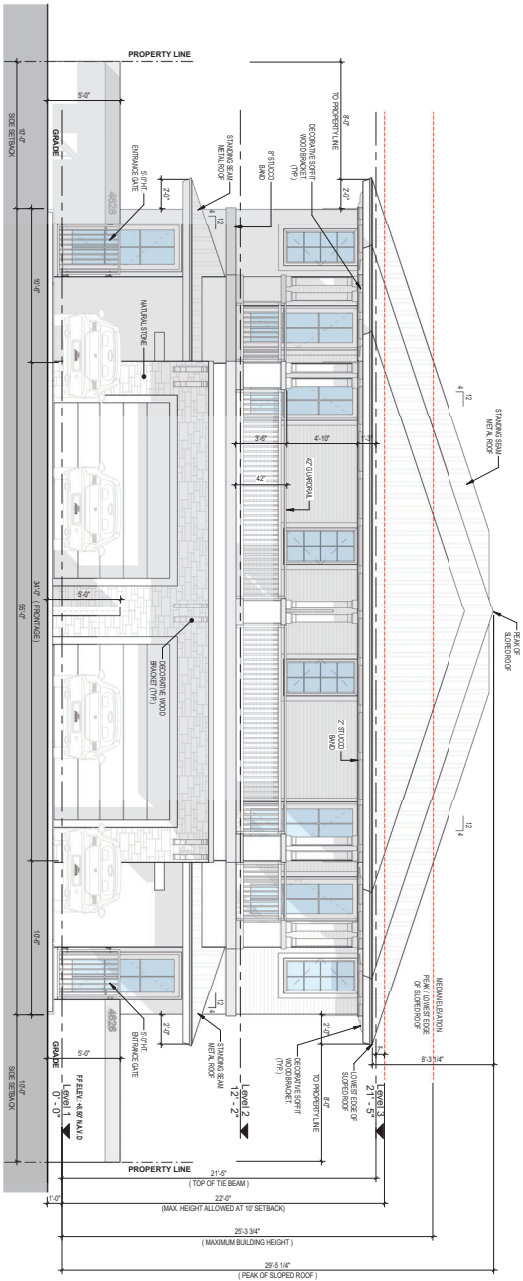
ALL COUNTY SURVEYORS



**PROFESSIONAL
SURVEYORS AND MAPPERS**
LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707

CERTIFICATIONS:
GOOD TIMES 1 INC

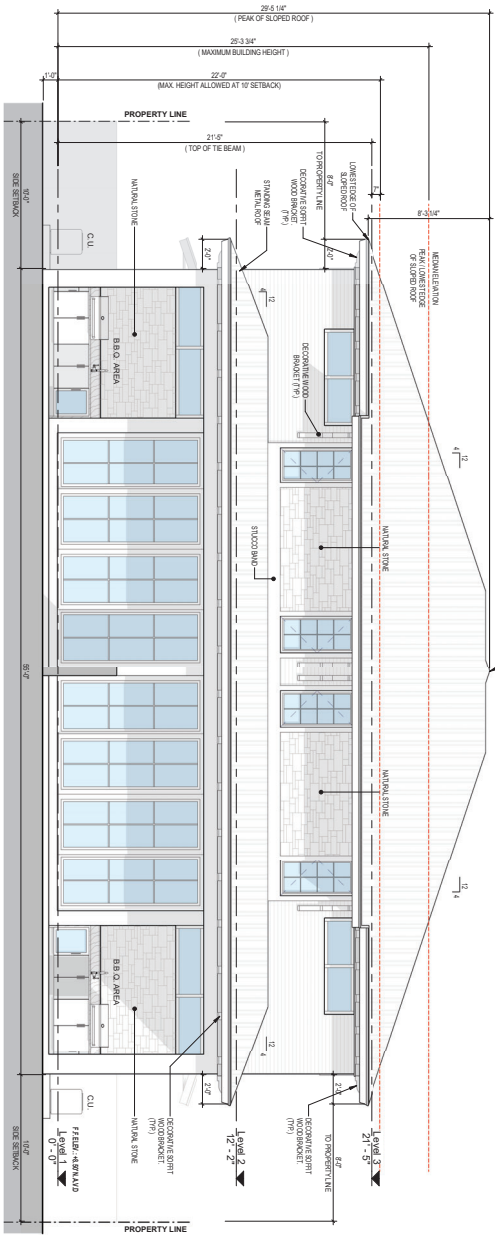
- (1) ANGLES AS SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITTEE THEREFOR. FOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.



2
1/4" = 1'-0"

NOTE: ALL ELEVATIONS SHOWN ON DRAWING ARE IN A.Y.D. OF 1988

FINAL NOTE:
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FABREGAT
design studio, LLC
10000 BAYVIEW BLVD
SUITE 100
BAYVIEW, FL 33154
TEL: 305.444.1111
WWW.FABREGATDESIGNSTUDIO.COM

Juan B. Ordover, P.E.
FL Lic. 43380
10000 BAYVIEW BLVD
SUITE 100
BAYVIEW, FL 33154
TEL: 305.444.1111
WWW.FABREGATDESIGNSTUDIO.COM

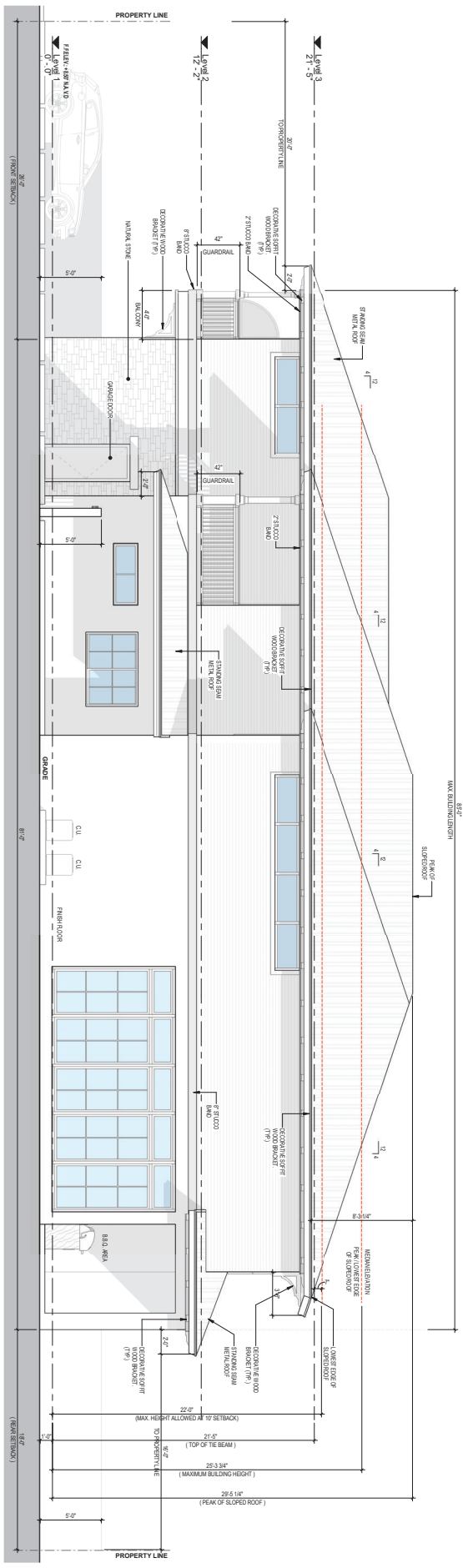
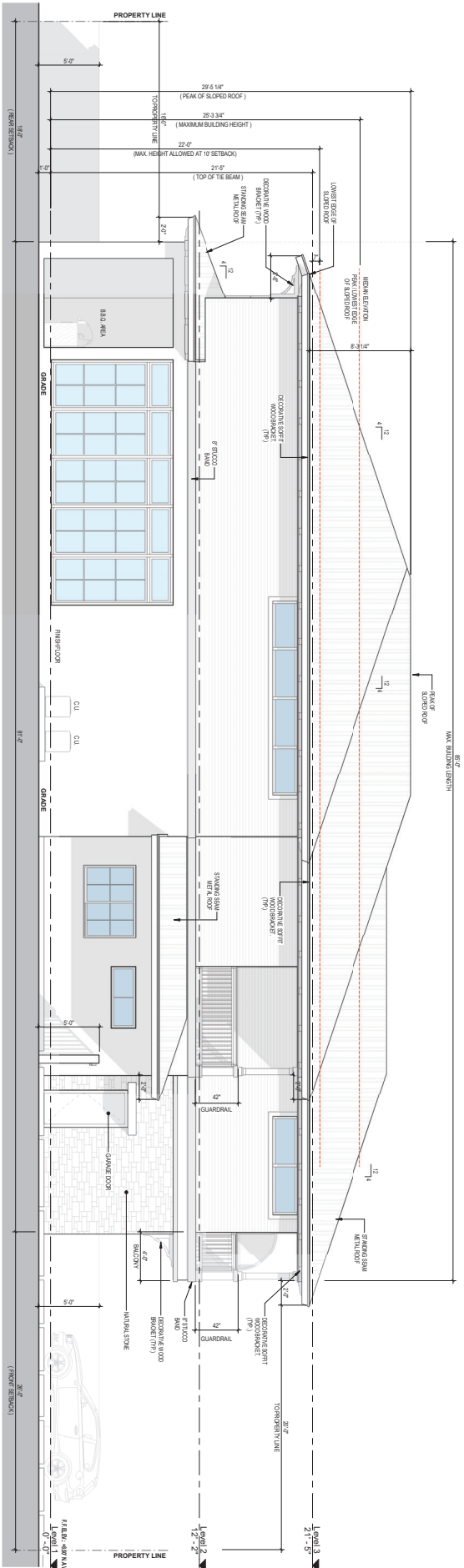
Juan B. Ordover, P.E.
FL Lic. 43380
10000 BAYVIEW BLVD
SUITE 100
BAYVIEW, FL 33154
TEL: 305.444.1111
WWW.FABREGATDESIGNSTUDIO.COM

NEW DUPLEX PROJECT
OWNER
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

REVISIONS	DATE	BY	CHKD BY
1	02/24/25	J.B.O.	J.B.O.
2	02/24/25	J.B.O.	J.B.O.
3	02/24/25	J.B.O.	J.B.O.

FRONT - REAR ELEVATIONS

3



NEW DUPLEX PROJECT

OWNER

4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL. 33308

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/2023

DESIGNED BY: J.F.
DRAWN BY: J.F.
CHECKED BY: J.B.O.
SCALE: AS SHOWN
DATE: 02/24/23
100% PERMITS

PROJECT INFORMATION

PROJECT NAME: NEW DUPLEX PROJECT
PROJECT ADDRESS: 4628 BOUGAINVILLE DRIVE, LAUDERDALE BY THE SEA, FL. 33308
PROJECT PHONE: 305-400-1234
PROJECT FAX: 305-400-1234
PROJECT EMAIL: info@fabregat.com

DESIGNER INFORMATION

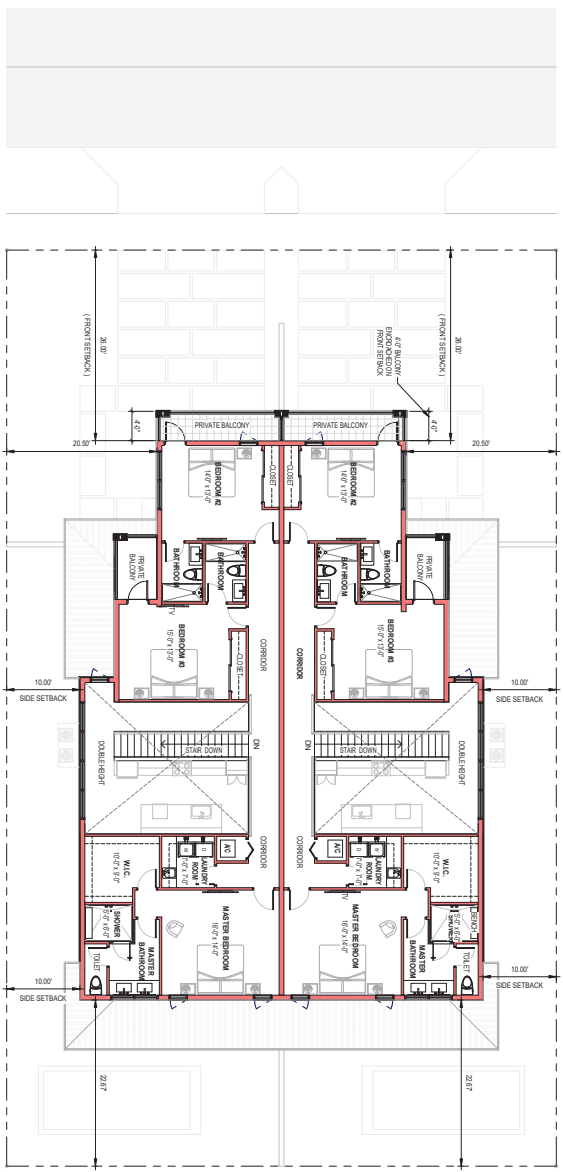
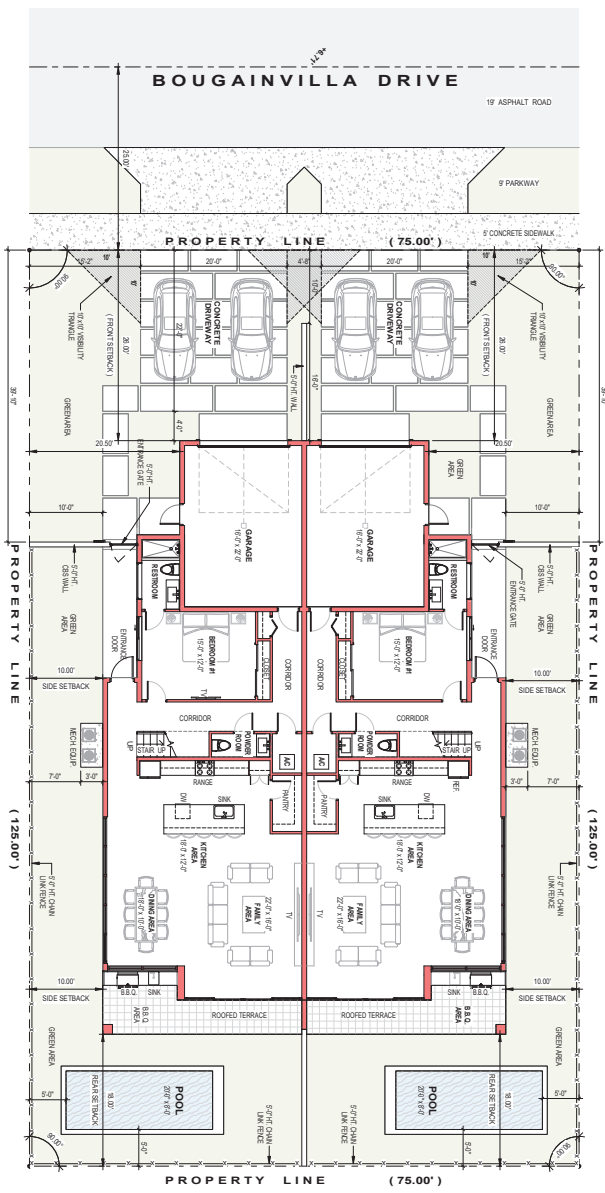
DESIGNER NAME: FABREGAT
DESIGNER ADDRESS: 1000 N. W. 10TH AVE., SUITE 100, MIAMI, FL. 33136
DESIGNER PHONE: 305-400-1234
DESIGNER FAX: 305-400-1234
DESIGNER EMAIL: info@fabregat.com

PROJECT INFORMATION

PROJECT NAME: NEW DUPLEX PROJECT
PROJECT ADDRESS: 4628 BOUGAINVILLE DRIVE, LAUDERDALE BY THE SEA, FL. 33308
PROJECT PHONE: 305-400-1234
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DESIGNER EMAIL: info@fabregat.com



FABRICAT
design studio, LLC
JUAN B. ORDONEZ, P.E.
FL. LIC. 43380
1305 NW 113th Ave
Davie, FL 33317
T. 954-942-2931

Juan B. Ordóñez, P.E.
STRUCTURAL ENGINEER
FL. LIC. 43380
DATE: 12/24/25

NEW DUPLEX PROJECT

OWNER
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL. 33308

REVISIONS	DATE	BY	CHKD
NO. DESCRIPTION			

DESIGNED BY: J.B.	DATE: 02/24/25
CHECKED BY: J.B.O.	PROJECT: New Duplex
SCALE: AS SHOWN	
130th Ave	

Sheet Content
FLOOR PLANS

Sheet No.

2

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, with the exception of public participation meetings which shall be the responsibility of the applicant as set forth in section 30-114 of this Code.
 - (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.

- (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 conflict with the Florida Statutes.

Table XXX. Notice Requirements

Application type	Florida Statute reference	Public participation meeting	Board notice date (as applicable)	Commission notice date	Type of notice			
					Website	Posted	Mailed 300'	Published (ad type)
Administrative adjustments, appeals from administrative decisions, plats		n/a	10 days	10 days	X	X	X	n/a
Conditional uses for signs		10 days	n/a	10 days	X	X	X	n/a
A variance for a single family home		n/a	10 days	10 days	X	X	X	n/a
Conditional uses, site plans, Level 2 site plan modifications, variances		10 days	10 days	10 days	X	X	X	n/a
Right-of-way vacations		10 days	10 days	10 days	X			X (standard)
Architectural review, conditional use level 1 modification, site plan level 1 modification		n/a			n/a	n/a	n/a	n/a

Comprehensive plan—Text	163.3184	10 days	10 days	7 days— 1st public hrg and 5 days— 2nd public hrg	X			X (display)
Comprehensive plan—Map	163.3184	10 days	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	n/a	10 days	7 days— 1st public hrg and 5 days— 2nd public hrg	X			X (display)
Land Development Code—All other text amendments	166.041	n/a	10 days	10 days	X			X (standard)

Zoning map change (<u>chapter 30</u>)— Town (less than 10 contiguous acres)	166.041(3) (c) 1	10 days	10 days	30 days	X		X	X (standard)
Zoning map change (<u>chapter 30</u>)— Town (10 or more contiguous acres)	166.041(3) (c)2	10 days	10 days	7 days— 1st public hrg 5 days— 2nd public hrg	X	X	X *	X * (display, with map)
Zoning map change (<u>chapter 30</u>)— Owner	166.041(3) (a)	10 days	10 days	10 days	X	X	X	X (standard)

(Ord. No. 2014-08, § 3, 7-7-2014; Ord. No 2022-05, § 3, 8-24-2022)

- (a) *Defined.* A conditional use is a use that would not be appropriate without restriction throughout the land use district, but which, if controlled as to number, area, location, hours of operation, and relation to the neighborhood or impacted vicinity, would promote the public health, safety, welfare, order, comfort, convenience, appearance, or prosperity of the neighborhood.
- (b) *Intent, purpose and effect.* The purpose of this section is to ensure that a conditional use shall only be permitted on specific sites as provided in a particular zoning district or as provided in this Code, where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.

This section sets forth the procedures and criteria for approval of conditional uses on specific sites. A conditional use is quasi-judicial, and shall be permitted only upon a finding that the proposed use satisfies the specific review criteria of this section and other requirements of this Code.

An approval of a conditional use does not eliminate the need for other approvals, which may be required under this Code, including but not limited to site plan review.

- (c) *Application.* A conditional use application shall provide the following information unless waived by the DSD:
 - (1) Traffic impact study meeting the requirements of section 30-71(c)(14)d;
 - (2) Square feet designated (indoors or out) for each specific use;
 - (3) Estimated employment;
 - (4) Estimated number and type of service vehicles;
 - (5) Any unique facilities or structures proposed as part of site improvements; and
 - (6) A description of any mitigative techniques to abate any possible adverse impacts of the proposed use on properties in the immediate vicinity including smoke, odor, noise, and other impacts.
- (d) *Specific criteria for approving a conditional use.* A conditional use shall be permitted upon a finding by the Town Commission that the proposed use, as proposed or with additional conditions or modifications, satisfies the criteria herein specified. A conditional use shall be denied if the Town Commission determines that the proposed use does not meet the criteria herein provided or is adverse to the public interest. The Board and/or Commission may impose conditions and safeguards, in addition to those prescribed in the Code, as they determine are necessary for the protection of the surrounding area and to preserve the spirit and intent of the Town Code and Comprehensive Plan. The applicant shall demonstrate the following:
 - (1) *Land use compatibility.* The conditional use, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts shall be compatible and harmonious with adjacent land uses and shall not adversely impact land use activities and residential areas in

the immediate vicinity.

For purposes of a conditional use review, compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Compatibility of land uses is dependent on numerous development characteristics, which may impact adjacent or surrounding uses. They include: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, vibration, traffic generation and nuisances. The Town Manager shall recommend whether the conditional use is compatible. Compatibility shall be measured based on all of the following characteristics of the proposed use or development in relationship to surrounding development in the immediate area:

- i. Permitted uses, structures and activities allowed within the land use category;
- ii. Building location, dimensions, height, and floor area ratio;
- iii. Location and extent of parking, access drives and service areas;
- iv. Traffic generation, hours of operation, noise levels and outdoor lighting;
- v. Alteration of light and air;
- vi. Setbacks and buffers such as fences, walls, landscaping and open space treatment;
- vii. The architectural and site design are compatible with the character of the surrounding area; and
- viii. Any existing or proposed signs or lighting will not adversely affect surrounding areas or vehicular traffic.

(2) *Sufficient site size, site specifications, and infrastructure to accommodate the proposed use.*

The size and shape of the site, the proposed access and internal circulation, and the urban design must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to provide adequate screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

(3) *Compliance with the Comprehensive Plan and Code of Ordinances.* The conditional use shall comply with environmental, zoning, concurrency and other applicable regulations of this Code of Ordinances and shall be consistent with the Comprehensive Plan.

(4) *Proper use of mitigative techniques.* The conditional use and site plan shall incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use

activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

(e) *Conditional use approval amendments.* A conditional use approval is specific to the density and intensity of the proposed use, the particular site plan and any supplemental conditions approved. Unauthorized modification to a site plan or any of the specifics or conditions of the conditional use approval is a violation of the Town Code and subject to code enforcement action and/or revocation of the conditional use approved. Any proposed modification to the conditional use that affects density, intensity or minimum code requirements of the site development plan will require review and approval by the Town Commission.

(1) The Town Manager shall determine if the request is a Level 1 Amendment or a Level 2 Amendment. In deciding whether an application is a Level 1 or Level 2 Amendment, the Town Manager shall consider the requirements of section 30-123(a)–(c) of the Code.

a. Level 1 Amendment: Shall be processed pursuant to the requirements for a Level 1 Review- Administrative Approval as set forth in section 30-113.

b. Level 2 Amendment: Shall be processed pursuant to the requirements for a Level 2 Review - Town Commission Approval as set forth in section 30-113.

(f) *Continuing jurisdiction.* The Town Commission hereby reserves to itself the jurisdiction and authority to review and revoke conditional use permits where the use or the continuation of the use:

(1) Violates the conditions set forth by the Town Commission as a requirement for the granting of the use;

(2) Is injurious to the health, safety or welfare of the community or of the public;

(3) Tends to attract vagrants, loiterers or habitually intoxicated persons; or

(4) Has a history of repeated Code violations.

(Ord. No. 2014-08, § 3, 7-7-2014)

Sec. 30-51. - Architectural review standards.

- (a) *Purpose and intent.* The purpose of this section and the Town's Architectural Design Standards (sometimes referred to as the "Town ADS") is to encourage the local adaptation of the Mid-century Modern architectural style as the preferred architectural style of the Town, in that such architectural style is compatible with the essential character of the Town, supportive of efficient development, is architecturally and visually appealing, and fosters a sense of place in the preservation of the architectural and design characteristics of the Town's existing built environment.
- (b) *Incorporation by reference of Town Architectural Design Standards.* The Town Architectural Design Standards manual (also known as the Town ADS manual), as adopted by resolution of the Town Commission and as may be amended from time to time, is hereby incorporated into this article II, division 1. Architectural Review Requirements. All provisions of this section shall be interpreted in conformance with the Town ADS. In the event of conflict between the ADS and the Code, the Code governs.
- (c) *Applicability.*
 - (1) The following shall be reviewed for compliance with the architectural standards and architectural review requirements provided by this section and the Town ADS:
 - a. All development, including new construction, reconstruction, alterations and additions within the B-1-A, B-1, RM-25, and RM-50 Town zoning districts;
 - b. The exterior renovation, rebuilding, or restoration of a duplex unit, consistent with the requirements of section 30-137(d) for consistency in form and style with the remaining duplex unit to which the reconstructed duplex unit will be attached.
 - (2) Alterations and additions to existing buildings with design elements that are associated with the Mid-century Modern style of architecture shall conform to that architectural style.
 - (3) Alterations and additions to existing buildings with design elements that are not associated with the Mid-century Modern style of architecture shall conform to the architectural style of the existing building.
 - (4) The Town ADS further defines the requirements of the Mid-century Modern style and alternative architectural styles, and the various elements of design that are encouraged and discouraged in the Town.
- (d) *Architectural styles.*
 - (1) *Mid-century Modern.* The preferred architectural style of the Town shall be in accordance with the Mid-century Modern or similar harmonious architecture, except that any buildings Broward County has designated as a "historic resource," pursuant to Article XVII of the

Broward County Code of Ordinances, as may be amended from time to time, shall conform to the architecture of the existing building.

(2) *Alternative architectural styles.*

- a. While the Mid-century Modern architectural style is the Town's preferred architectural style, it is not intended to be the exclusive architectural style of the Town. Alternative architectural styles and design concepts may be considered during the development review process. However, it shall be the applicant's burden to show that the proposed alternative architectural style and design concepts, to the maximum extent practical, are compatible with the architectural style of adjacent existing or approved development on the same or adjacent properties and street frontages.
- b. Alternative architectural styles may be considered appropriate if it is found that:
 1. The proposed alternative style is compatible with the architectural style of adjacent existing or approved development on the same or adjacent property; and
 2. The architectural style of proposed development incorporates a scale, massing, and sufficient number of the same or similar design elements (e.g., horizontal or vertical building facade articulation, building facade articulation elements, facade materials, roof design, use and design of balconies, window design, door design, use and design of window or door shading devices, railing design, etc.) to create a clear and affirmative relationship or transition between the architectural styles of existing buildings or of approved development on the same or adjacent properties and street frontages.
- c. "Adjacent," when used herein, shall mean a lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land, or a lot or parcel of land that is separated from another lot or parcel of land by a right-of-way or park.

(e) *Review of architectural design.*

- (1) To ensure that any application for a development approval or permit, as required by this chapter, complies with architectural design review provisions, the Town Manager shall:
 - a. Designate staff with appropriate levels of education or expertise; and/or
 - b. Retain the services of a consultant with appropriate levels of education or expertise.
- (2) If the Town Manager retains the services of a consultant to conduct the architectural design review, then the Town shall recover the costs for such services in accordance with the provisions of this chapter.
- (3) The primary purpose of the architectural design review shall be:
 - a.

To determine whether or not the plans submitted comply with the architectural design features and materials typical of the Mid-century Modern architectural style. Alternatively, if the plans submitted are of an alternative architectural style that complies with the requirements of the Town ADS, to determine whether those plans comply with the architectural design features and materials typical of that style; and

- b. To suggest to the applicant such changes as may be necessary to bring the plans into conformity with the relevant architectural style.

(f) *Compliance with all other applicable code provisions.*

- (1) The plans and specifications required to be submitted for the proposed development approval or permit shall be designed in accordance with all other applicable code provisions.
- (2) In the architectural design review, compliance with all applicable building and life-safety codes shall prevail over any conflicting provisions of other applicable codes or standards.

(g) *Application for architectural design review.* An application for architectural design review shall be submitted to the Department on a form provided by the Town with such exhibits as may be required by the Town, accompanied by a fee to be provided by resolution.

(h) *Approval of architectural design.* The Town shall determine whether the plans submitted substantially conform to the provisions of this section and the Town ADS in preserving the traditional aesthetic treatment of the community, and shall include such findings as part of the documentation required for development review and approval.

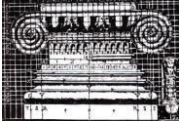
(i) *Revisions to approved plans.* Modification to the approved plans shall be subject to the provisions for modifications to approved site plans as provided in section 30-123.

(j) *Appeals.* The applicant may appeal the administrative determination regarding the compliance of plans submitted for a development permit with the provisions of this section and the Town ADS, as follows:

- (1) *Process for review and hearing of appeals.* Appeals shall be submitted to the Town Commission on a form provided by the Town accompanied by a fee to be provided by resolution.
- (2) *Timing and components of appeal.* All appeals shall be filed within 30 days of the administrative determination of compliance or non-compliance. The appeal shall be based on the application file and plans submitted up to the date of the determination being appealed, including the Architectural Design Review Report and any relevant documents, and the applicant's appeal form and the staff's response thereto.
- (3) *Appeal hearings.* The Town Commission shall consider the appeal on the record at a regularly scheduled public meeting held within 55 calendar days of the filing date of the appeal. Arguments may be made to the Town Commission supporting or opposing the appeal, but no additional written information or testimony, beyond a procedural history provided by staff, shall be submitted at the hearing by the applicant or the Town staff/consultant.

(4) *Decisions on appeals.* The Town Commission may approve, approve with modifications or conditions, or deny the application. Approval with modifications or conditions shall be subject to further Town review of revised plans for compliance with the modifications or conditions imposed by the Town Commission. For the purpose of appeal, the Town Commission's decision shall be considered a final development order.

(Ord. No. 2014-08, § 3, 7-7-2014; Ord. No. 2016-03, § 3, 7-26-2016; Ord. No. 2021-04, § 3, 7-27-2021)



LEO HANSEN, A.I.A., ARCHITECT
1101 Southeast 6th Street Fort Lauderdale, FL 33301 lchaia9093@gmail.com

MEMORANDUM: ARCHITECTURAL REVIEW

To: Jhanelle Campbell, Development Services Director
Town of Lauderdale-by-the-Sea
Re: Architectural Review (ULDR Sec. 30-51)
Project: 4628 Bouganvilla Drive Duplex Project
Review No.: 2025-AR-03-1
Project Address: 4628 Bouganvilla Drive
Date: May 27, 2025

The applicant has proposed a new Duplex for the above reference site. The proposed design is an alternative style that is compatible with the Mid-Century Modern character of the town. The applicant has applied for a Level 2 Administrative Adjustment relating to the proposed height of the building at the setback line. If this adjustment is granted, then our office recommends approval of the project.



Leo Hansen
Leo Hansen, A.I.A., Architect

Sec. 30-114. - Public participation required.

- (a) *Purpose and intent.* The public participation process provides for the ability of citizens of the Town to actively participate in the Town's development procedures and allows the Town's citizens to play an essential role in shaping the direction of the Town's development, thereby enhancing the welfare of the community.
- (b) *Applicability.* All applicants submitting applications to the Town for approval of a site plan, site plan level 2 modification, conditional use variance (except for a single-family home), right-of-way vacation, rezoning, or land use plan amendment shall solicit citizen participation in accordance with this section.
- (c) *Citizen participation meeting.*
 - (1) *Meeting.*
 - a. *Required; timing.* Subsequent to filing a complete application with the Town, as set forth in subsection (b) above, applicants shall be required to conduct a minimum of one public meeting with residents, property owners and interested parties that may be affected by the proposed application (the affected parties), or additional number of meetings as may be directed by the Development Services Director (DSD) or designee. The meeting shall not be scheduled or conducted before the initial review of the application has been completed by the DSD or designee.
 - b. *Notice.*
 - 1. Applicants shall provide affected parties with notice of the proposed application as set forth in section 30-139 of this Code. "Affected parties" include residents and property owners that are located within a 300-foot radius of the subject property associated with the proposed application, and any other interested parties who have submitted a written request to the DSD or designee with a stated interest in the proposed application to be included in the notice.
 - 2. Prior to sending mailed notices of the proposed application to affected parties, the applicant shall be required to submit a copy of the proposed notice and application summary to the DSD or designee for review and approval. Applicants shall then be provided a list of affected parties to which the notice must be mailed. Additionally, applicants shall also be required to provide the DSD or designee with a copy of the mailed notice. A summary of the proposed application shall be included within the mailed notice provided to affected parties and made available for review by the public at the meeting.
 - c. *Purpose; location.* The purpose of the citizen participation meeting is to discuss the proposed application, provide Town citizens with the ability to actively participate in the Town's development procedures and solicit public comment from affected parties and the

community. Citizen participation meetings may be held at Jarvis Hall, subject to scheduling and availability, or at a similarly convenient location within the Town, provided such location is accessible and open to the public.

- d. *Submission of summary.* A written summary setting forth the details and results of the citizen participation meeting shall be submitted to the DSD or designee for approval by the Town Manager or designee at least 21 days prior to the Planning and Zoning Board's review of the proposed application, in accordance with the requirements of this section. Notwithstanding the foregoing, applications for conditional uses for signs shall submit a written summary setting forth the details and results of the citizen participation meeting to the DSD or designee for approval by the Town Manager or designee at least 21 days prior to the Town Commission's review of the proposed application, in accordance with the requirements of this section.

(d) *Citizen participation meeting summary.*

- (1) *Citizen participation meeting summary.* All citizen participation meeting summaries shall include:

- a. A brief written summary of the proposed application and development project.
- b. Dates and locations of all meetings where affected parties were invited to discuss the applicant's proposal.
- c. The names, dates, and number of attendees. The applicant shall request that attendees provide their contact information, including name, address and email, and report that information, if available.
- d. A written summary of the issues and concerns raised during the meeting and how the applicant proposes to resolve these issues and concerns. If the applicant is unable or unwilling to resolve the issues and concerns raised during the meeting, the summary should state the reason why these issues and concerns cannot be resolved.
- e. The written summary shall be submitted and reviewed by the DSD or designee to determine whether the applicant has completed the citizen participation requirements and procedures set forth in this section prior to its transmittal by staff to the Planning and Zoning Board for review and consideration.

- (e) *Consideration by the Planning and Zoning Board and the Town Commission.* The applicant's citizen participation meeting summary shall be included as an exhibit to the staff report. Any issues identified in the meeting summary that are pertinent to any provision of this Code, which may affect the Planning and Zoning Board's recommendation or the Town Commission's determination of the application may be taken into consideration by the Planning and Zoning Board and the Town Commission as part of their deliberations.



NEW DUPLEX PROJECT

4628 BOUGAINVILLA DRIVE
LAUDERDALE BY THE SEA, FL. 33308

Citizen Participation Meeting Summary
of June 19th, 2025



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Application and Development Summary

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Application and Development Summary

Project Summary

The proposed new duplex development is located on 4628 Bougainvilla Drive, Lauderdale by the Sea, FL. 33308, currently occupied by a single-family residence built in 1951. The site has a zoning classification of RM-25 with a permitted density of 9.3 du/acre. The total lot area is 9,375 Sq.Ft. (0.215 acres) which means that the site has the potential of developing a total of five units or ten hotel units on a three-story structure. Instead, the new development proposes a two-units duplex on a two-story building structure which will provide to the neighbors a lower density, lower parking requirement, lower traffic impact, lower scale and building mass than what is permitted under its current zoning.

In addition to this, the new development design is compatible with the aesthetic character of the area improving the general quality of the pedestrian experience by providing a tropical landscape on the first twenty-five (25) feet of frontage instead on covering the full width of the lot with asphalt pavement dedicated for parking; a typical condition that repeats along Bougainvilla Drive. Moreover, the proposed total height and its facade articulation was studied to allow good light penetration, good air flow, view corridors and privacy to the neighboring properties. The proposed duplex building will blend well with the character of the area and will not have any negative impact directly or indirectly in traffic generation, noise levels, density, scale and type of use to the nearby uses.

The proposed use “Duplex”, is allowed by the current zoning classification “RM-25” through a conditional use application to the Lauderdale by the Sea Development Service Department.

Citizen Participation Meeting

The Citizen Participation meeting was held on Thursday June 19th, 2025, 6:30pm at the Javin Hall located on 4505 N. Ocean Drive, Lauderdale by the Sea, Florida 33308. To the meeting assisted the parties interested in how the new development could impact the neighborhood.

Attendees List

There were two members of the community that attended the citizen participation meeting.

MEETING ATTENDEES			
NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
TRACY ANN GABRIEL	4632 Bougainvilla Drive	tracyanngabriel@gmail.com	
JOHN COLEMAN	4620 Bougainvilla Drive	Johnfttd@aol.com	

Community Member Comments

Mr. John Coleman is a resident of Sangria Building located to the south side of the site.

- 1) The main concern of this resident was the scale and height of the building related to his balcony at the second level of the building. He was concern on any alteration to his view corridor, sun light penetration, privacy and access to the blue sky.

Applicant response:

The placement of the building and its mass articulation was designed in order to not have a negative impact in the air flow, view corridor and privacy to the neighbors. The setback where the building reach is its maximum width is ten (10) feet away for the south and north property lines. In this case, Sangria building on the south side has an approximate setback of twenty (20) feet meaning the balconies would be thirty feet away (30) away from the new structure. This condition only happens along forty-four (44) linear feet of wall at the rear end of the building where it reaches the max. width of 65'. These forty-four (44) linear feet of wall constitute 51.76% of the total building length and 35% of the total lot depth. The rest of the building length setback increases as it moves west (*street side*) going from 10' to 14.67' and 20.50' consecutively.

In addition to this, the balconies of the new building are orientated towards the west front (*street side*) in order to protect the privacy of the north, south and east neighbors.

- 2) Mr. Coleman was also concerned about the future occupancy of the new building. Specifically if it would be used for Airbnb or for a permanent resident due to issues they have had in the past.

Applicant response:

The future use for this project is family residence orientated. The propose parking design and number are orientated towards a family use, not a short-term rental although the city allows Airbnb use in the area.

- 3) Mr. Coleman complained for the maintenance negligence of the existing palm trees and he was worried that the new landscape would be treated the same way. Also, the proposed royal palms along the north and south side of the property could be too tall possibly blocking the view from his apartment.

Applicant response:

The proposed new landscape was designed having in consideration this aspect by choosing low maintenance species for better maintenance. The use of tall palms along the north and south side of the property line is an effort to provide a buffer element blocking noise and providing additional privacy to both neighbors.

However, we can substitute them with lower palms species to prevent Mr. Coleman's concern in the future.

- 4) The resident also was concerned about the use of piling for foundation and the potential structural damage it could bring to his building.

Applicant response:

The soil test performed on the site do not suggest the use of piling. Due to the soil strength found on the site, regular spread footing is recommended to be used.

Ms. Tracy Gabriel is a resident of 4632 building located to the north side of the site.

- 1) The resident was initially concerned with her privacy along the north side property line between her building and the new development since currently is completely open.

Applicant response:

The new duplex development will provide a five (5) foot tall chain link fence plus a continuous podocarpus hedge along the north, east and south sides of the property line. This will be a great improvement to the current condition by providing a proper boundary and security to both properties.

- 2) Another question the resident had was if one side would be occupied by the owner or both sides would be rented.

Applicant response:

The initial intention of the owner is perhaps to live in one unit and the other unit could be occupied by a family member. However, long and short-term rental is permitted in the area.

- 3) Resident questioned the future market value of the development in terms of rent and sell values as it could bring a negative impact to the area.

Applicant response:

Market value is subjected to specific area characteristics, location, specific demands and other factors. Currently, this information is not available to provide.

- 4) The resident questioned why the intend is to build only two (2) units when the property is surrounded by multifamily buildings with 4, 5 and even 9 units; and why not having the option of developing a one-story single-family residence instead of a duplex.

Applicant response:

The general intention is to take advantage of the available density designation of the property by developing a multifamily building that will be more comfortable to comply with local requirements such as density, height, parking requirement and other important factors minimizing at the same time the impact it could potentially bring to the area. By developing the maximum potential of five (5) small units or ten (10) hotel units the impact to the area will be substantially bigger than what it is proposed; this will create unnecessary discomfort among the adjacent residents.

- 5) The resident also pointed that in her opinion, the aesthetic of the building does not correspond to the area.

Applicant response:

The aesthetic of the proposed buildings was design to properly blend with the elements commonly found in the surrounding areas. They are many two-story duplex buildings similar in size, occupancy, parking, aesthetic on similar lots along Bougainvilla Drive.

APPENDIX

Notice of Meeting



Attendees Sign-in Sheet

Town of Lauderdale-By-The-Sea

Citizen Participation Meeting - Sign-In Sheet
 Date: June 19, 2025
 Time: 5:00 PM – 6:30 PM
 Location: Jarvis Hall, 4505 N. Ocean Drive, Lauderdale-By-The-Sea, FL 33308
 Case Number: 2025-LVL2-SPM-02
 Project: Level 2 Site Plan Modification to Add 4 Hotel Units at 4225 El Mar Drive
 Applicant: Buena Vista Hotel

#	Name	Address	Email Address	Phone Number (Optional)	Comments or Questions
1	Gabriel	4632 Bogue	tracygabriel@gmail.com		Listening for what's next
2	John Coleman	4620 Bogue	John.fid@eol.com		Against new construction
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
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14					
15					
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19					

PROJECT PRESENTATION

NEW DUPLEX PROJECT

Citizen Participation Meeting Presentation



4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL. 33308

Date: 06.26.2025

Fa
FABREGAT
DESIGN LLC



MULTI FAMILY BUILDINGS
4632-4636-4640 Bougainville Dr,
Lauderdale by the Sea, FL 33308
(North Side)

- 1.- First 20 feet front setback occupied by "Asphalt" parking spaces.
- 2.- No landscape provided to the public right-of-way.



EXISTING PROPERTY
Lot Area : 9,375 S.F.
Zoning : RM-25
Density : 9.3 du/acre
The current zoning designation allows to build up to five units or ten hotel units but the proposed conditional use will provide only two spacious units minimizing the impact to the nearby uses.



SANGRIA APTS. BUILDING
4638 Bougainville Dr,
Lauderdale by the Sea, FL 33308
(North Side)

- 1.- First 20 feet front setback occupied by "Asphalt" parking spaces.
- 2.- No landscape provided to the public right-of-way.



AREA OF PROJECT

GENERAL LOCATION SKETCH
NOT TO SCALE



AREA OF PROJECT
4638 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA,
FL 33308

LOCATION OF PROJECT
NOT TO SCALE

FABREGAT
design studio, LLC
10000 SW 113 Street
Miami, FL 33156
TEL: 305.441.1133
WWW.FABREGATDESIGN.COM

Juan B. Odomez, P.E.
FL Lic. 43380
Professional Engineer
10000 SW 113 Street
Miami, FL 33156
TEL: 305.441.1133

NEW DUPLEX PROJECT

OWNER

4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

REVISIONS
No. Location Date

DESIGNED BY	J.B.
DRAWN BY	J.B.
CHECKED BY	J.B.O.
SCALE	AS SHOWN
DATE	02/24/2025
FOR	NOVOTEC

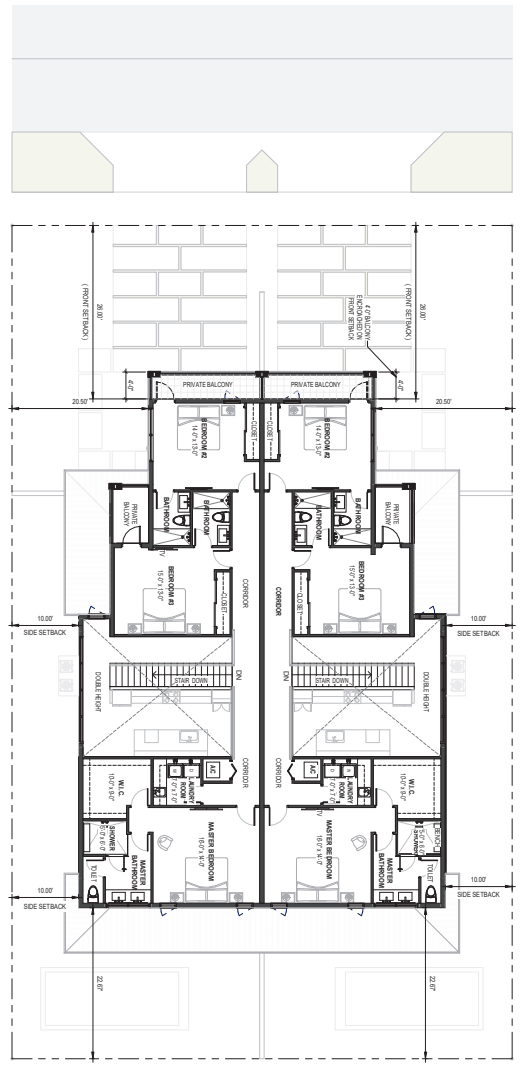
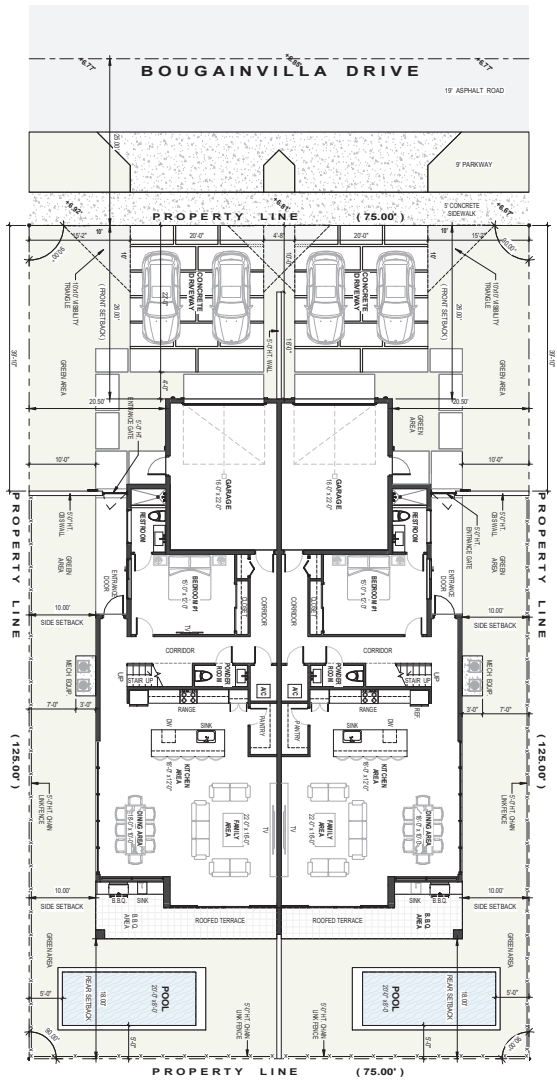
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ZONING CALCULATION	
ZONING CLASSIFICATION - R-10	MAX. Single Residence, Medium-High Density
LOT AREA	9,075 SQ. FT. (217.44sqm)
DENSITY	53.40dw/ha
(USE) DOWEL BUILDING	0.07DOWEL/UNIT
MIN. BUILDING HEIGHT (300)	PROPOSED MAX. BLDG. H = 28' x 112'
MAX. BUILDING HEIGHT (300)	PROPOSED MAX. BLDG. H = 85' x 0"
RECREATION LANDSCAPE AREA	3,004 SQ. FT. (77.79sq)
RECREATION	PROPOSED
RECREATION	4.4"



LANDSCAPE LEGEND			
SIGN	QUANTITY	ITEM NAME	NOTE
1	1	1" x 6" x 6' Plank	
2	2	2" x 6" x 6' Plank	
3	3	3" x 6" x 6' Plank	
4	4	4" x 6" x 6' Plank	
5	5	5" x 6" x 6' Plank	
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FABRICATION
design studio, LLC
10000 W. 113th Ave.
Suite 100
Overland Park, KS 66213
Tel: 913.661.1111
Fax: 913.661.1112
www.fabricationdesignstudio.com

Juan B. Odomez, P.E.
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Fax: 913.661.1112
www.fabricationdesignstudio.com

NEW DUPLEX PROJECT

OWNER

4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

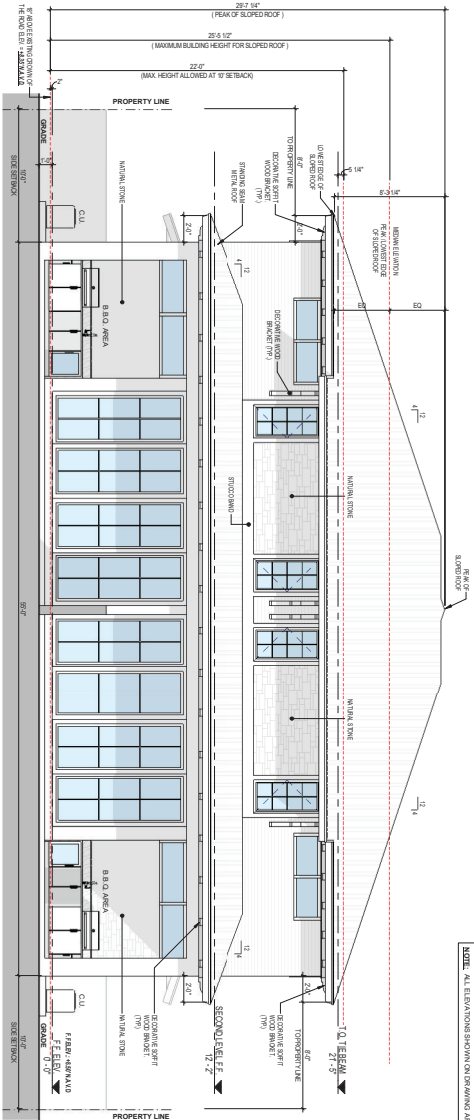
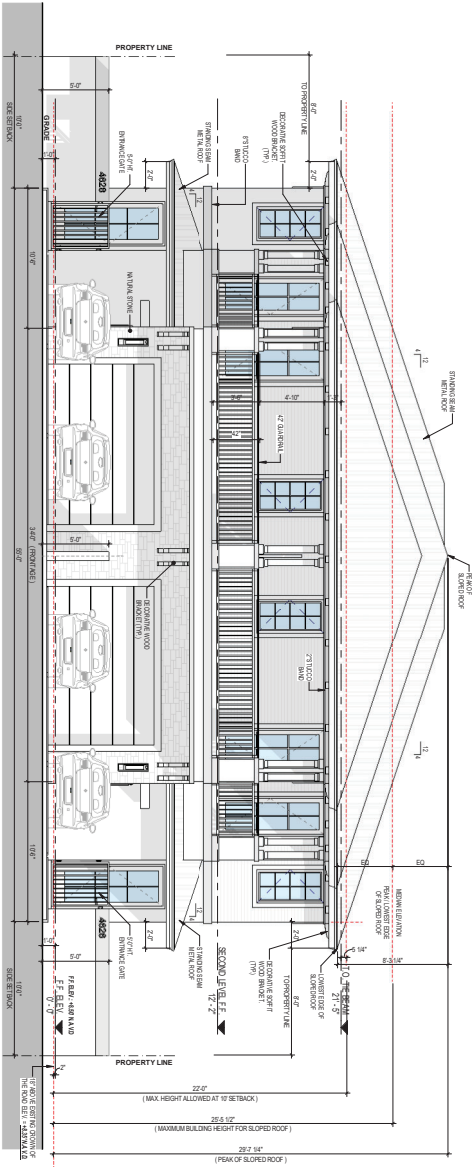
REVISIONS

No.	Description	Date
1	Issue for Permit	02/26/2022

DESIGNED BY: J.B.
DRAWN BY: J.B.
CHECKED BY: J.B.O.
SCALE: AS SHOWN
DATE: 02/26/2022
BY: J.B.
NOTED:

Sheet Content
FLOOR PLANS

Sheet No. **2**



1 REAR ELEVATION (EAST)

2 FRONT ELEVATION (WEST)

REMARKS:
ALL WINDOWS AND GLASSWORK FINISH
TO BE WHITE FINISH.

REMARKS:
ALL ELEVATIONS SHOWN ON DRAWING ARE IN A.D. OF 1988.

FABRECAT
design studio, LLC
FABRECAT
1100 S. 11th Street
Miami, FL 33130
Tel: 305.441.1111
Fax: 305.441.1112
www.fabrecat.com

Juan B. Odomez, P.E.
FL Lic. 43386
10000 SW 113 Street
Miami, FL 33156
Tel: 305.441.1111
Fax: 305.441.1112

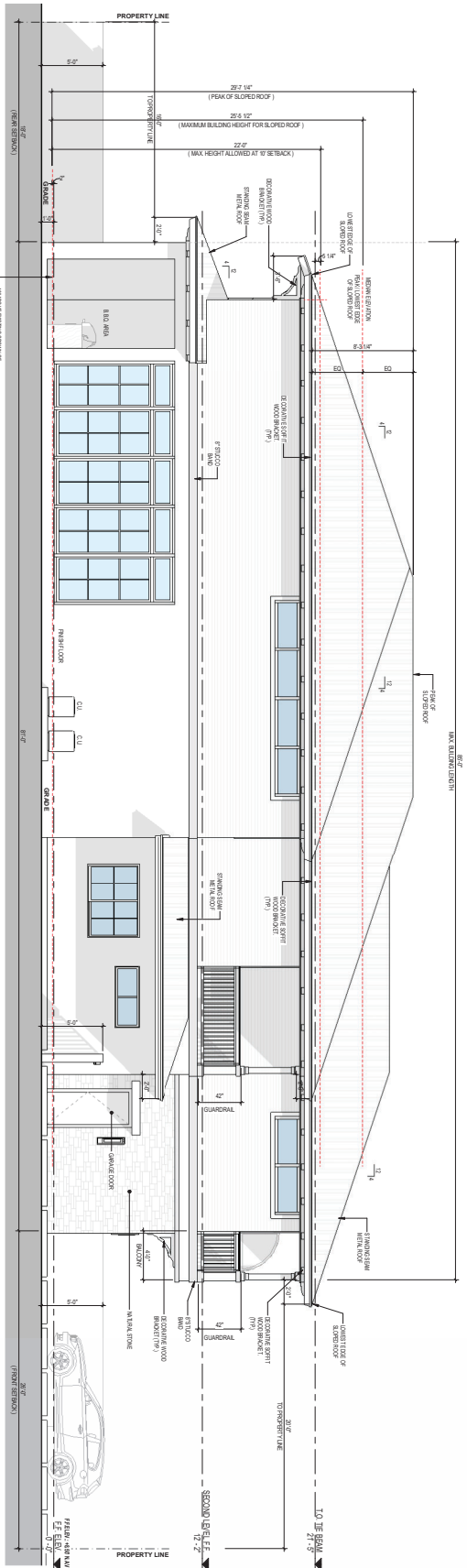
NEW DUPLEX PROJECT
OWNER:
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

NO.	REVISIONS	DATE
1	REVISED	1/1/88

DESIGNED BY	J.B.
DRAWN BY	J.B.
CHECKED BY	J.B.
SCALE	AS SHOWN
DATE	02/12/2002
BY	JOHN B. ODOMEZ
FOR	OWNER

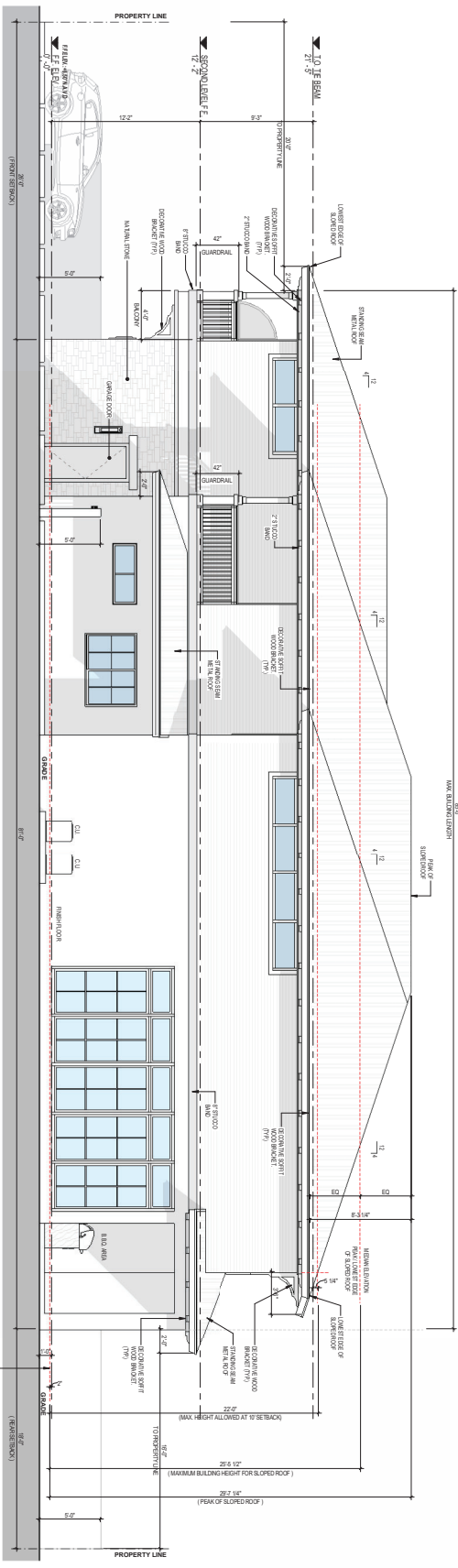
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**FRONT - REAR
ELEVATIONS**

Sheet No.
3



REVISIONS
ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE
F.L.C. 4380

1
SIDE ELEVATION (NORTH)
1/4" = 1'-0"



2
SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

4

FABRECAT design studio, LLC 1000 NW 113 Street Miami, FL 33136 Tel: 305.461.1136 Fax: 305.461.1137 www.fabrecat.com		Juan B. Odomez, P.E. FL Lic. 43380 1000 NW 113 Street Miami, FL 33136 Tel: 305.461.1136 Fax: 305.461.1137 www.fabrecat.com	
NEW DUPLEX PROJECT 4628 BOUGAINVILLE DRIVE LAUDERDALE BY THE SEA, FL 33308			
OWNER			
REVISIONS			
No.	Description	Date	By
1	Issued for Permit	02/26/2025	J.B.O.
2	Revised	02/26/2025	J.B.O.
3	Revised	02/26/2025	J.B.O.
4	Revised	02/26/2025	J.B.O.

Sheet No. **4**

Sheet Content
SIDE ELEVATIONS



ALUMINUM COLONIAL WINDOWS - WHITE FINISH -



DECORATIVE WHITE BRACKETS-



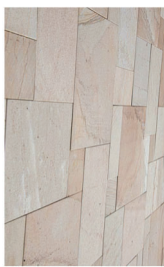
ALUMINUM WHITE RAILING-



SEAMLESS METAL ROOF - LIGHT GREY FINISH



WHITE SIDING WALL
FINISH ON SECOND LEVEL

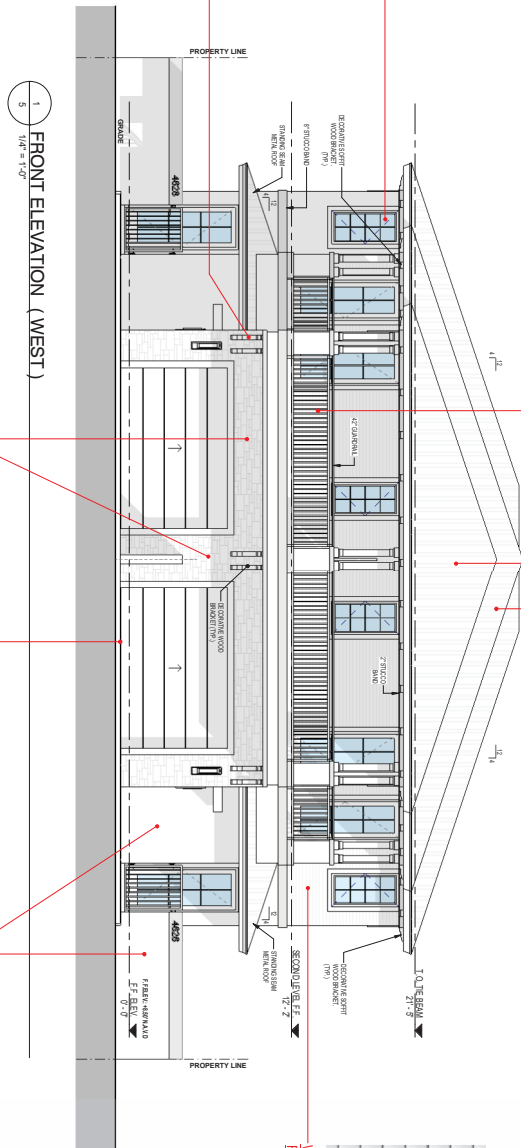


NATURAL STONE WALL CLAS



—CONCRETE DRIVEWAY

—WHITE STUCCO FINISH



1 FRONT ELEVATION (WEST)
5 $1/4'' = 1'-0''$

REVISIONS	
No	Description
	Date

DESIGNED BY :	J.F.
DRAWN BY :	J.F.
CHECKED BY :	J.B.O.
SCALE :	AS SHOWN
DATE :	06.6.2025
JOB No:	Project Number

Sheet Content

FRONT

MATERIALS

Sheet No.

Fa
FABREGAT
design studio, llc
JON FABREGAT
PH. 310.465.5113
jon@fabregatdesignstudio.com
Juan B. Ordóñez, P.E.
F.L. Lic. 43388
STRUCTURAL ENGINEER
10554 SW 113 Street
Miami, Florida 33199
T. 305.401.2065

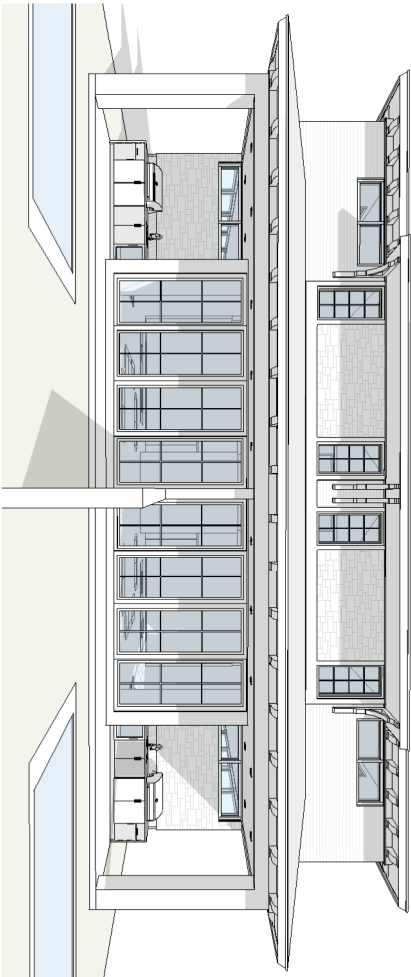
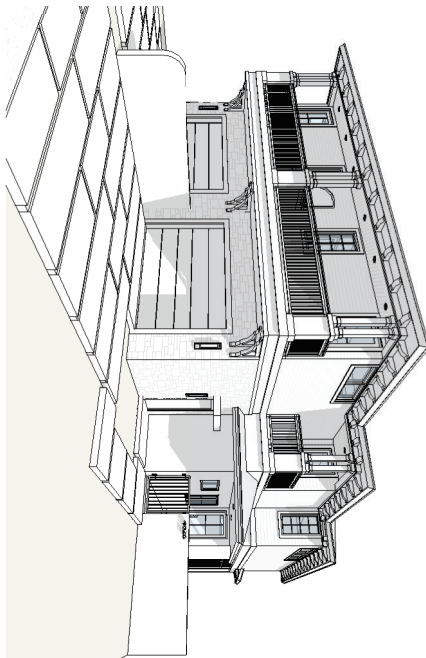
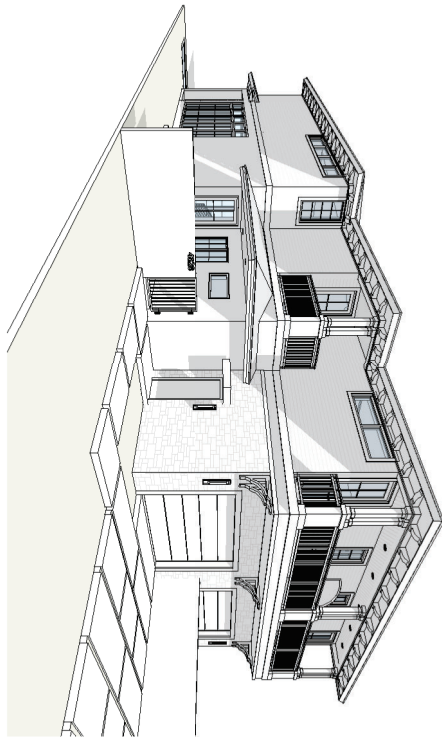
DATE: _____

Juan B. Ordóñez, P.E.
STRUCTURAL ENGINEER
FL, LIC. # 40380

NEW DUPLEX PROJECT

OWNER

4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL. 33308

[illegible]

RENDERS











NEW DUPLEX PROJECT

4628 BOUGAINVILLA DRIVE
LAUDERDALE BY THE SEA, FL. 33308

Citizen Participation Meeting Summary
of June 19th, 2025



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TRACY ANN GABRIEL	4632 Bougainvilla Drive	tracyanngabriel@gmail.com	
JOHN COLEMAN	4620 Bougainvilla Drive	Johnfttd@aol.com	

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Applicant response:

The future use for this project is family residence orientated. The propose parking design and number are orientated towards a family use, not a short-term rental although the city allows Airbnb use in the area.

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- 4) The resident also was concerned about the use of piling for foundation and the potential structural damage it could bring to his building.

Applicant response:

The soil test performed on the site do not suggest the use of piling. Due to the soil strength found on the site, regular spread footing is recommended to be used.

Ms. Tracy Gabriel is a resident of 4632 building located to the north side of the site.

- 1) The resident was initially concerned with her privacy along the north side property line between her building and the new development since currently is completely open.

Applicant response:

The new duplex development will provide a five (5) foot tall chain link fence plus a continuous podocarpus hedge along the north, east and south sides of the property line. This will be a great improvement to the current condition by providing a proper boundary and security to both properties.

- 2) Another question the resident had was if one side would be occupied by the owner or both sides would be rented.

Applicant response:

The initial intention of the owner is perhaps to live in one unit and the other unit could be occupied by a family member. However, long and short-term rental is permitted in the area.

- 3) Resident questioned the future market value of the development in terms of rent and sell values as it could bring a negative impact to the area.

Applicant response:

Market value is subjected to specific area characteristics, location, specific demands and other factors. Currently, this information is not available to provide.

- 4) The resident questioned why the intend is to build only two (2) units when the property is surrounded by multifamily buildings with 4, 5 and even 9 units; and why not having the option of developing a one-story single-family residence instead of a duplex.

Applicant response:

The general intention is to take advantage of the available density designation of the property by developing a multifamily building that will be more comfortable to comply with local requirements such as density, height, parking requirement and other important factors minimizing at the same time the impact it could potentially bring to the area. By developing the maximum potential of five (5) small units or ten (10) hotel units the impact to the area will be substantially bigger than what it is proposed; this will create unnecessary discomfort among the adjacent residents.

- 5) The resident also pointed that in her opinion, the aesthetic of the building does not correspond to the area.

Applicant response:

The aesthetic of the proposed buildings was design to properly blend with the elements commonly found in the surrounding areas. They are many two-story duplex buildings similar in size, occupancy, parking, aesthetic on similar lots along Bougainvilla Drive.

APPENDIX

Notice of Meeting



Attendees Sign-in Sheet

Town of Lauderdale-By-The-Sea

Citizen Participation Meeting – Sign-In Sheet
 Date: June 19, 2025
 Time: 5:00 PM – 6:30 PM
 Location: Jarvis Hall, 4505 N. Ocean Drive, Lauderdale-By-The-Sea, FL 33308
 Case Number: 2025-LVL2-SPM-02
 Project: Level 2 Site Plan Modification to Add 4 Hotel Units at 4225 El Mar Drive
 Applicant: Buena Vista Hotel

#	Name	Address	Email Address	Phone Number (Optional)	Comments or Questions
1	Gabriel	4632 Bogue	tracygabriel@gmail.com		Listening for what's next
2	John Coleman	4628 Bogue	JohnFidgael.com		Against new construction
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
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17					
18					
19					

PROJECT PRESENTATION

NEW DUPLEX PROJECT

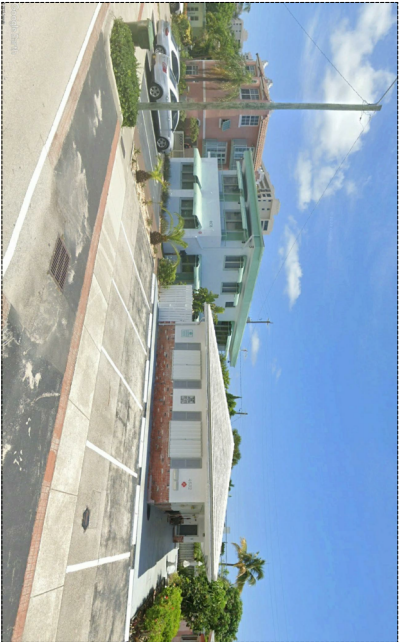
Citizen Participation Meeting Presentation



**4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL. 33308**

Date: 06.26.2025





MULTI FAMILY BUILDINGS
4632-4638-4640 Bougainville Dr,
Lauderdale by the Sea, FL 33308
(North Side)

- 1.- First 20 feet front setback occupied by "Asphalt" parking spaces.
- 2.- No landscape provided to the public right-of-way.



EXISTING PROPERTY
Lot Area : 9,375 S.F.
Zoning : RM-25
Density : 9.3 du/acre

The current zoning designation allows to build up to five units or ten hotel units but the proposed conditional use will provide only two spacious units minimizing the impact to the nearby uses.



SANGRIA APTS. BUILDING
4638 Bougainville Dr,
Lauderdale by the Sea, FL 33308
(North Side)

- 1.- First 20 feet front setback occupied by "Asphalt" parking spaces.
- 2.- No landscape provided to the public right-of-way.



AREA OF PROJECT

GENERAL LOCATION SKETCH
NOT TO SCALE



AREA OF PROJECT
4638 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA,
FL 33308

LOCATION OF PROJECT
NOT TO SCALE

FABRECAT
design studio, LLC
10000 SW 113 STREET
SUITE 200
MIAMI, BEACH FL 33136
TEL: 305.456.1133
WWW.FABRECATDESIGN.COM

Juan B. Odomez, P.E.
FL Lic. 43380
Professional Engineer
10000 SW 113 STREET
SUITE 200
MIAMI, BEACH FL 33136
TEL: 305.456.1133

NEW DUPLEX PROJECT

OWNER
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

REVISIONS
No. Location Date

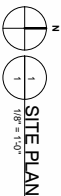
DESIGNED BY	J.B.
DRAWN BY	J.B.
CHECKED BY	J.B.O.
SCALE	AS SHOWN
DATE	02/24/2025
FOR THE	OWNER

Sheet Content
LOCATION SKETCH

Sheet No.

0.1

ZONING CALCULATION			
ZONING CLASSIFICATION: RM-25			
FUTURE LAND USE CATEGORY: RM-25			
LOT AREA	5,975 SQ.FT. (27.76 ACRES)		
DENSITY	33 DOWNS		
BASED DOWNS BUILDING	33 DOWNS IN UNITS		
MAX. BUILDING FLOOR (FDT)	PROPOSED MAX. BUILDING FLOOR = 28 + 1.12*		
MAX. BUILDING LENGTH (BBL)	PROPOSED BUILDING LENGTH = 185.0'		
PERMITTED LANDSCAPE AREA	3,944 SQ.FT. (27.7%)		
REQUIRED	PROPOSED		
4	4*		

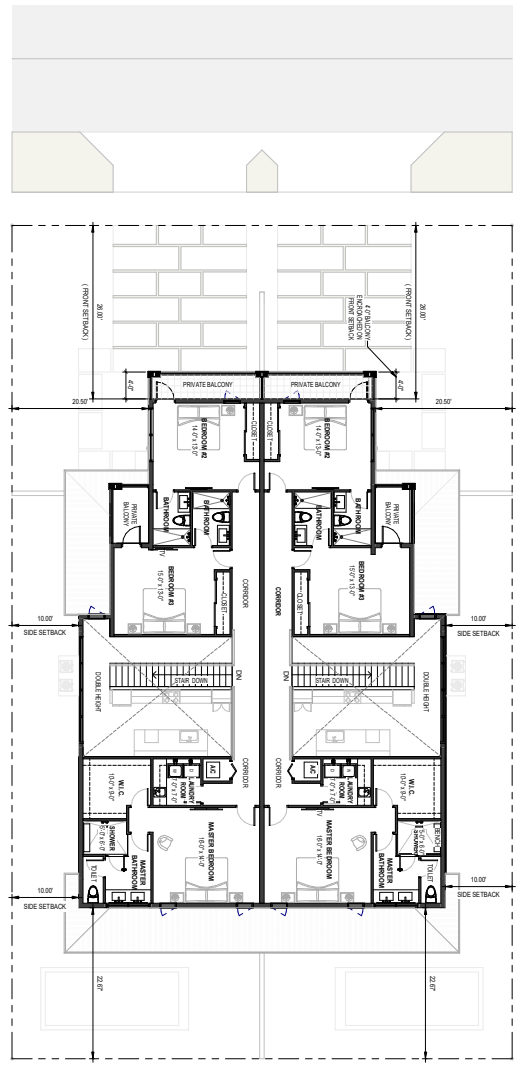
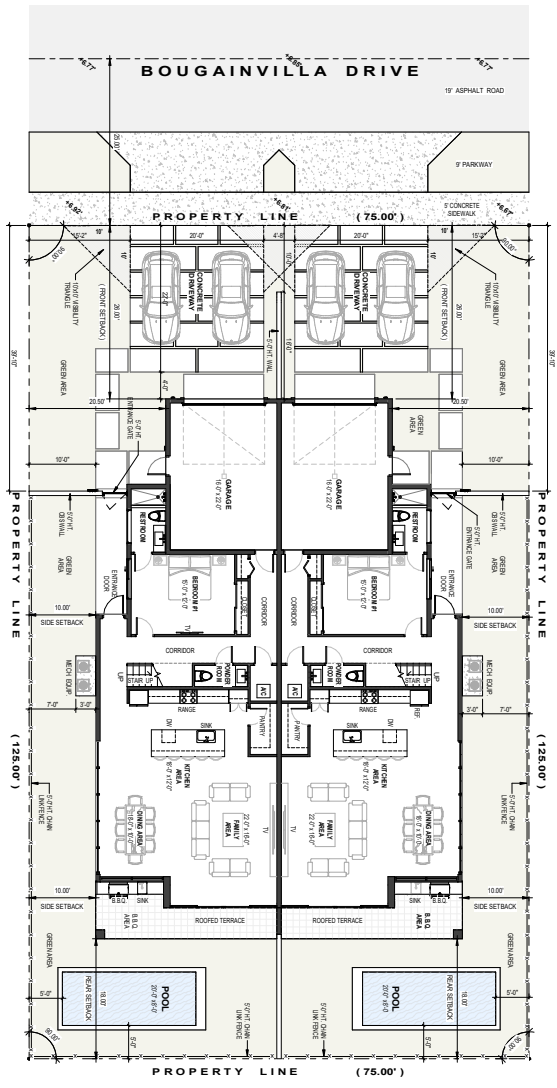


NOTE: ALL ELEVATIONS SHOWN ON DRAWING ARE N.A.V.D. OF 1988



LANDSCAPE LEGEND					
SIGNAL	QUALITY	PLANT NAME	MOIST.	SHRUBS	
BASE	TYPE	NAME	TYPE		
☉	1	Shade	Shade	X	
☉	2	Shade	Shade	X	
☉	3	Shade	Shade	X	
☉	4	Shade	Shade	X	
☉	5	Shade	Shade	X	
☉	6	Shade	Shade	X	
☉	7	Shade	Shade	X	
☉	8	Shade	Shade	X	
☉	9	Shade	Shade	X	
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☉	100	Shade	Shade	X	

REV DESCRIPTION DATE	NEW DUPLEX PROJECT OWNER 4628 BOUGAINVILLE DRIVE LAUDERDALE BY THE SEA, FL 33308	



FABRICAT
design studio, LLC
10000 W. 113th Ave.
Suite 100
Lakewood, CO 80228
Tel: 303.440.1111
www.fabricatstudio.com

Juan B. Odomez, P.E.
FL Lic. 43380
10000 W. 113th Ave.
Suite 100
Lakewood, CO 80228
Tel: 303.440.1111
www.fabricatstudio.com

NEW DUPLEX PROJECT

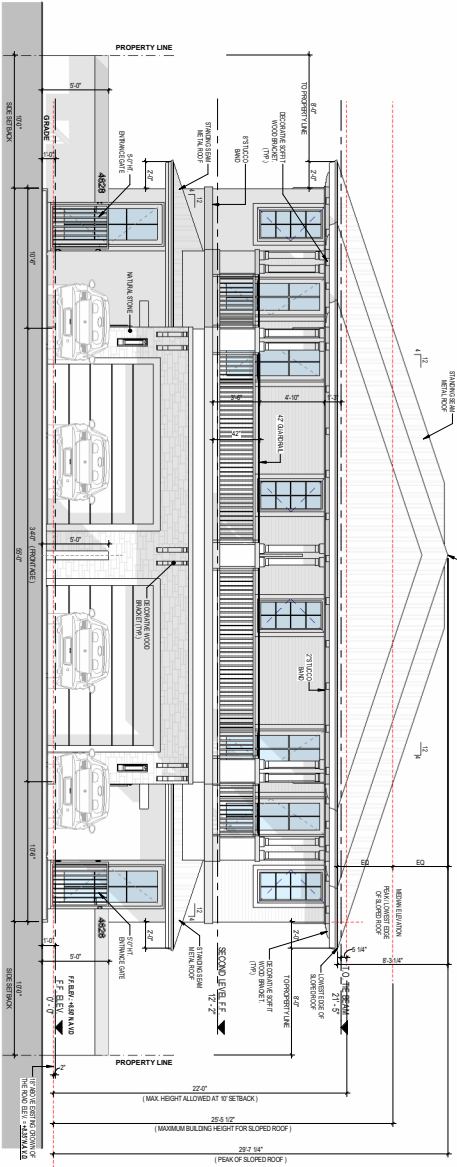
OWNER
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	02/15/2022

DESIGNED BY: J.B.
DRAWN BY: J.B.
CHECKED BY: J.B.
SCALE: AS SHOWN
DATE: 02/15/2022
BY: J.B.
NOTED:

Sheet Content
FLOOR PLANS

Sheet No.
2



3 FRONT ELEVATION (WEST)
1/4\" = 1'-0"

FRONT ELEVATION
ALL ELEVATIONS SHOWN ON DRAWING ARE IN A.D. OF 1988



1 REAR ELEVATION (EAST)
1/4\" = 1'-0"

REAR ELEVATION
ALL ELEVATIONS SHOWN ON DRAWING ARE IN A.D. OF 1988

FABRECAT
design studio, LLC
10000 W. 113th Ave.
Suite 100
Westminster, CO 80040
Tel: 303.440.1111
Fax: 303.440.1112
www.fabrecat.com

Juan B. Ochoa, P.E.
FL Lic. 43386
10000 W. 113th Ave.
Suite 100
Westminster, CO 80040
Tel: 303.440.1111
Fax: 303.440.1112

NEW DUPLEX PROJECT
OWNER:
4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

NO.	REVISIONS	DATE
1	REVISED	1/1/88

DESIGNED BY: J.B.

MANAGER: J.B.

ENGINEER: J.B.O.

SCALE: AS SHOWN

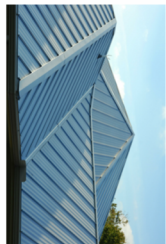
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BY: J.B.O.

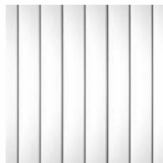
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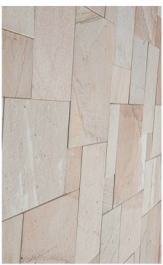
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3



SEAMLESS METAL ROOF - LIGHT GREY FINISH



WHITE SIDING WALL
FINISH ON SECOND LEVEL

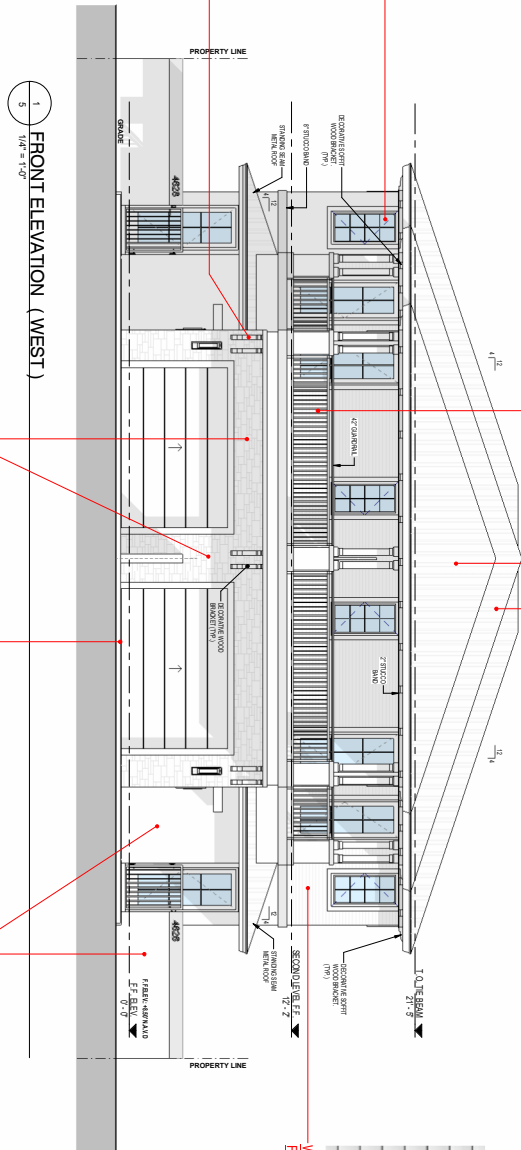


NATURAL STONE WALL CLAD—



—CONCRETE DRIVEWAY

—WHITE STUCCO FINISH



REVISIONS	
No	Description
	Date

DESIGNED BY :	J.F.
DRAWN BY :	J.F.
CHECKED BY :	J.B.O.
SCALE :	AS SHOWN
DATE :	06.2.6.2025
JOB No:	Project Number

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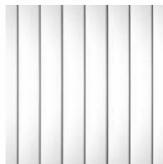
FRONT

MATERIALS

Sheet No.



-SEAMLESS METAL ROOF -
LIGHT GREY FINISH



WHITE SIDING WALL FINISH
ON SECOND LEVEL.

ALUMINUM COLONIAL SLIDING DOORS -
WHITE FINISH



REAR
1/4" = 1'-0"

REVISIONS		
No	Description	Date

NEW DUPLEX PROJECT

OWING

4628 BOUGAINVILLE DRIVE
LAUDERDALE BY THE SEA, FL 33308

Juan B. Ordóñez, P.E.
STRUCTURAL ENGINEER
P.L.E.C. # 40360

Fa

FABREGAT
design studio, LLC

JORGE FABREGAT
M. 786.306.3183
info@fabgati.com
fabgati.com

Juan B. Ordóñez, P.E.
FL Lic. 43388
9100 COLUMBIA AVE. #1000
10554 SW 110 Street
Miami, Florida 33199
T. 305.401.2065

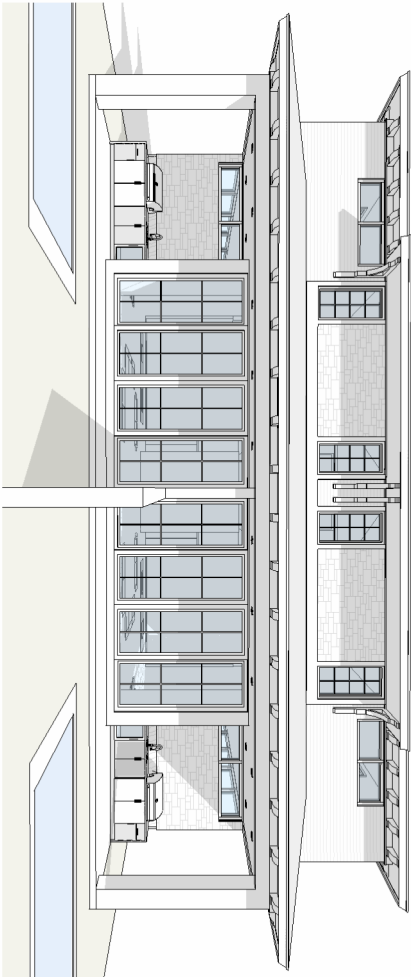
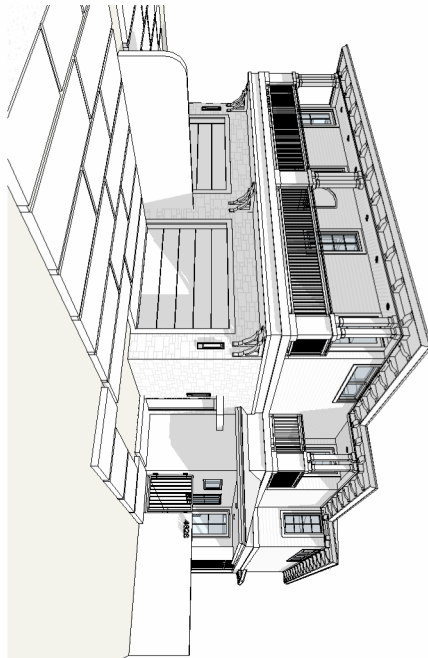
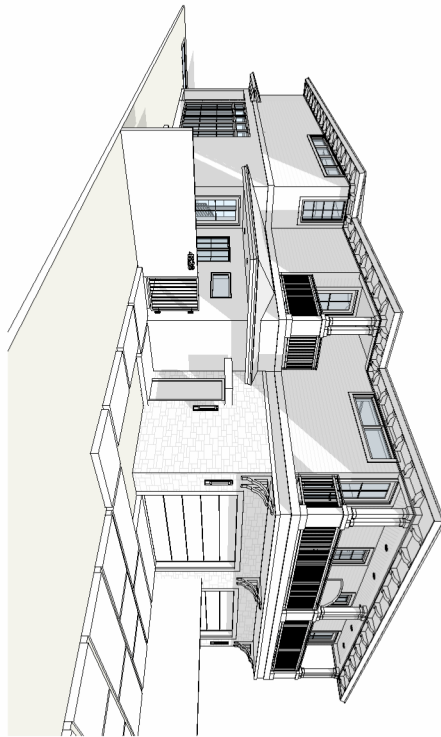
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REAR

MATERIALS

Sheet No.

9



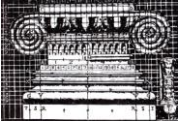
RENDERS











LEO HANSEN, A.I.A., ARCHITECT
1101 Southeast 6th Street Fort Lauderdale, FL 33301 lchaia9093@gmail.com

MEMORANDUM: ARCHITECTURAL REVIEW

To: Jhanelle Campbell, Development Services Director
Town of Lauderdale-by-the-Sea
Re: Architectural Review (ULDR Sec. 30-51)
Project: 4628 Bouganvilla Drive Duplex Project
Review No.: 2025-AR-03-1
Project Address: 4628 Bouganvilla Drive
Date: May 27, 2025

The applicant has proposed a new Duplex for the above reference site. The proposed design is an alternative style that is compatible with the Mid-Century Modern character of the town. The applicant has applied for a Level 2 Administrative Adjustment relating to the proposed height of the building at the setback line. If this adjustment is granted, then our office recommends approval of the project.



Leo Hansen
Leo Hansen, A.I.A., Architect

Petition of Concern Regarding Proposed Construction at 4628 Bougainvilla Drive Submitted to the City of Lauderdale-by-the-Sea and the City Commission

We, the undersigned, are full-time residents of Bougainvilla Drive and/or live in close proximity to the property located at 4628 Bougainvilla Drive. We respectfully submit this petition to express our strong opposition to the proposed redevelopment of the property, which includes the demolition of the existing one-story single-family home and the construction of a two-story duplex requiring a variance for a two-foot encroachment into the mandated twelve-foot side setback.

It is our collective belief that the proposed changes will significantly and negatively impact the quality of life in our neighborhood. Our primary concerns are outlined below:

1. Encroachment Variance:

Approval of the variance will set a troubling precedent, potentially inviting future requests to compromise existing setback standards, thereby undermining established zoning regulations.

2. Privacy and Tranquility:

The addition of second-floor balconies and the overall height of the proposed structure will severely compromise the privacy of adjacent residents to the north, south, and across the street. This is not consistent with the quiet, residential character that defines our community.

3. Environmental and Infrastructure Concerns:

The replacement of existing green space with increased hardscaping (concrete and impervious surfaces) raises serious concerns regarding stormwater runoff and flooding, especially for homes directly north and south of the property.

4. Airflow Restriction:

The increased building mass may inhibit natural airflow, further altering the neighborhood's livability and comfort, particularly for neighboring properties.

5. Short-Term Rental Potential (Airbnb):

We are also gravely concerned that the property may be used as a short-term rental. Past experiences at nearby properties have resulted in disturbances caused by transient guests, including violations of the City's noise ordinance and trespassing incidents involving illicit activities such as marijuana use. These disruptions are incompatible with the family-oriented, peaceful atmosphere our neighborhood strives to maintain.

In light of the above, we respectfully urge the City of Lauderdale-by-the-Sea and its Commissioners to deny the requested demolition, variance, and construction approval for 4628 Bougainvilla Drive. We believe this proposal is inconsistent with the character,

safety, and welfare of the surrounding community, and we request that our concerns be given full and fair consideration during your review process.

Respectfully submitted,

Name	Address	Phone Number
Laurel Szegedy	4120 Bougainville Dr. Apt. 10	412-330-0673
John W. Coleman	4620 Bougainville Dr. Apt 3	954-439-2513
Kerry Parsons	4620 Bougainville Dr. Apt 4	540-310-9668
Davin Harding	" " Apt. 5	954-234-6279
EVA WOOD	" " Apt. 8	404-293-9663
Calvin Arkenwright	4620 Bougainville Dr. Apt 88	(404-0) 710 1029
JOE MAXNER	" " Apt 42	405-363-8691
Rose Michael	X 4621 Bougainville Dr	954-817-3140
Vanessa McChes	4621 Bougainville Dr	954-257-4100
Justin Estrada	4621 Bougainville Drive	954-928-7079
Michael	4621 Bougainville Dr	954-868-890
Maria Ray	4627 Bougainville	754-303-3343
TRACY GABRIEL	4632 Bougainville Dr #3	847-507-5100
Blaise Daluis	4620 Bougainville Dr. apt 9	941-894-8129
Corey Hughes	4620 Bougainville Drive	Apt. 1 954-275-1557
Tim Spatun	4627 Bougainville Dr.	Apt. 1 B 609-544-1177
John	4620 Bougainville Dr. #7	954-599-0288





**CONDITIONAL USE DEVELOPMENT ORDER
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Development Order 2024-CU-01**

PROJECT NAME: 4628 Bougainvilla Drive

ADDRESS OF PROPERTY: 4628 Bougainvilla Drive

FOLIO #: 494318012620

PROPERTY OWNER: Good Times 1 Inc

APPLICANT: Saad Remodeling and Custom Home Builders, Inc

APPLICANT ADDRESS: 18191 NW 68 Ave Ste#104 Miami Lakes, FL 33015

REQUEST: Pursuant to Chapter 30 “Unified Land Development Regulations,” Article IV “Development Permits – Applications, Requirements And Review Procedures,” Division 3 “Conditional Use Procedures And Requirements” of the Town Code of Ordinances (“Town Code”), the Applicant has requested Conditional Use Approval (2023-CU-01) to construct a residential duplex within the RM-25 zoning district at the property located at 4628 Bougainvilla Drive (the “Property”).

SECTION 1. FINDINGS. THIS MATTER came before the TOWN Commission of the TOWN of LAUDERDALE-BY-THE-SEA, Florida, on July 22, 2025 following due public notice. The TOWN Commission having considered the public testimony, evidence in the record, the testimony of the Applicant, and the recommendation of the TOWN Planning and Zoning Board and administrative staff, finds that the application, as conditioned herein, is in compliance with the applicable standards and minimum requirements of Chapter 30 “Unified Land Development Regulations” of the Town Code.

SECTION 2. APPROVAL. The request to approve a Conditional Use to construct a residential duplex in the RM-25 zoning district is hereby APPROVED as shown on the plans submitted on February

24, 2025, attached as **Exhibit 1**, except as modifications may be required by this approval or the Building Official.

SECTION 3. CONDITIONS. The APPROVAL granted herein is subject to the following conditions:

1. Provide current S&S survey by a registered surveyor with elevations in NAVD.
2. Updated survey to reflect current FEMA flood elevation contours (2024).
3. Finished floor required to be at FEMA Base Flood Elevation +1.4' (NAVD).
4. All elevations on plan to be provided in NAVD.
5. Provide drainage plan & calculations showing how stormwater is being maintained on-site & meeting County criteria.
6. Provide slab elevation for all mechanical equipment (AC's, generators, etc.) showing FEMA Base Flood Elevation +1.4' (NAVD) requirements are being met.
7. If the garage is below the FEMA +1.4' elevation, provide necessary flood vents.
8. Adequate storm water facilities shall be provided to meet regulatory requirements. No off-site drainage will be allowed.
9. Artificial Turf shall be labeled on plans as applicable or provide note that no artificial turf is proposed. Artificial Turf shall be counted as impervious area in the drainage calculations.
10. Provide Town Standard Detail for swales in the driveway and grass within town right-of-way with the permit package. Show location/depth of proposed swale on plans.
11. Label water meter / water service on plans as existing or coordinate with the City of Pompano Beach / Fort Lauderdale for new service as applicable.
12. Label sewer lateral on plans as existing or coordinate with the City of Pompano / Fort Lauderdale for new service as applicable.
13. Landscape plan must be provided which conforms with the Town's landscape regulations. Any removal of trees requires approved permits from Broward County and the Town of Lauderdale-By-The-

Sea. Landscape plan may be amended to take into consideration plant availability and final site conditions, subject to approval by the Development Services Director or designee, provided that in no instance will the landscape plan be allowed to fall below the minimum standards, criteria and requirements established within the Town Code.

14. Pursuant to Town Code section 20-92, existing service lines serving the development shall, at the time of development or reconstruction, be converted to underground facilities at the developer's and/or owner's cost.

15. The Applicant shall secure a building permit for the project and begin construction within twelve (12) months of the effective date of the development order approval.

16. The construction shall be in accordance with the submitted plans for the hearing incorporated into this document as Exhibit 1, except as modifications may be required by the approved Site Plan and any changes required as part of the building permit and/or architectural review process.

17. The approved plan 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 result in a violation of federal or state law.

18. All applicable state and federal permits shall be obtained before commencement of construction.

19. 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.

SECTION 4. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Development Order shall be considered a violation of the Town Code and persons found

violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of any of the approval(s) granted in this Development Order. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town Code before it may commence construction or operation, and that the foregoing approval in this Development Order may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town Code or the conditions of this Approval.

SECTION 5. APPEAL. In accordance with Section 30-140(d)(11) of the Town Code, the Applicant, or any aggrieved property owner in the area, may appeal the decision of the Town Commission in the Circuit Court of Broward County, Florida, in accordance with the Florida Rules of Appellate Procedure.

SECTION 6. EFFECTIVE DATE. This Development Order shall become effective upon Approval by the Commission.

APPROVED this ____ day of _____, 2025

MAYOR EDMUND MALKOON

ATTEST:

Katrina Adler, Town Clerk

Approved as to form:

Susan L. Trevarthen, Town Attorney

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