

Town of Lauderdale-By-The-Sea
Regular Planning and Zoning Board

Agenda

Wednesday, September 3, 2025

6:00 PM



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

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Regular Planning and Zoning Board

Wednesday, September 3, 2025, 6:00 PM
Jarvis Hall 4505 N. Ocean Drive, 33308

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

3.a. July Minutes

3.b. September Minutes

4. PUBLIC COMMENTS

5. NEW BUSINESS

5.a. Request 1: Site Plan 2023-SP-01 Description: Pursuant to Chapter 30, “Unified Land Development Regulations,” Article IV, “Development Permits –Applications, Requirements and Review Procedures,” Division 2, “Site Plan Procedures and Requirements” of the Town’s Code of Ordinances (the “Town Code”), the Applicant has requested Site Plan approval to demolish an existing 2 story hotel and construct a new 3 Story hotel containing 22 hotel units for property located at 4312 El Mar Drive (the “Property”).

Request 2: Variance 2024-V-01 Description: Pursuant to the requirements of Section 30-127, “Variances,” the Applicant requests a reduction in the required view corridor width and clearance set forth in Town Code Section 30-241(i) to 10.8 feet where 13 feet is required, a reduction in the parking setback from the interior (north) property line set forth in Town Code Section 30- 122(a)(1) b.2.iii to 2 feet 4 inches where 5 feet is required and a reduction in the VUA perimeter Landscape buffer width set forth in Town Code Section 30-478(b)(2) to 2 feet 4 inches where 2 feet 6 inches is required for the Property located at 4312 El Mar Drive.

Request 3: Level 2 Administrative Adjustment 2024-LVL2-AA-01 Description: Pursuant to Chapter 30, “Unified Land Development Regulations,” Article IV, “Development Permits – Applications, Requirements and Review Procedures,” Division 4, “Adjustments To The Code – Procedures And Requirements,” Section 30-128, “Administrative Adjustments,” of the Town’s Code, the Applicant has requested a Level 2 administrative adjustment from Section 30-241(h)(6), “Side Setbacks,” of the Town’s Code, to reduce the northern side yard setback to 10.8 feet where 15.5 feet is required for the Property located at 4312 El Mar Drive.

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

8. ADJOURNMENT

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: 3.a.

Planning and Zoning Board Agenda Item Report

Meeting Date: September 3, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: APPROVAL OF MINUTES

Subject Title: July Minutes

Explanation:

Recommendation:

Exhibits:

1. Unapproved July Minutes 7.10.2025

NON APPROVED

**TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD MEETING MINUTES
JARVIS HALL, 4505 N OCEAN DRIVE, 33308
Thursday, July 10, 2025**

1. CALL TO ORDER

Chair Karen Sylvester called the in-person Planning and Zoning (P&Z) Board meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at approximately 6:01PM.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL & WELCOME

Board Clerk Megan Small called the roll and present in-person were Chair Karen Sylvester, Board Members Ron Piersante, Leslie Richardson, Jeff Goldman, William (Bill) Ferrante and 1st Alternate MaShawn Simpson. No member was absent. Present in person were Town Attorney Susan Trevarthen, Development Services Director Jhanelle Campbell, Assistant Development Services Director – Building, Planning Zoning David Lee, Planner Alex Battle, and Board Clerk Megan Small.

The discussions and actions taken, etc. during the meeting were not limited to what was typed.

3. APPROVAL OF MINUTES

a. Planning & Zoning (P&Z) Meeting Minutes – October 2, 2024

Board Member Piersante made a motion to approve the P&Z Minutes of October 2, 2024 as written. The motion was seconded by Board Member Ferrante. The motion to approve carried 5-0.

4. PUBLIC COMMENTS

Chair Sylvester opened the meeting to the public for any comments but if a member of the public wished to speak on a specific agenda item, that person could choose to wait until public comments opened on that item.

Tracy Gabriel, resident, explained that she would be speaking on one of the agenda items but wanted to take a moment now to thank the P&Z Board for all their help with the parade. She then spoke about having goals she wanted to achieve while living her dream in L-B-T-S. Chair Sylvester clarified that staff, not the P&Z Board, should be thanked for the parade and she agreed with Ms. Gabriel that the parade was a great event.

5. NEW BUSINESS

5.a. 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.

Development Services Director (DSD) Jhanelle Campbell presented this item by reminding what an Administrative Adjustment was. She explained where this was written in the Town’s Code of Ordinances and that these administrative adjustment rules allowed for limited and controlled deviations from building and parking standards. Level 1 adjustments may be approved by the Town Manager for minor parking

adjustments in residential zoning districts only. Level 2 adjustments required Town Commission approval and that was why this application was passing through this Board tonight. This applied to building setbacks, roofs, cornices and things of this nature. All applications were reviewed by the Development Services Department and any relevant staff and department. The P&Z Board would evaluate the request and make recommendation(s) to the Town Commission. An Administrative Adjustment must stay within the allowed limits, not increase density or building height and not encroach on easements or right-of-way. The DSD explained that it must improve certain conditions which she read into the record.

DSD Campbell then spoke about the application before them which was a request for the encroachment of a permanent generator installed one foot into the required five foot side setback. She spoke about the size of the property and its zoning district. The property was under construction and did not have its permanent CO, only a temporary one due to this issue. The generator was already installed on the western side of the property. In February and April 2024, initial site plan reviews denied this installation due to setback violation. Upon the third review, the zoning plan reviewer at that time had a conversation with the applicant, and approved the installation with a note on the approval in the file. This was included in the Board's packet. In October 2024, DSD Campbell saw the generator on the slab and thought it looked a little too close. She had David Lee, who was now the Assistant Director of Development Services, reach out to the applicant for evidence that it met the requirements of code as she felt the slab and the generator were too close to the side property.

DSD Campbell read into the record the criteria that met the code (e.g., no increase in allowable density and no increase in building height, etc.). She said that the applicant explained in his paperwork that the location was required due to manufacturer's spacing and fire code requirements, etc. She spoke about the partially met requirement and potential noise to neighboring property due to the generator's closeness. The DSD explained conditions for approval like screening, exhaust direction, etc., if the Board recommended approval of this item. She informed that staff was not recommending approval. However, if the Board did recommend approval, she read into the record staff's recommended conditions. She then called for Board questions.

Board Member (BM) Richardson asked if the applicant was required to demonstrate hardship for this application and the DSD answered that it was not required for this type of application but for variances that answer would be yes. BM Richardson then asked if that was the only generator they could have put on the property. Barron Development was in attendance and would be able to answer.

BM Goldman asked about the generator meeting the requirement for noise level and DSD Campbell explained. 1st Alternate Simpson asked about fencing on that side around the generator and the DSD answered that fencing was allowed at the property line so a barrier would not be a problem. Board Member Ferrante said that when generators kick on, they were very noisy. This generator would be between two buildings and would be very noisy with echoes bouncing off the buildings. If this should get reviewed, he would suggest to set the self-testing for some time in the afternoon in order not to interfere with people sleeping at night. He felt that a generator between two buildings would exceed the Town's noise level. 1st Alternate Simpson asked what would happen when the generator needed fixing/maintenance? DSD Campbell explained. Chair Sylvester said she drove by the property and saw the generator, then space (about 1.5 feet) and then bushes, and then the neighbor's property began. She felt a repair person could get in there. BM Piersante wanted to know what the one foot encroachment was doing for the homeowner and the DSD explained. As there were no further board questions/comments, the Chair opened the floor for public comments.

Jim Barron, contractor, explained about all the site plans that were drawn up. The last site plan depicted where the generator was now four feet from the property line and not the required five feet. If they got a foot closer, they would not meet the fire safety code which required twenty inches. There was now four

feet to the property line and seven and one-half feet to the neighbor's house which was a solid wall on that side. This allowed for service and the exhaust system was pointed toward the back of the house to help prevent noise between the houses. This was the smallest generator. The other side of the house had the same setback and the front yard would probably "not fly". Chair Sylvester asked about installation in the back of the house but Mr. Barron said it was on an angle and was all pool. BM Richardson said that they knew they were installing the generator one foot into the setback and wanted to know if there was nothing smaller. He explained why that was not possible and that load calculations were presented to L-B-T-S.

David Lee, Assistant Director Development Services, said he performed zoning inspections for the Town under his previous assignment. The plan went through review multiple times and was denied multiple times. They did not receive any other revisions, modifications, or relocation plans to review until they received the final survey where the generator was installed in the same location. Chair Sylvester asked what it meant from the note that requirements were being reviewed in the field and David Lee explained. The contractor commented that he did not know that his permit was voided and the Chair felt he could address that outside of this meeting.

Stuart Dodd, resident, lived next door and was not here to object. He spoke about the code being addressed as it was physically impossible to install a generator in the side setback without being too close to the property line. He explained the concession that allowed previously installed generators to be in the side setback was not intended to be allowed for new construction. He did not know who measured but he believed the encroachment should read 2 feet 2 inches into the required five foot setback. He felt that this was new construction with ample room to construct a generator room which was properly ventilated on the side of the property. He asked for the board to consider his request to address the code so no one else would have to put up with a generator this close to the boundary. This generator would be installed right outside his main bedroom window. He thanked the board for their consideration. DSD Campbell said for clarification that the one foot measurement was from the final survey they received. As there were no other public comments, the Chair closed public comments. Chair Sylvester thought that the neighbor had a wonderful suggestion for clarification in the code for new construction. DSD Campbell said that the Board tonight was making a recommendation to the Town Commission and the suggestion for clarification in the code for new construction could be part of the recommendation. 1st Alternate Simpson asked how could the encroachment amount be off by 100% as one said it was one foot and the other said it was off by two feet. DSD Campbell explained that the Town utilized the survey and Mr. Dodd went out and measured. Mr. Dodd agreed that he measured and the gap is two feet two inches and the slab is much further out in order to provide for the airgap and width of the generator.

Chair Sylvester did not think this should be approved going forward due to the possible encroachment and that the generator was installed without the request for review again with the knowledge of going against what would have been typically approved.

Board Member Goldman made a motion to recommend to the Town Commission to accept staff's suggestion not to approve this request. The motion was seconded by Board Member Ferrante. Motion carried 5-0 to recommend denial to the Town Commission (1st Alternate Simpson was able to participate in discussion but was not able to vote on this item).

Chair Sylvester asked if anyone would object to the suggestion of updating the code for new construction and no one had an objection. DSD Campbell then explained the next step after tonight's recommendation for denial would be the presentation of this item to the Town Commission on July 22nd at their 6:30 Meeting.

5.b. 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 Bougainvilla Drive.

Development Services Director (DSD) Campbell presented this item by reminding what a Conditional Use was. She explained that it was a use not appropriate without restrictions throughout a district but which may be allowed with controls on number, area, location and impact. The purpose was to protect public health, safety, welfare and neighborhood character. The intent, purpose and effect were to ensure conditional uses would only be allowed on certain sites where they could be accommodated without adverse impact. These uses were quasi-judicial and subject to specific criteria and potential additional review requirements. There were several application requirements listed in the code that were at the discretion of the DSD. She went over the specific criteria for approving a conditional use and mentioned that the Town Commission could revoke a conditional use if approval conditions were violated and she gave four examples. For this agenda item, the applicant requested a conditional use to construct a two-story residential duplex replacing a one-story single family home. In this zoning district, RM-25, conditional uses could be used for duplexes. They received this request from SAAD Remodeling Custom Homes. All documentation was done, application fees paid and a Citizens Participation Meeting was held on June 19th. Architectural Review was also required and the Town Architect at the time approved the design contingent on the approval of a companion application, which would come before the Board next. It was an Administrative Adjustment for side setbacks. Notice was provided to property owners within 300 feet, property posted and public hearing advertised. The applicant’s responses to this Conditional Use request were in the Staff Report. She showed slides of the different types of buildings in the area and said that this property would not add extra density to the area. Staff recommended approval of the application. The DSD called for questions.

Board Member (BM) Goldman asked if the Board did not approve one application, then the next one would not get approved. The DSD explained that this application approved the conditional use and the following (next application) would determine if the setback encroachment would be allowed. There were no other board questions/comments.

John Coleman read a petition of concern regarding this property signed by people who were full-time residents on Bougainvilla Drive or in close proximity to this property. They expressed their strong opposition to this application to redevelop this property requiring demolition of the one-story single-family home and construction of a two-story duplex requiring a two-foot encroachment into the mandated twelve-foot side setback. They believe this would negatively affect the quality of their lives in the neighborhood. The addition of a second floor would affect the privacy of adjacent residents to the north, south, and across the street. They cited environmental and infrastructure concerns. There was the potential of short-term rental / Airbnb and problems caused by transient guests. This was a family-oriented, peaceful environment that the residents strive to maintain. The petitioners requested that L-B-T-S and its Commissioners deny the request of the demolition, variance, and construction approval for this property. They requested that their concerns be given full and fair consideration. He spoke about the concerns specifically for those residing on the south side of the property. He said that the balconies on the side of the property at second floor level would impede their tranquility and privacy as he spoke about situations with past Airbnb renters. He further showed pictures of how the tall palm trees were currently maintained on the property and spoke about those concerns and for concerns for the maintenance of future palm trees. The Chair thanked the speaker and said there was not much the Board could do about Airbnb’s.

DSD Campbell wanted to clarify that the request was for an Administrative Adjustment and not a Variance. This was a different set of criteria. The Town Architect recommended approval of the architectural design based on the Administrative Adjustment less than 50% of the building would be encroaching into the side setback, which would be spoken about in the next application. Now it was just conditional use for this particular application.

Tracy Gabriel was a full-time resident living north of this property. She understood that Conditional Use was the first hurdle but they kind of go together with Administrative Adjustments. Her question at the Community Meeting was, “What were the alternatives to be built on this property instead of a two-story duplex?” She wanted to know why it could not be a one-story home or a multi-unit? Her concern was adding a duplex of that size and square footage was not consistent with any portion of Bougainvilla. DSD Campbell explained that replacing a duplex with a single-family home would also require a conditional use in RM-25. She answered the Chair that replacing a single-family home with a single-family home would also require a conditional use in the RM-25 zoning district. Chair Sylvester said she drove to the property which was a single-family home with multi-family houses all around it. Board Member Ferrante did not see a problem and discussion ensued about parking spaces. Ms. Gabriel agreed with him regarding parking but her position was that it did not have to be an eight-unit building constructed on that spot. She was not talking density just of people but of the density of the building itself.

George, the architect/designer, said that he was working for months with staff. The building was just a two-story house. The owner wanted to use density to have a more residential approach to the property. They were trying to make it better for the community because of this development. Board Member Ferrante asked the total square footage of living area and George answered. There were no other public comments so it was closed and the Chair called for a motion.

Board Member Richardson made a motion to recommend to the Town Commission to approve this conditional use application. The motion was seconded by BM Ferrante. Motion carried 5-0 (1st Alternate Simpson was able to participate in discussion but was not able to vote on this item).

5.c. 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 Bougainvilla Drive.

Development Services Director (DSD) Campbell presented this requested Administrative Adjustment to permit an encroachment of two feet into the required twelve-foot side setback. She informed that this request was for both sides of the property. She clarified for Chair Sylvester that it was a two-foot encroachment request for each of the two sides of the property. Because the median height of the duplex would be twenty-five feet 5½ inches, the required setback was twelve feet. She reminded that the Town Code allowed for requests for deviations for setbacks through the Administrative Adjustment process with criteria that had to be met. Staff reviewed the application and felt the criteria was met and it was consistent with the Comprehensive Plan, therefore, met the requirements for a recommendation of approval for this request with the standard requirement that the Administrative Adjustment expired with the expiration of the building permit. The Chair called for questions.

1st Alternate Simpson was answered that if the building was not over twenty-two feet, it would only need a ten-foot setback. The taller the building is, the bigger the setback. They were proposing a building higher than twenty-two feet, resulting in the ten foot setback becoming twelve feet. The DSD answered BM Piersante that only the back portion of the building would encroach because the building had a slanted roof. Where the slanted roof was 22 feet and shorter, the setback remained ten feet so only a portion building

would encroach. The average height of the duplex was twenty-five feet 5½ inches. The DSD displayed what she was explaining by showing the diagram of the building. She also pulled up a picture of the building with its pitched roof that was architectural in nature. Board Member Richardson commented that if the roof was not as inflated as it is, this request would not be necessary. She felt that people should design to the building code and not ask for exceptions. If there was a hardship, then the person should seek remedy for the hardship. Chair Sylvester felt that BM Richardson brought up a good point. She felt they should listen to public comment and then the board should discuss.

Tracy Gabriel, resident, had questions/concerns. She wanted to know with the pitch in the roof, where did the rain and debris go as it was two feet closer to the two properties on either side. She did not see a drainage plan. This would create less of an airflow for her unit and the other units whose front doors were in line with the two feet of encroachment. She also noticed during the generator presentation that two a/c units would encroach as well. So there would also be noise besides encroachment. She was not opposed to a duplex. She was opposed to a two-story duplex. DSD Campbell clarified that building plans would be reviewed to ensure it met the Town Code. Ms. Gabriel spoke about her concern about the amount of landscape being planted on the property. She wanted to know if it would be kept up.

George, the architect/designer, explained that they thought the Code ambiguous and explained why they were asking for an adjustment. The Chair asked him if the roof could be lowered so there would not be an adjustment issue. He answered they could lower the slope so the encroachment would be a little less and used the same diagram to help with his explanation. BM Richardson spoke about using a different kind of roof that did not encroach. The Chair suggested that the walls could have been moved in. BM Richardson felt that new construction could have been built exactly to code. It was bothersome to her that this could be a precedent setting issue. BM Goldman said that what they were asking for was in the Town Code. BM Richardson questioned at what point do you enforce the code, if you allow exceptions. This was answered by DSD Campbell. George said that the encroachment was in just a portion of the side of the building and not the whole side. DSD Campbell explained that applications were sent to all disciplines in the Town and in answer to drainage, engineering did review the application. Town Attorney Susan Trevarthen read from the Code the answer to BM Richardson's question about the purpose of the Administrative Adjustment. 1st Alternate Simpson asked why if a building was taller, the setback size changed and the Town Attorney spoke about that pointing out that today's Administrative Adjustment was not for the building itself but for the two foot overhang. BM Richardson asked the architect what was under the roof and George answered that it was attic space. In the Chair's opinion, there seemed to be very little impact considering the bulk was in the center and discussion ensued. When there were no further questions/comments, a motion was made.

Board Member Ferrante made a motion to recommend approval to the Town Commission of this administrative adjustment application in accordance with staff's recommendation to approve. The motion was seconded by Board Member Goldman. Motion carried 4-1 (Board Member Richardson voted against and 1st Alternate Simpson was able to participate in discussion but was not able to vote on this item).

The next step, per DSD Campbell, was for this item to go before the Town Commission for final approval or denial on July 22, 2025.

DSD Campbell asked the Clerk to clarify by restating what the Board would like Staff to recommend to the Town Commission about an ordinance change for generators regarding new construction – *the request to address the code*. Town Attorney Trevarthen clarified that they just wanted to understand what the Board preferred about generators for new construction. BM Goldman wanted to check with other cities to see what they do. The Board was unanimous in their decision to have Staff present to them what other neighboring cities allowed and the Board could make their recommendation to the Town Commission after Staff's presentation.

Town Attorney Trevarthen said that Karen Blake, the Board's vice chair, moved and that was why she was not here tonight. The Town was very appreciative of her contribution. As there was now a vacancy, DSD Campbell would pursue a new nominee to be the 2nd Alternate following 1st Alternate MaShawn Simpson. The floor was opened for nominations for Vice Chair. Chair Sylvester nominated BM Leslie Richardson for Vice Chair. BM Leslie Richardson accepted the nomination. Board Member Goldman seconded the nomination. The motion carried 5-0 (1st Alternate Simpson could not vote this evening). Leslie Richardson declared Vice Chair by acclamation.

6. OLD BUSINESS

None.

7. UPDATES/BOARD MEMBER COMMENTS

None.

8. ADJOURNMENT

Vice Chair Richardson made a motion to adjourn at approximately 7:30PM. The motion was seconded by Board Member Piersante. The motion to adjourn carried 5-0 (1st Alternate Simpson could not vote this evening).

Chair Karen Sylvester

ATTEST:

Date Accepted: _____



Agenda Item No: 3.b.

Planning and Zoning Board Agenda Item Report

Meeting Date: September 3, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: APPROVAL OF MINUTES

Subject Title: Sepember Minutes

Explanation:

Recommendation:

Exhibits:

1. Corrected September 4 2024 Minutes

NON APPROVED
TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD MEETING MINUTES
JARVIS HALL, 4505 N OCEAN DRIVE, 33308
Wednesday, September 4, 2024

1. CALL TO ORDER

Chair Karen Sylvester called the in-person Planning and Zoning (P&Z) Board meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at approximately 6:03PM.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL & WELCOME

Board Clerk Megan Small called the roll and present in-person were Chair Karen Sylvester, Vice Chair Karen Blake, Board Members Ron Piersante, Leslie Richardson, Jeff Goldman, and 1st Alternate William (Bill) Ferrante. The absent member was 2nd Alternate Patrick Ucci. Present in person were Town Attorney James White, Development Services Director (DSD) Jhanelle Campbell, and Board Clerk Megan Small.

For the record, as five board members were present for a quorum, 1st Alternate Ferrante would participate but could not vote. The discussions and actions taken, etc. during the meeting were not limited to what was typed.

3. APPROVAL OF MINUTES

a. Planning & Zoning (P&Z) Meeting Minutes – June 5, 2024

Board Member Piersante made a motion to approve the minutes of the P&Z Meeting of June 5, 2024 as written. The motion was seconded by Board Member Richardson. The motion to approve the June 5, 2024 minutes as written carried 5-0.

4. PUBLIC COMMENTS

Chair Sylvester opened the meeting to the public for any comments but if a member of the public wished to speak on a specific agenda item, that person could choose to wait until public comments opened on that item.

Marc Pearson, resident, explained that in his neighborhood some years ago, a neighbor was told to remove an unauthorized recreation area on top of his roof. He said that another neighbor completely rebuilt his home and was told that they could not have a recreation area on top of their roof because of privacy. Mr. Pearson was here tonight to see if the Board could give him assistance with an issue that the Development Services Director and Town Attorney know about. He explained about his email dated July 15, 2024 to the Town regarding concerns he had about a house built about two streets over from his. He sent a follow-up email communication on July 19, 2024 asking about status. He received an email from Development Services Director (DSD) Campbell at 6:07PM that day which stated there was no problem and everything was fine. A couple of emails later and a couple of Town Commission Meetings, he had a meeting. For clarity, he met with Town Manager Connors and Development Services Director Campbell at that meeting. He then requested and received some information from the Town through the Freedom of Information Act (FOIA) like Revision 7 of the Plan dated July 19, 2024 which did not make

sense to him. He ordered more documents through FOIA and he learned that the house he originally emailed about was permitted in 2022 with things like a rooftop recreation area, a structure up there that he would call a third floor, and a roof terrace with glass railings and lighting. He wanted them to agree that this was wrong. The revisions he received on July 19th did not change the size of the structure on top but they did get rid of the wording “third floor” and added “future solar panels” and they changed “rooftop terrace” to “maintenance area”. He felt that it was still an activity area up there violating the ordinance. The structure was way too big and the ordinance gave permission solely for a stairway. His time was up and Mr. Pearson asked the Board for their advice. Chair Sylvester asked Mr. Pearson if he filed an appeal. He answered that he has a son who is a lawyer and he explained the type of law firm that his son worked for. Mr. Pearson was informed that the appeal he submitted thirty days after his July 15th email got rejected by the Town because he did not meet the reasonable time period. His son advised him that it was reasonable and Mr. Pearson was thinking of appealing the appeal and that was why he brought this up tonight at the Planning and Zoning Board. As no one else wished to speak now, the Chair closed this portion of Public Comments.

5. NEW BUSINESS

5.a. Appeal from an Administrative Decision (2024-AAD-01) (the “Appeal”) pursuant to Chapter 30, “Unified Land Development Regulations,” ARTICLE IX, “Appeals,” Section 30-531 of the Town Code of Ordinances (“Town Code”) for approval to be classified as a drug store/pharmacy (with no on-site prescription writing for controlled substances identified in Schedule II, III, or IV in F.S. §§ 893.03, 893.035, or 893.0355) as such is a permitted use within the B-1 zoning district pursuant to Section 30-271 a (1) (z) of the Town Code.

Development Services Director Campbell presented this item stating that the applicant, Elite CBD Life, submitted an appeal application for the operation of a proposed retail store selling cannabidiol (CBD) products at the proposed business located at 238 Commercial Boulevard. The applicant was seeking an appeal pursuant to Section 30-531 of the Town Code for approval to be classified as a drug store/pharmacy (with no on-site prescription writing for controlled substances identified in Schedule II, III, or IV in F.S. §§ 893.03, 893.035 or 893.0355) and as such was a permitted use within the B-1 zoning district pursuant to Section 30-271 (a) of the Town Code. She would explain Staff’s analysis and recommendation concerning the appeal application.

On July 10, 2024, the applicant submitted a request to the Town for zoning approval to operate the proposed business. The applicant said that inventory would be focused on health and fitness offering a range of CBD supplements and pain relief products designed to support health, fitness, athletic performance and overall wellbeing. Inventory did not include the sale of nicotine products and/or tobacco paraphernalia. Several email communications later, Town Staff denied requests to be classified and considered a health and fitness center, retail sales and drug store/pharmacy. The applicant filed on August 19, 2024 an appeal concerning the Town Staff denial and that was why this appeal was in front of the Board tonight.

Development Services Director Campbell’s report explained that appeals from administrative decisions may be timely filed by an aggrieved party concerning a decision of an administrative official in the interpretation and application of Chapter 30 “Unified Land Development Regulations” pursuant to Section 30-531 of the Town Code. She said that Staff has reviewed the subject appeal application pursuant to Section 30-531(e)(1) of the Town Code and did not agree with the applicant’s interpretation of the proposed business as a “drug store/pharmacy” which was permitted in the B-1 zoning district. Chapter 465, Florida Statutes, (the “Florida Pharmacy Act”) established the regulatory framework for the operation of pharmacies within the State. More

specifically, Section 465.003, Florida Statutes, provided various regulatory definitions, including “Medicinal Drugs”, “Pharmacy”, “Prescription” and various other terms. Based on the review of the Florida Statutes, Staff felt that the applicant did not provide any evidence to support classifying this proposed use as a drug store/pharmacy. The Development Services Director’s report reflected that Notices were sent to all the property owners in the surrounding 300 feet and the property was posted in accordance with Section 30-139 of the Town Code. To date, the Town has not received any correspondence for or against this request. Staff was recommending that the proposed business use not to be classified as a drug store/pharmacy. Board Member Goldman asked in L-B-T-S, was CVS classified as a pharmacy and the Development Services Director answered that it was. There were no other Board questions at this time.

Attorney Gary Carman, GrayRobinson, was representing the applicant. He gave a brief history starting with his client looking in the Town for a retail store and perhaps being a vitamin store. Before they could apply, they went to the State of Florida for an approval and a license - a copy of which was in the Board Packet. He said that the State of Florida classified CBD products as food supplements or food products. He reported the reasons that people use CBD products were from pain issues to beauty issues. They already have a store in the Coral Ridge Mall which is quite beautiful. They would be part of the community and have books to sell to help educate. There was nothing illegal as to what they did. There was no cannabis in their products. He explained the company’s inventory of products that was first class and first rate. He gave the Board Clerk his catalog, information about the business, and the store in the Coral Ridge Mall to pass around to the Board Members. They even sell CBD for pets. He explained that he felt they were a drug store because they sell supplements and medicinal products but there was no pharmacist because they did not take prescriptions but have products that were sold in pharmacies. His client was paying rent on this store that they could not open and reported that they were directed to open a pharmacy. He said the clients were here tonight to answer questions. They were just asking for cooperation and assistance.

Board Member Ferrante clarified that they were denied under pharmacy which was the conditional use they came in under and there were no other categories that fit their needs currently. Discussion ensued. Attorney Carman showed photos of stores in the area that were vitamin/supplement stores and answered Board Member Ferrante that they were not located in L-B-T-S but nearby. He just wanted to show what other stores like theirs were called in nearby municipalities. Chair Sylvester asked about the education provided to the community and what certifications did staff working in the store have. Ester Fhima went to the podium and said they owned 27 stores for more than a decade. Employees were all trained and she explained how. The books showed the benefits of CBD and there were also studies written about in the books. They also have laboratories. She answered that this was regulated by the FDA. Board Member Goldman asked the Development Services Director if pharmacies like CVS also get looked over to practice. He pointed out a food permit in the Board Packet. The DSD answered that different usages required different licenses so each store had to get the requisite licenses. She further answered him that she was not aware of any other stores in L-B-T-S that sold CBD products. She said two stores (not CBD stores) came in under Specialty Shops but that category was eliminated and those stores were gone. Board Member Richardson wanted to know what category CVS was classified as. Development Services Director Campbell answered CVS was a pharmacy/drug store and she explained why irrespective of all the other things they sell. Board Member Richardson then wanted to know why Retail was denied as a use and the DSD answered there was no general Retail category on the Town’s list. Board Member Ferrante asked the Director if there was any other way for them to come in under an existing category and she answered she did not evaluate any category that they would fit under but what they asked to come in under was not a fit for them. Development Services Director Campbell said that the applicant’s son used

Artificial Intelligence (AI) to evaluate the code and that was why they came in under the category that they did. Each of their proposals was evaluated under their own merit and none were acceptable. She further clarified that she did not know what categories businesses were in other municipalities. Attorney Carman wanted to answer whether they could fall under food store. He said that the State of Florida treated their product as food and gave them a license as a food product. He felt he could come in as a grocery store but he was not selling milk, juice or other grocery products. So his clients were really at their mercy. They were trying to open up a business, minimize their losses, and do what was right for the community. Their trained staff would be able to answer someone's questions and make recommendations.

Board Member Goldman wanted to know the research they did as they chose L-B-T-S and the attorney answered. Ester Fhima also answered and then spoke about the benefits of her products. She also said that she looked into this Town and thought the store would be a great location. She then spoke about the State permit and how she chose pharmacy/drug store. Chair Sylvester said she struggled with the fact that there was no pharmacist onsite and she was answered that there were no prescriptions. Board Member Goldman said that if he was looking for a place to put a place, he would know where it fit. Development Services Director Campbell said that Ester was probably talking about a conversation she had with the Development Services Assistant Director Ramirez about the types of licenses which was not an approval as zoning approval was never obtained. Board Member Piersante said he looked through all the categories and he could not find anything that this fell into. Staff felt the same way. He then asked if they looked over the bridge in Fort Lauderdale and also wanted to know why they picked a Town of only 6,000 people. Attorney Carman read into the record regarding if conditional uses were not listed and what could be done. He felt that if everything came together, perhaps they could come up with a new conditional use that fit his category. Chair Sylvester said that before the Board today was for the pharmacy/drug store conditional use. For clarification, Development Services Director Campbell read into the record about conditional uses not listed and then continued reading into the record a list of the acceptable conditional uses. A conditional use could not be suggested because the proposed use did not fall under the allowed list of conditional uses in L-B-T-S. The attorney took exception as to what she said because when he looked at permitted conditional uses, there were categories that he could put his "toe" in and get wet but could not put his entire "body" in but was asking for assistance. Board Member Goldman wanted to know which permitted conditional use he could put his "toe" in. The attorney read about four into the record. Vice Chair Blake wanted to make a motion based on everything she heard and saw tonight and uphold Staff's decision.

Vice Chair Blake made a motion to deny by upholding Staff's decision that the proposed business use was not to be classified as a drug store/pharmacy. The motion was seconded by Board Member Ferrante. The motion to deny carried 5-0.

** (At the October 2, 2024 Meeting, Vice Chair Blake made the following corrections (1) underlined wording added to the motion (see directly below) and (2) requested Staff puts the reasoning in their future reports so that the Town Commission knew why.

**Corrected version:

Vice Chair Blake made a motion to deny by upholding Staff's decision that the proposed business use was not to be classified as a drug store/pharmacy because the appellant did not show that the Staff's interpretation of the phrase was clearly erroneous. The motion was seconded by Board Member Ferrante. The motion to deny carried 5-0.

As the attorney thanked everyone for their time and courtesy, Vice Chair Blake reminded that there was the recourse to have the code amended. She said that as it was presented tonight for

a drug store/pharmacy, the Board just could not grant it. Development Services Director Campbell said that this item would go in front of the Town Commission on September 12, 2024 for a final approval or denial.

6. OLD BUSINESS

At the last meeting the Board had, Vice Chair Blake said, talked about an update from the Town Attorney's Office. She asked that they read the minutes from the last meeting as a reminder for that update.

7. UPDATES/BOARD MEMBER COMMENTS

None.

8. ADJOURNMENT

Board Member Richardson made a motion to adjourn at approximately 6:55PM. The motion was seconded by Board Member Goldman. The motion to adjourn carried 5-0.

Chair Karen Sylvester

ATTEST:

Date Accepted: _____



Agenda Item No: 5.a.

Planning and Zoning Board Agenda Item Report

Meeting Date: September 3, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: NEW BUSINESS

Subject Title: Request 1: Site Plan 2023-SP-01 Description: Pursuant to Chapter 30, "Unified Land Development Regulations," Article IV, "Development Permits –Applications, Requirements and Review Procedures," Division 2, "Site Plan Procedures and Requirements" of the Town's Code of Ordinances (the "Town Code"), the Applicant has requested Site Plan approval to demolish an existing 2 story hotel and construct a new 3 Story hotel containing 22 hotel units for property located at 4312 El Mar Drive (the "Property").

Request 2: Variance 2024-V-01 Description: Pursuant to the requirements of Section 30-127, "Variances," the Applicant requests a reduction in the required view corridor width and clearance set forth in Town Code Section 30-241(i) to 10.8 feet where 13 feet is required, a reduction in the parking setback from the interior (north) property line set forth in Town Code Section 30- 122(a)(1) b.2.iii to 2 feet 4 inches where 5 feet is required and a reduction in the VUA perimeter Landscape buffer width set forth in Town Code Section 30-478(b)(2) to 2 feet 4 inches where 2 feet 6 inches is required for the Property located at 4312 El Mar Drive.

Request 3: Level 2 Administrative Adjustment 2024-LVL2-AA-01 Description: Pursuant to Chapter 30, "Unified Land Development Regulations," Article IV, "Development Permits – Applications, Requirements and Review Procedures," Division 4, "Adjustments To The Code – Procedures And Requirements," Section 30-128, "Administrative Adjustments," of the Town's Code, the Applicant has requested a Level 2 administrative adjustment from Section 30-241(h)(6), "Side Setbacks," of the Town's Code, to reduce the northern side yard setback to 10.8 feet where 15.5 feet is required for the Property located at 4312 El Mar Drive.

Explanation: See attached report and supplemental exhibits

Recommendation: Request #1- Site Plan 2023-SP-01- Description: Pursuant to Chapter 30, "Unified Land Development Regulations," Article IV, "Development Permits –Applications, Requirements and Review Procedures," Division 2, "Site Plan Procedures and Requirements" of the Town's Code of Ordinances (the "Town Code"), the Applicant has requested Site Plan approval to demolish an existing 2 story hotel and construct a new 3 Story hotel containing 22 hotel units for property located at 4312 El Mar Drive (the "Property").

Request # 1- Summary Findings and Recommendations

Upon review of the Plans received on July 18, 2025 by Linda Strutt Consulting, Inc. and by Jay Flynn Engineering, minor revisions to the plan set are necessary, and outstanding comments from Jay Flynn Engineering are incorporated into the Development Order (**Exhibit 14**).

The proposed plans submitted by the Applicant are consistent with the Land Development Code and Town staff recommends approval of the site plans with the following conditions:

1. The Applicant shall obtain Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) Permit approval, as required, prior to issuance of any Building Permits. Civil and architectural plans shall demonstrate compliance with FDEP criteria, including clearly labeling the minimum Lowest Horizontal Structural Member (LHSM) and identifying the applicable FDEP 100-year storm elevation for this area. The plans shall be revised to reflect the required FDEP elevation standard,.
2. The Applicant shall obtain Broward County Traffic Engineering Division approval for all proposed striping located within the public right-of-way. Striping restoration shall be clearly depicted on the civil plans whenever pavement restoration is included. Proof of Broward County Traffic approval and updated plans shall be submitted to the Town prior to issuance of any Building Permits.
3. The Applicant shall obtain Broward County Surface Water Management approval, as required, prior to issuance of any Building Permits. Full drainage calculations shall be submitted demonstrating compliance with Broward County Surface Water Management criteria, and the approved calculations shall be reflected in the civil plans.
4. In accordance with Sec. 20-92 of the Town Code, all utilities serving the development shall be installed underground at the Developer's/Owner's cost. Existing overhead service lines shall be converted to underground facilities at the time of development or reconstruction, at the Developer's/Owner's cost. For substantial redevelopment or reconstruction, all utilities adjacent to and serving the site shall be converted to underground facilities, and all new utilities shall be installed underground, consistent with the Code requirements.
5. The Applicant shall provide documentation, in a form acceptable to the Town Attorney, demonstrating that the properties located at 4308 El Mar Drive and 4312 El Mar Drive have been legally joined into a single unified lot of record prior to issuance of any Building Permits. No permits shall be issued until proof of lot combination is recorded in the public records of Broward County.
6. The Applicant shall provide written verification from the Town's solid waste vendor confirming acceptance of the proposed trash management plan, including location and method of service, prior to issuance of any Building Permits. No permits shall be issued until proof of an acceptable trash plan is submitted to and approved by the Town.
7. A landscape plan demonstrating compliance with the Town Code shall be submitted with the Building Permit application. Any tree removal or relocation shall require approval from Broward County prior to issuance of a Building Permit. The absence of a landscape island for the eleven parking spaces along the northern perimeter is acknowledged and is hereby waived as part of the Development Order approval.
8. No signs or fences are approved as part of this Development Order. Any proposed signage or fencing shall require submittal and approval under a separate permit

application.

9. In the event the north-facing balconies are removed from the approved design, the Applicant shall submit revised architectural elevations reflecting the change for inclusion in the Town's official records. Updated elevations shall be provided prior to issuance of any Building Permits or Certificates of Occupancy, whichever occurs first following the design change.
10. The Applicant shall secure a building permit for the project within six (6) months of the date of the development order approval.
11. The construction shall be in accordance with submitted plans (**Exhibit 1**). Such plans are subject to revisions based on any necessary changes that may be required for issuance of a building permit pursuant to the Florida Building Code.
12. The approved site 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 the issuance of the approval if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that results in a violation of federal or state law.
13. Prior to 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 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.

Request 2: Variance 2024-V-01- Description: Pursuant to the requirements of Section 30-127, "Variances," the Applicant requests a reduction in the required view corridor width and clearance set forth in Town Code Section 30-241(i) to 10.8 feet where 13 feet is required, a reduction in the parking setback from the interior (north) property line set forth in Town Code Section 30- 122(a)(1) b.2.iii to 2 feet 4 inches where 5 feet is required and a reduction in the VUA perimeter Landscape buffer width set forth in Town Code Section 30-478(b)(2) to 2 feet 4 inches where 2 feet 6 inches is required for the property located at 4312 El Mar Drive.

Request # 2- Summary Findings and Recommendations

STAFF RECOMMENDATIONS:

The Board has the following options:

1. Recommend approval of the Variance to the Town Commission;
2. Recommend approval of the Variance to the Town Commission with conditions; or
3. Recommend denial of the Variance to the Town Commission.

Staff believes that the granting of the variance is justified based on the requirements of the Town Code and recommends **APPROVAL**. The criteria to grant the request have been met.

Should the Board recommend approval of the request to the Town Commission, staff recommends the following conditions of approval (**Exhibit 17**):

1. All applicable state and federal permits shall be obtained before commencement of construction.
2. 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. A building permit will not be issued until all outstanding debts to the Town are paid in full.

Request 3: Level 2 Administrative Adjustment 2024-LVL2-AA-01 Description: Pursuant to Chapter 30, "Unified Land Development Regulations," Article IV, "Development Permits – Applications, Requirements and Review Procedures," Division 4, "Adjustments To The Code – Procedures And Requirements," Section 30-128, "Administrative Adjustments," of the Town's Code, the Applicant has requested a Level 2 administrative adjustment from Section 30-241(h)(6), "Side Setbacks," of the Town's Code, to reduce the northern side yard setback to 10.8 feet where 15.5 feet is required for the Property located at 4312 El Mar Drive.

Request # 3- Summary Findings and Recommendations

The proposed plans and narrative submitted by the Applicant have met the criteria within the Land Development Code and Staff does recommends approval of the Level 2 Administrative Adjustment. If approved, staff recommends approval of the Level 2 Administrative Adjustment with the following conditions (**Exhibit 19- Development Order**):

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

Exhibits:

1. 4312 EL MAR DRIVE _OCEAN TREASURE STAFF REPORT
2. Exhibit 1- Applications
3. Exhibit 2 - PLANS
4. Exhibit 3- 2019 Development Order
5. Exhibit 4 - Sec. 30-139 Notice of Public Hearings
6. Exhibit 5- Citizen Participation Summary
7. Exhibit 6 - Architectural Review Approval
8. Exhibit 7 - Sec. 7.1. Maximum height for buildings established
9. Exhibit 8 - Sec. 30-241. RM 25 district - Apartments and lodging
10. Exhibit 9 - Sec. 30-318 - Minimum parking requirements
11. Exhibit 10 - Sec. 30-122 Site Plan requirements
12. Exhibit 11- 30-122
13. Exhibit 12 - Fire Approval
14. Exhibit 13 - Engineering approval with comments
15. Exhibit 14- 2023-SP-01 Ocean Treasure Site Plan Development Order
16. Exhibit 15- Variance Procedures
17. Exhibit 16- Narratives

18. Exhibit 17- Variance Development Order Ocean Treasure
19. Exhibit 18- Admin Adjustments
20. Exhibit 19- Ocean Treasure Admin Adjustment Development Order



Town of Lauderdale-by-the-Sea
Development Services

To: Planning & Zoning Board
From: Jhanelle Campbell, Development Services Director
Date: August 25, 2025
Meeting Date: September 3, 2025

Re: Request 1: Site Plan 2023-SP-01 Description: Pursuant to Chapter 30, “Unified Land Development Regulations,” Article IV, “Development Permits –Applications, Requirements and Review Procedures,” Division 2, “Site Plan Procedures and Requirements” of the Town’s Code of Ordinances (the “Town Code”), the Applicant has requested Site Plan approval to demolish an existing 2 story hotel and construct a new 3 Story hotel containing 22 hotel units for property located at 4312 El Mar Drive (the “Property”).

Request 2: Variance 2024-V-01 Description: Pursuant to the requirements of Section 30-127, “Variances,” the Applicant requests a reduction in the required view corridor width and clearance set forth in Town Code Section 30-241(i) to 10.8 feet where 13 feet is required, a reduction in the parking setback from the interior (north) property line set forth in Town Code Section 30- 122(a)(1) b.2.iii to 2 feet 4 inches where 5 feet is required and a reduction in the VUA perimeter Landscape buffer width set forth in Town Code Section 30-478(b)(2) to 2 feet 4 inches where 2 feet 6 inches is required for the Property located at 4312 El Mar Drive.

Request 3: Level 2 Administrative Adjustment 2024-LVL2-AA-01 Description: Pursuant to Chapter 30, “Unified Land Development Regulations,” Article IV, “Development Permits – Applications, Requirements and Review Procedures,” Division 4, “Adjustments To The Code – Procedures And Requirements,” Section 30-128, “Administrative Adjustments,” of the Town’s Code, the Applicant has requested a Level 2 administrative adjustment from Section 30-241(h)(6), “Side Setbacks,” of the Town’s Code, to reduce the northern side yard setback to 10.8 feet where 15.5 feet is required for the Property located at 4312 El Mar Drive.

Proposed Project Background

The purpose of this memorandum is to provide findings and recommendations regarding the Site Plan, Variance and Administrative Adjustment applications (**Exhibit 1**) and plans (**Exhibit 2**) submitted to the Town of Lauderdale-By-The-Sea (the “Town”) for the Property located at 4312 El Mar Drive (the “Property”). The Applicant, Dylan Tannenbaum proposes to demolish the Courtyard Hotel (4312 El Mar Drive/ Lot 4), an existing 2 story

hotel on the Property and construct a new three (3)-story 22-unit hotel (without kitchens) adjacent to but not connected to an existing hotel located at 4308 El Mar Drive (Lot 3). The proposed project would combine the two adjacent lots via unity of title to create a two-building hotel project on a 0.445-acre site. The proposed project will result in shared access, parking and amenities between the two buildings with the new building on lot 4 (4312 El Mar Drive) being subject to current code and building regulations.

The southern lot (4308 El Mar Drive), Lot 3, is developed consistently with a site plan subject to a development order dated May 10, 2019 (**Exhibit 3**). The northern lot, Lot 4, is currently developed with a 2-story hotel with swimming pool and gravel parking.

The applicant proposes redistribute density across Lots 3 and 4 to maximize the permitted 22 units on the combined site. Lot 3 currently contains 9 units (approved for 11) and Lot 4 has 10 units, totaling 19 units. The revised plan combines existing rooms in the Lot 3 hotel with the proposed new building on Lot 4, reaching the maximum allowed density of 22 units.

Both lots presently have separate access drives, parking, and amenities. Each lot provides 7 parking spaces; the proposal consolidates parking and access via a shared driveway primarily on Lot 3. Parking and landscaping modifications are included in the applicant's request. Both sites are nonconforming for parking: Lot 3 is vested for a 4-space deficiency. The overall 22-space requirement can be reduced by this deficiency, with bicycle parking and a low-speed vehicle proposed to satisfy the balance.

Setbacks and design adjustments are also requested. The proposed 33-foot-tall building requires a 15.5-foot side setback, but the applicant seeks a 30% administrative adjustment, reducing the setback and the view corridor.

A variance is required to allow encroachment into the view corridor area, reducing the width to 10.8 feet where 13 feet is required consistent with the requested side yard setback adjustment, to accommodate northern property line parking. Relief is sought for (1) reduced view corridor width and clearance due to parking encroachments consistent with the requested 10.8-foot side yard setback adjustment, (2) a reduced parking setback along the northern boundary, and (3) a minor reduction in the required VUA perimeter landscape buffer. Parking modifications result in 11 spaces within 5 feet of the northern property line, and the VUA landscape buffer falls 2 inches short of code requirements. Variances are therefore required for parking placement, buffer width, and view corridor impacts.

Key Actions Required:

1. Site plan for new building at 4312 El Mar Drive
2. Administrative adjustment for reduced side yard setback (north) at 4312 El Mar Drive.
3. Variance for encroachment into the view corridor area at 4312 El Mar Drive.
4. Variances for reduced VUA buffer and parking within 5 feet of the property line at 4312 El Mar Drive.

5. Approval of density redistribution and shared access plan across both sites (4308 El Mar Drive and 4312 El Mar Drive).



Figure 1- Location of proposed project

The Applicant has paid the appropriate fees for each application and submitted the required documents. Notice has been given to all property owners located within a three hundred (300) foot radius; the subject property has been posted; and the public hearing concerning the applications has been advertised pursuant to Section 30-139 (**Exhibit 4**) of the Town Code of Ordinances (the “Town Code”). Staff has received no comments from the public regarding this request. However, comments received by the applicant at the required Citizen Participation Meeting are included in the citizen participation summary provided by the applicant and attached to this memorandum.

The Property is a developed 0.445-acre parcel of land located within the RM-25 zoning district and has a future land use classification of Multi Family Residence (Medium –25 units / acre). The existing hotel on the Property was originally built in 1960. The applicant has now applied for Site Plan approval, a Variance and an Administrative Adjustment to redevelop the Property with a new three-story, 22-unit hotel, with a proposed density of 50 units per acre without kitchens with the below requests;

1. Site plan for new building at 4312 El Mar Drive

2. Administrative adjustment for reduced side yard setback (north) at 4312 El Mar Drive.
3. Variance for encroachment into the view corridor area at 4312 El Mar Drive. reducing the width to 10.8 feet where 13 feet is required consistent with the requested side yard setback adjustment.
4. Variances for reduced VUA buffer and parking within 5 feet of the Property line at 4312 El Mar Drive.
5. Approval of density redistribution and shared access plan across both sites (4308 El Mar Drive and 4312 El Mar Drive).

Public Participation

On August 18, 2025, the Applicant conducted a public participation meeting in accordance with the Town Code. A summary of the meeting is attached as **Exhibit 5** to this report. The applicant received public comments and subsequently agreed to a minor design modification, which involved the removal of the north-facing balconies.

Request #1- Site Plan 2023-SP-01- Description: Pursuant to Chapter 30, “Unified Land Development Regulations,” Article IV, “Development Permits –Applications, Requirements and Review Procedures,” Division 2, “Site Plan Procedures and Requirements” of the Town’s Code of Ordinances (the “Town Code”), the Applicant has requested Site Plan approval to demolish an existing 2 story hotel and construct a new 3 Story hotel containing 22 hotel units for property located at 4312 El Mar Drive (the “Property”).

Site Plan Documents

This office has reviewed the documents submitted pursuant to the requirements of the Town’s Land Development Code. This review is based on the plans (the “Plans”) submitted by the Applicant’s architect, Austin Fox Architecture (**Exhibit 2**),

Review

The Plans were reviewed internally by Town Staff and its consultants. Comments are discussed below;

The Future Land Use category for the property is Medium High (25) Residential and the zoning is RM-25 (Apartments and Lodging). The proposed uses and density are consistent with the Future Land Use Plan and the zoning code. The code permits up to 25 residential units with kitchens or 25 hotel units with kitchen per acre and up to 50 hotel rooms without kitchen per acre. The applicant is proposing a three (3)-story 22-unit hotel (without kitchens), consistent with the Town’s density provisions.

Section 30-241 of the Town Code sets forth development regulations for the RM-25 zoning district. A summary of these requirements is outlined in **Table 1** below.

Table 1

Code Section	Required	Proposed	In Compliance
30-241 (c) Height	Max. 3 stories/33'	3 stories/ 33'	Yes
	Parapet walls, etc.: Max 37' or 4' higher than roof whichever is less	37'	Yes
	Elevator shaft: not included in height limit.	41'	Yes
30-241 (f) & (m) Minimum ground floor building area	1,200 s.f.	1,210 s.f.	Yes
30-241(g)	Rear (El Mar Dr.): 133.4 ft.	182.4'	Yes
30-241 (h) Setbacks	Front: 25 ft.	52.7'	Yes
	Side (South): 15.5' (10' up to 22' in height; 1' for each 2' in height over 22')	10.8'	Yes (Administrative Adjustment requested)
30-241 (j) Length of Building	Maximum Length 200'	129.8'	Yes
30-241 (l) Density	Min. lot area (units without kitchens): 871 s.f. per unit Total required lot area for 11 units without kitchens: 9,581 s.f.	19,404 s.f. (combined sf of lot 3 and lot 4)	Yes

Town Code requirements are further explained in the following narrative.

Architectural Review (30-51 and 30-122 (a)(15)

The Town's architectural review criteria and architectural review standards are set forth in Sections 30-122(a)(15) and 30-51 of the Town's code. The Town's Architect reviewed and commented on the design to ensure the provisions of the Town's Architectural standards had been met. Included in the evaluation was an Architectural Review (**Exhibit 6**) which was approved by the Town Architect. It should be noted that the proposed modifications made by the residents during the Citizen Participation meeting since the architectural approval do not affect the architecture of the proposed structure in such a way that requires re-review by the Town's architect.



Figure 2-Proposed Hotel

Height (Section 30-241)

Height is limited to 33' above normal grade level with elevator shafts or stairways excluded from this requirement. The Town's definition of normal grade refers the reader to the Town's definition for grade which is:

Grade.

- a. For the purpose of calculating building height or structure, grade level shall mean:
 1. The maximum height of buildings that are less than or equal to 33 feet in height shall be measured from whichever of the following three levels is highest:
 - i. Above grade, as defined in the Florida Building Code, or
 - ii. Above a horizontal plane 18 inches above the crown of the roadway at the highest point adjoining the property on which the building is located, or
 - iii. Above the minimum elevation for a habitable, finished floor permitted under applicable federal or Florida state regulations.

2. The maximum height of buildings that are greater than 33 feet in height shall be measured from whichever of the following two levels is highest:
 - i. Above grade, as defined in the Florida Building Code, or
 - ii. Above a horizontal plane 18 inches above the crown of the roadway at the highest point adjoining the Property on which the building is located.
- b. For the purpose of calculating the height of fences and privacy walls, grade shall mean the actual elevation of the ground adjacent to the exterior face of such fence or privacy wall.

The Town charter further limits the height of roof structures, including parapet walls to 4' above the maximum allowed building height.

Consistent with the Requirements of the Code and Charter, the building is 33 feet in height at the roof level above this required minimum elevation. The parapets are 4 feet above the roof level and meet the Charter regulations. The elevator shaft currently extends to a height of 41 feet. Per section 7.1(1)(c), **(Exhibit 7)** the shaft used to enclose the elevator is not included in determining building height.

Setbacks (Section 30-241)

The Town Code requires a 25-foot front yard setback which applies to the Ocean Drive frontage. The side yard setback requirement is 10 feet up to 22 feet in building height, increased by 1 foot for every 2 feet of additional height yielding a 15.5-foot side setback requirement for the proposed 33' building **(Exhibit 8)**. The proposed site plan requests a 10.8 foot setback on the north side of the 182.4-foot building. As a result, an administrative adjustment is also being requested. The remainder of the building complies with the Town's minimum setback requirements.

Parking Requirements/Access (Sections 30-317, 30-318, 30-122, 30-323)

Section 30-318 **(Exhibit 9)** of the code sets forth parking requirements while Section 30-122 (a)(1) of the Town Code addresses site design standards related to parking and on-site circulation design. One (1) parking space is required for each hotel unit. Each lot currently maintains separate direct access to El Mar Drive, with its own parking and amenities. Each site provides 7 parking spaces. Under the proposed plan, the two buildings will share a single driveway connection to El Mar Drive, located slightly south of the existing connection and primarily situated on Lot 3. To facilitate this shared access, Lot 3 will undergo parking and landscaping modifications, creating one consolidated entrance.

Both sites are legally nonconforming with respect to parking. Lot 3 carries a vested 4-space parking deficiency for its originally approved 11 units. For the combined project, the total parking requirement of 22 spaces is reduced by this vested deficiency. To meet the remaining obligation, the applicant proposes to provide bicycle spaces and a low-speed vehicle as supplemental alternatives to traditional parking.

Potential Impacts to Adjacent Properties (Section 30-122)

Section 30-122(a)(15) (**Exhibit 10**) addresses potential impacts on adjacent development. The proposed building is taller than the existing building on the site. The proposed hotel is 22 units which is an increase of 2 units over the existing development. This small unit increase is anticipated to generate minimal additional traffic.

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

The total site pervious area meets the requirement of the Town's Landscape Code (Sec. 30-122(a)(11) (**Exhibit 11**). The number of trees proposed are well in excess of the minimum Town requirements. The plan complies with these requirements. Staff is suggesting a condition for the development order that allows flexibility in the final landscape plan in order to account for construction issues and availability of specific plant materials when planting occurs. However, in no instance will the landscape plan be allowed to fall below the code requirements. The absence of a landscape island for the eleven parking spaces along the northern perimeter was incorporated into the Administrative Adjustment request; however, this item will be resolved through Development Services and Town Commission approval as a condition of the site plan approval.

Fire

A review of the proposed project was conducted by the Fire Inspector and approval obtained (**Exhibit 12**).

Crime Prevention Through Environmental Design (CPTED)

The plans will be submitted to the Broward Sheriff's Office (BSO) for their review regarding CPTED principles and approval obtained.

Trash and Recycling

The plans were submitted to the Town's trash and recycling consultant for their review and approval obtained.

Engineering

The Town Engineer reviewed the site plan and comments are pending to be addressed (**Exhibit 13**). These comments have been included as a condition of the Development Order.

Request # 1- Summary Findings and Recommendations

Upon review of the Plans received on July 18, 2025 by Linda Strutt Consulting, Inc. and by Jay Flynn Engineering, minor revisions to the plan set are necessary, and outstanding comments from Jay Flynn Engineering are incorporated into the Development Order (**Exhibit 14**).

The proposed plans submitted by the Applicant are consistent with the Land Development Code and Town staff recommends approval of the site plans with the following conditions:

1. The Applicant shall obtain Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) Permit approval, as required, prior to issuance of any Building Permits. Civil and architectural plans shall demonstrate compliance with FDEP criteria, including clearly labeling the minimum Lowest Horizontal Structural Member (LHSM) and identifying the applicable FDEP 100-year storm elevation for this area. The plans shall be revised to reflect the required FDEP elevation standard,.
2. The Applicant shall obtain Broward County Traffic Engineering Division approval for all proposed striping located within the public right-of-way. Striping restoration shall be clearly depicted on the civil plans whenever pavement restoration is included. Proof of Broward County Traffic approval and updated plans shall be submitted to the Town prior to issuance of any Building Permits.
3. The Applicant shall obtain Broward County Surface Water Management approval, as required, prior to issuance of any Building Permits. Full drainage calculations shall be submitted demonstrating compliance with Broward County Surface Water Management criteria, and the approved calculations shall be reflected in the civil plans.
4. In accordance with Sec. 20-92 of the Town Code, all utilities serving the development shall be installed underground at the Developer's/Owner's cost. Existing overhead service lines shall be converted to underground facilities at the time of development or reconstruction, at the Developer's/Owner's cost. For substantial redevelopment or reconstruction, all utilities adjacent to and serving the site shall be converted to underground facilities, and all new utilities shall be installed underground, consistent with the Code requirements.
5. The Applicant shall provide documentation, in a form acceptable to the Town Attorney, demonstrating that the properties located at 4308 El Mar Drive and 4312 El Mar Drive have been legally joined into a single unified lot of record prior to issuance of any Building Permits. No permits shall be issued until proof of lot combination is recorded in the public records of Broward County.
6. The Applicant shall provide written verification from the Town's solid waste vendor confirming acceptance of the proposed trash management plan, including location and method of service, prior to issuance of any Building Permits. No permits shall be issued until proof of an acceptable trash plan is submitted to and approved by the Town.
7. A landscape plan demonstrating compliance with the Town Code shall be submitted with the Building Permit application. Any tree removal or relocation shall require approval from Broward County prior to issuance of a Building Permit. The absence of a landscape island for the eleven parking spaces along the northern perimeter is acknowledged and is hereby waived as part of the Development Order approval.
8. No signs or fences are approved as part of this Development Order. Any proposed signage or fencing shall require submittal and approval under a separate permit application.
9. In the event the north-facing balconies are removed from the approved design, the Applicant shall submit revised architectural elevations reflecting the change

- for inclusion in the Town's official records. Updated elevations shall be provided prior to issuance of any Building Permits or Certificates of Occupancy, whichever occurs first following the design change.
10. The Applicant shall secure a building permit for the project within six (6) months of the date of the development order approval.
 11. The construction shall be in accordance with submitted plans **(Exhibit 1)**. Such plans are subject to revisions based on any necessary changes that may be required for issuance of a building permit pursuant to the Florida Building Code.
 12. The approved site 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 the issuance of the approval if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that results in a violation of federal or state law.
 13. Prior to 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 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.

Request 2: Variance 2024-V-01- Description: Pursuant to the requirements of Section 30-127, "Variances," the Applicant requests a reduction in the required view corridor width and clearance set forth in Town Code Section 30-241(i) to 10.8 feet where 13 feet is required, a reduction in the parking setback from the interior (north) property line set forth in Town Code Section 30- 122(a)(1) b.2.iii to 2 feet 4 inches where 5 feet is required and a reduction in the VUA perimeter Landscape buffer width set forth in Town Code Section 30-478(b)(2) to 2 feet 4 inches where 2 feet 6 inches is required for the property located at 4312 El Mar Drive.

Review

The Applicant, Dylan Tannenbaum, is requesting a reduction in the required view corridor width and clearance set forth in Town Code Section 30-241(i) to 10.8 feet where 13 feet is required, a reduction in the parking setback from the interior (north) property line set forth in Town Code Section 30- 122(a)(1) b.2.iii to 2 feet 4 inches where 5 feet is required and a reduction in the VUA perimeter Landscape buffer width set forth in Town Code Section 30-478(b)(2) to 2 feet 4 inches where 2 feet 6 inches is required for the property located at 4312 El Mar Drive **(Exhibit 1)**.

The Applicant has paid the appropriate fee and submitted the required documents.

Notice was sent to all property owners within 300 feet of the subject property on August 22, 2025. The Property has been posted and the hearing has been advertised pursuant

to Section 30-139 of the Code of Ordinances. To date, we have not received any responses to the notice.

Description of the Existing Site

The Property, zoned RM-25, is located at 4312 El Mar Drive and is currently used as a hotel.

Background

The Applicant wishes to construct a new three-story hotel as part of a unified project with the adjacent hotel at 4308 El Mar Drive. Variances are requested for:

1. Reduction in the required View Corridor width and clearance,
2. Reduction in the Parking Setback from the interior (north) property line,
3. Reduction in the VUA Perimeter Landscaping buffer width.

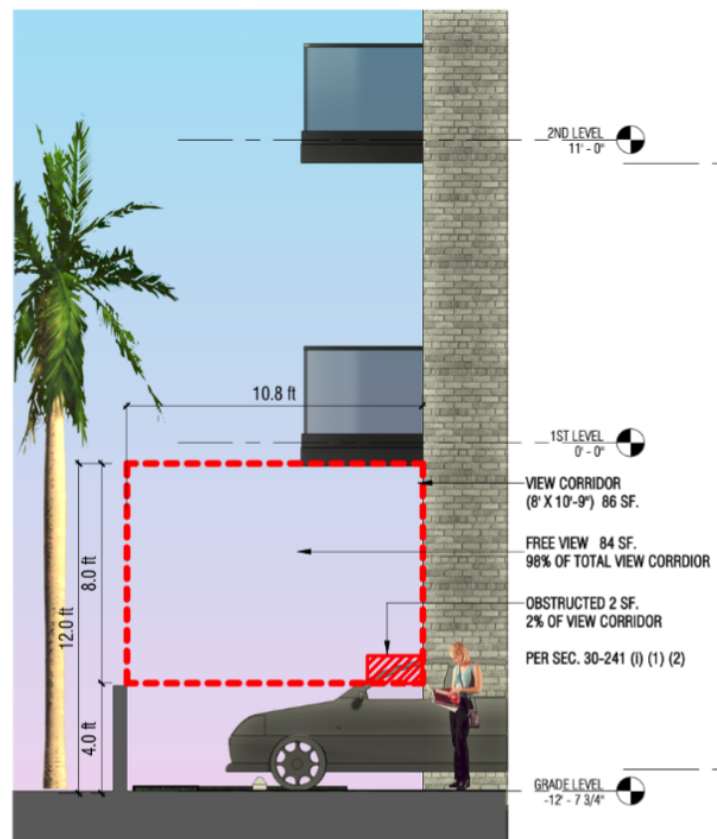


Figure 3- View Corridor Variance Request Illustration



Figure 4- Existing Conditions

The applicant requires variance approval to permit limited encroachment into the northern view corridor for vehicles parked along the property line. Existing obstructions in this corridor are already vested by prior site plan approval, and the proposed parking layout reduces those impacts.

To meet parking, setback, and access requirements, 11 spaces are proposed within 5 feet of the northern property line, and the VUA perimeter landscape buffer will be 2 inches less than code requires. Variances are therefore necessary to authorize these dimensional deviations. Figure 2 and 3 illustrate the applicant's requests.

Criteria and Analysis

Section 30-127 of the Town Code (**Exhibit 15**) provides that a variance application shall be evaluated by considering the following criteria. Please note that the Applicant's response is taken directly from the application. For the full narrative from the Applicant, please see **Exhibit 16**.

1. *Special conditions and circumstances exist affecting the land, structure or building involved preventing the reasonable use of such land, structure or building.*

Applicant statement: Lot 4 is constrained by its narrow width and adjacency to existing development, which limits compliance

with strict setback and view corridor requirements. The redevelopment replaces a 2-story nonconforming structure with a taller building that ultimately improves existing nonconformities, including enhanced landscaping and parking organization. The hardship arises from the existing lot dimensions and configuration, not from actions of the applicant.

Staff findings: The Property is located on El Mar Drive. Staff finds that special conditions and circumstances exist with respect to Lot 4 due to its narrow width and adjacency to existing development, which limit the ability to comply with strict setback and view corridor requirements. The Applicant's proposal to redevelop the site replaces an existing 2-story nonconforming structure with a taller building that improves upon current conditions, including enhanced landscaping and a more organized parking layout. The identified hardship stems from the lot's physical dimensions and configuration, rather than any actions of the applicant.

This criterion has been met.

2. *The circumstances which cause the hardship are peculiar to the property or to such a small number of properties that they clearly constitute a marked exception to other properties in the district.*

Applicant Statement: The constraints impacting Lot 4 are unique within this district. Few parcels in this zoning area are being redeveloped while maintaining compatibility with existing structures and unified development goals across multiple lots. The project's position between the street and ocean, coupled with existing nonconforming uses, creates conditions not broadly applicable to other parcels.

Staff Findings: Staff finds that the circumstances affecting Lot 4 are unique within this zoning district. Unlike most parcels, Lot 4 is being redeveloped in a manner that maintains compatibility with surrounding structures while also advancing unified development objectives across multiple lots. Its location between El Mar creates site-specific constraints that are not generally applicable to other properties in the area.

This criterion has been met.

3. *The literal interpretation of the provisions of the applicable regulation would result in a particular hardship upon the owner, as distinguished from a mere inconvenience.*

Applicant Statement: Strict enforcement of the view corridor and setback requirements would render the current redevelopment infeasible. Literal interpretation would significantly reduce buildable area, disincentivizing investment and resulting in continued deterioration or underutilization of the site.

Relief is necessary to enable a functional and economically viable hotel development. The current structure is built only a few feet from the property

line with zero view corridor, helping elucidate just how tight this property is. Our new development would improve this issue tremendously by offering nearly a complete view corridor (only 2% obstructed vs. 100% obstructed) and a building built 10.8 feet from the property line.

Staff Findings: Staff finds that strict enforcement of the setback and view corridor requirements may render redevelopment of Lot 4 infeasible. Literal application of these provisions would substantially reduce the buildable area, discourage reinvestment and likely resulting in underutilization of the site. Relief is necessary to allow for a functional and economically viable hotel development. Importantly, the existing structure extends within only a few feet of the property line and provides no view corridor at all. The proposed redevelopment represents a significant improvement, providing a nearly unobstructed view corridor (98% clear) and establishing a building setback of 10.8 feet from the property line.

This criterion has been met.

4. *The hardship is not self-created or the result of mere disregard for, or ignorance of the provisions of the regulations.*

Applicant Statement: The nonconformities are inherited from existing conditions and site limitations, not the applicant's design choices. The project aims to modernize the site while reducing impacts on adjacent properties through thoughtful design, including the use of permeable turf block and improved landscaping buffers.

Staff Findings: Staff finds that the requested variances are not contrary to the public interest. The nonconformities are a result of existing site limitations and inherited conditions rather than design choices made by the applicant. The proposed redevelopment seeks to modernize the property while reducing impacts on neighboring parcels through thoughtful design measures. These include the introduction of permeable turf block for improved stormwater management and the enhancement of landscaping buffers to provide screening and visual relief. Overall, the project improves upon current conditions and advances compatibility with surrounding development.

This criterion has been met.

5. *The variance is the minimum variance that will make possible the reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the applicable zoning regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Applicant Statement: All variances requested represent the minimum necessary to enable a reasonable redevelopment. We have spent over two years working on this plan to try and stay within the code as best as we can while still offering a finished product that helps serve the LBTS community and vacationers. The proposed hotel improves the site's aesthetics, function, and compliance with

zoning goals. The variances will not negatively impact neighboring properties or the public; instead, they reduce existing encroachments and improve view corridor transparency and circulation tremendously

Staff Findings: Staff finds that the requested variances represent the minimum necessary to enable reasonable redevelopment of Lot 4. The proposed hotel improves the aesthetics and functionality of the site.

The variance requests serve to reduce existing encroachments, improve circulation, and create a nearly unobstructed view corridor where none exists today.

This criterion has been met.

6. *The grant of the variance does not permit a use not generally permitted in the district involved or a use expressly or by implication prohibited by the terms of the regulations of the district in which the affected property lies.*

Applicant Statement: The variances do not allow any use not otherwise permitted in the district. The proposed hotel is an allowed use, and the variances only address dimensional standards necessary for compliance due to physical constraints

Staff Finding: Staff finds that the requested variances do not authorize any use not otherwise permitted within the zoning district. The proposed hotel is an allowable use under the code. The variances sought are limited to dimensional standards that are necessary to address the unique physical constraints of the property. As such, the relief requested is consistent with the intent of the zoning regulations and does not expand the scope of permitted uses.

This criterion has been met.

7. *Financial hardship is not a basis for granting a variance unless the failure to grant the variance will render the property unusable as a permitted use in the zoning district in which the property lies.*

Applicant Statement: This request is not based on financial hardship. However, without these variances, the property becomes functionally unbuildable under current code, which undermines its permitted use within the zoning district.

Staff Finding: Staff finds that this request is not predicated on financial hardship. Rather, the need for variances arises from the physical constraints of the property. Without the requested relief, redevelopment of the lot would undermine the ability to realize the hotel use that is otherwise permitted within the zoning district. The hardship is therefore directly tied to the site's dimensional limitations and not to economic considerations

This criteria has been met.

Request # 2- Summary Findings and Recommendations

STAFF RECOMMENDATIONS:

The Board has the following options:

1. Recommend approval of the Variance to the Town Commission;
2. Recommend approval of the Variance to the Town Commission with conditions;
or
3. Recommend denial of the Variance to the Town Commission.

Staff believes that the granting of the variance is justified based on the requirements of the Town Code and recommends **APPROVAL**. The criteria to grant the request have been met.

Should the Board recommend approval of the request to the Town Commission, staff recommends the following conditions of approval (**Exhibit 17**):

1. All applicable state and federal permits shall be obtained before commencement of construction.
2. 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. A building permit will not be issued until all outstanding debts to the Town are paid in full.

Request 3: Level 2 Administrative Adjustment 2024-LVL2-AA-01 Description: Pursuant to Chapter 30, “Unified Land Development Regulations,” Article IV, “Development Permits – Applications, Requirements and Review Procedures,” Division 4, “Adjustments To The Code – Procedures And Requirements,” Section 30-128, “Administrative Adjustments,” of the Town’s Code, the Applicant has requested a Level 2 administrative adjustment from Section 30-241(h)(6), “Side Setbacks,” of the Town’s Code, to reduce the northern side yard setback to 10.8 feet where 15.5 feet is required for the Property located at 4312 El Mar Drive.

Background and Request

The proposed building maintains a front yard setback from El Mar Drive that exceeds the maximum of 35 feet but remains consistent with the alignment of the existing structure. On the north side, the code requires a 15.5-foot setback for a 33-foot building. The applicant is requesting a 30% administrative adjustment to this side yard requirement to 10.8 feet, which also reduces the width of the view corridor.

Administrative Adjustments

Section 30-128 (**Exhibit 18**) of the Town Code 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	Maximum Level 1 Adjustment	Maximum Level 2 Adjustment	4312 El Mar Drive
Setbacks	n/a	30% or 5 feet, whichever is less	4.7 foot encroachment request where 30% of the 5 foot required setback is 15.5'

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 applicant is requesting a 30% reduction in the required northern side yard setback for the proposed redevelopment of Lot 4 (4308 El Mar Drive) in the RM-25 zoning district. Per Section 30-241(h)(6) of the Town of Lauderdale-By-The-Sea's zoning code:

- Required setback (based on 33 ft building height): 15.5 feet
- Proposed setback: 10.8 feet (minimum)
- Requested reduction: 4.7 feet (30% of required setback)
- Length of building affected: 25.0 feet out of the total 55.5 feet north façade, or approximately 45%. This request stays within the allowed limits of the Administrative Adjustment Level 2 process, both in percentage of reduction and in affected façade area.

While the applicant owns the adjacent property (Lot 3 at 4308 El Mar Drive), which is currently a legally nonconforming hotel, this request applies solely to Lot 4. The new hotel on Lot 4 will be a standalone building but function operationally as part of a unified hotel complex with Lot 3.

Staff response: The criterion has been met. The request does not result in an increase in allowable density.

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

Applicant response: The building does not provide for building height that exceeds the zoning code standards.

Staff response: The criterion has been met. The proposed building is three stories and 33 feet in height. In accordance with Town Code and Charter provisions, the parapet wall exceeds the 33-foot height limitation by 4 feet, which is permitted. The elevator shaft is excluded from height calculations, resulting in a total building height of 41 feet.

Code Section	Required	Proposed	In Compliance
30-241 (c) Height	Max. 3 stories/33'	3 stories/ 33'	Yes
	Parapet walls, etc.: Max 37' or 4' higher than roof whichever is less	37'	Yes
	Elevator shaft: not included in height limit.	41'	Yes

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.

Staff response: The criterion has been met.

- 4.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 narrow site width and relationship to the adjacent nonconforming structure necessitate flexible site planning. The adjustment promotes a cohesive and efficient layout while respecting the zoning envelope and streetscape. Due to the small size of the lot, we are forced to get creative with the footprint of the building in order to fit everything we know we need for our future guests at Ocean Treasure. We have been fortunate over the last six years to learn about the needs of the average LBTS vacationer, and feel this plan adequately serves each and every one them.

Staff response: The criterion has been met.

- 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

Applicant Response: The proposed project supports mid-century architecture.

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.

5.e. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to 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 has been met.

6.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 request is not incompatible with the character of the development in the surrounding area and will not result in incompatible uses.

Staff response: The criterion has been met.

7.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 with this adjustment.

Staff response: The criterion has been met. The existing view corridor will be expanded with approval of the applicant's request.

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

Applicant response: This administrative adjustment is consistent with the comprehensive plan.

Staff Response: The criterion has been met.

Request # 3- Summary Findings and Recommendations

The proposed plans and narrative submitted by the Applicant have met the criteria within the Land Development Code and Staff does recommends approval of the Level 2 Administrative Adjustment. If approved, staff recommends approval of the Level 2 Administrative Adjustment with the following conditions (**Exhibit 19- Development Order**):

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

Procedure

Following the Planning and Zoning Board's review and recommendations on each application, staff will schedule the Commission review of the application on October 14, 2025.

Exhibits

- Exhibit 1 – Site Plan Application**
- Exhibit 2 – Proposed Development Plans**
- Exhibit 3 – 4308 El Mar Drive Development Order**
- Exhibit 4 – Section 30-139**
- Exhibit 5- Citizen Participation Meeting Summary**
- Exhibit 6- Architectural Approval**
- Exhibit 7- Town Charter Section 7.1(1)(c)**
- Exhibit 8- Town Code Section 30-241**
- Exhibit 9- Town Code Section 30-318**
- Exhibit 10- Town Code Section 30-122(a)(15)**
- Exhibit 11- (Sec. 30-122(a)(11)**
- Exhibit 12- Fire Approval**
- Exhibit 13- Town Engineer Comments**
- Exhibit 14- Site Plan Development Order**
- Exhibit 15- Town Code Section 30-127**
- Exhibit 16- Application Narratives**
- Exhibit 17- Variance Development Order**
- Exhibit 18- Town Code Section 30-128**
- Exhibit 19-Administrative Adjustment Development Order**

SITE PLAN APPLICATION

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: 2023-SP-01

BTR #: _____

Date Application Submitted: 7/10/23

Date Application found Completed: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: \$900

Cost Recovery Fee: \$2,600 deposit

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

☒ Site Plan

☐ Site Plan Level 1 Modification

☐ Site Plan Level 2 Modification

☐ Conditional Use _____

☐ Conditional Use Modification _____

☐ Administrative Adjustment _____

☐ Variance _____

☐ Plat _____

☐ Architectural Review _____

☐ Historic Designation

☐ Certificate of Appropriateness

☐ Zoning Relief

☐ Rezoning

☐ Right-of-Way Vacation

☐ Comprehensive Plan Amendment

☐ Payment in Lieu of Parking

☐ Parking Reduction _____

☐ Other: _____

Project Name: OT Courtyard

* Folio Numbers: _____

Street Address: 4312 El Mar Dr. LBTS, FL 33308

* Legal Description: _____

Name of Property Owner: Ross Tannenbaum Property Owner's Phone #: (954) 683-6708

Address of Property Owner: 21 Isla Bahia Dr Fort Lauderdale FL 33316

Property Owner's Email Address: Tannenbaum RH@gmail.com

Name of Applicant: Ross Tannenbaum Applicant's Phone #: (954) 683-6708

Applicant's Address: 21 Isla Bahia Dr. Fort Lauderdale FL 33316

Applicant Email Address: Tannenbaum RH@gmail.com

Name of Agent (e.g. Contractor Representing the Project): Ross Tannenbaum

Agent's Email Address: Tannenbaum PH@gmail.com Agent's Phone #: (954) 683-6708
Agent's Address: 21 Isla Bahia Dr Fort Lauderdale FL 33316
Land Use Plan Designation: _____ Zoning District: RM-25
Existing Use of the Subject Property: Hotel
Proposed Use of the Subject Property: Hotel

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: _____ Date: _____

Signature of Property Owner: _____

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: _____ Date: _____

Signature of Property Owner: _____

State of Florida: _____

County: _____

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day 10 of July, 2023.

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

Print Notary Name: Jhanelle Campbell 11/2/27

Notary Signature: _____



Applicant

Print Name of Property Owner: _____ Date: _____

Signature of Property Owner: _____

State of Florida: _____

County: _____

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization, this day
_____ of _____, 20_____.

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

Print Notary Name: _____ My Commission Expires: _____

Notary Signature: _____



LAUDERDALE • BY • THE • SEA

SITE PLAN CHECKLIST

In accordance with the Town of Lauderdale-By-The-Sea Unified Land Development Regulations Section 30-121 -123 Site Plan, the following is a list of the required documentation required for development approval of a Site Plan.

SECTION A: ITEMS FOR SUBMITTAL

Note: Please submit digital copies with the hard copy application via email or thumb drive. All plans and surveys are required to have the same scale and orientation. You will need the following at submittal:

- The Fee for Site Plan + Deposit (See Fee Schedule)
- One (1) copy of Universal Application
- Two (2) full size copies of the following:
 - Survey – See Table A below
 - Development plan – See Table B below
 - Copy of recorded plat (as applicable)
 - Architectural requirements – See Table C below
 - Landscape Plan – See Table D below
 - Photometric plan
 - Preliminary civil plans
 - County tree removal license or letter from Broward County stating license not required (Required after plan approval)
 - Letter from the Town's Recycling and Solid Waste Coordinator indicating that the proposed garbage/recycling area meets the code requirements and is large enough to accommodate the proposed development
 - Letter from the Town's Development Services Director indicating that architectural review has been completed
 - A valid pre-application approval letter from the Florida Department of Transportation (if applicable)
 - List of outside agency permits anticipated for the proposed development

SECTION B: CONTENT REQUIREMENTS

TABLE A: SURVEY CONTENT

Required Item	Plan Page	If absent, provide justification
Survey (signed, sealed, fully dimensioned, and completed by a licensed surveyor within the last 12 months, > 1" = 50')	S-1 S-2	
Survey to include:		
Legal description	✓	
Area scale and north arrow	✓	

Exact acreage and square footage of site	✓	
Property boundary lines, dimensioned with ties to section corners	✓	
Paved and landscaped areas with parking spaces depicted and labeled	✓	
Natural features, such as: topography, vegetation, water bodies, and site adjacent trees	✓	
Street Poles and Utility Facilities	✓	
Structures	✓	
Distance between structures	✓	
Structure setbacks dimensioned from property lines and pavement areas	✓	
Easements	✓	
Adjacent ROW	✓	

TABLE B: PLAN CONTENTS

Required Item	Plan Page	If absent, provide justification
Legal description	A101a	
Site location sketch	S-1/S-2	E A101
Site boundaries identified and dimensioned	A101	
All adjacent ROW with center line, ROW width, paving width, existing median cuts and intersections	A101	
Any recorded non-vehicular access lines and access restrictions along ROW	N/A	
Adjacent existing uses, zoning and future land use surrounding the site	A102	
Proposed use, # stories	A101a	
Height of structure	✓	
Additional height of parapet	✓	
Building separation; dimensions to lot lines	A101	
Proposed external door locations	A200	

NOTE: CONTINUE TO NEXT PAGE FOR THE REMAINDER OF TABLE B: PLAN CONTENTS.

Required Item	Plan Page	If absent, provide justification
Setbacks for:	A101	
Corners of each structure	✓	
Pavement	✓	
Accessory structures	✓	
Structural Planters and accessories	✓	
Balconies and roof overhands	✓	
Vehicular circulation (vehicle, bike), connections to public ROW, reservoir dimensions	A101	
Distance between adjacent driveways and public intersections and site connections	—	
Geometry of all paved areas: centerlines, dimensions, radii, and elevations	A200	
Location of all parking areas with all spaces dimensioned, numbered, and labeled as to type if other than standard	A200	
Plan for trash and recycling showing accessibility (vehicle & pedestrian)	A200	
Loading areas: dimensions and accessibility	N/A	
Emergency vehicle access	N/A	
Bike racks with dimensions and # of spaces	A200	
Pedestrian circulation on site and to the public pedestrian system adjacent to the site, including ADA accessible compliance features	A200	
Walls and fences: dimensions and details	A200	
View corridors (if applicable)	A200	
Location of the Coastal Construction Control Line (if applicable)	S-1 S-2	
Existing & proposed fire hydrant locations, water main sizes	—	
Provider of water and wastewater facilities	—	
Trees adjacent to the site, marked	—	
Site Data Table (See Example 1)	A100 -	EXISTING / A101a - NEW

TABLE C: ARCHITECTURAL REQUIREMENTS AND CONTENT

Required Item	Plan Page	If absent, provide justification
Proposed building colors and materials:	A 300	
Using Town paint colors that are in accordance with the Town's Architectural Design Standards and architectural system of the building	A300	
Samples of colors	A300	
Samples of building materials	A 300	
Front, side and rear elevations showing concealment of all mechanical or accessory equipment located on the roof, ground, or any other exterior region	A300	
Building floor plans	A200 - A 202	
Proposed external doors	A 200	
Renderings, including:	A900 - A901	
Street level perspective	✓	
Oblique aerial drawings with existing and previously approved structures	A102.	
Context plan: including adjacent uses and heights	A102	

TABLE D: LANDSCAPE PLAN REQUIREMENTS AND CONTENT

Required Item	Plan Page	If absent, provide justification
Landscape plan (Signed and sealed by a registered landscape architect Article VII)	—	
Identify the location of existing native vegetation	—	
Identify any vegetation that is to be removed, relocated, or preserved	—	
Tree Survey that identifies site adjacent trees	—	

SECTION C: HEIGHT AND DATA TABLE EXAMPLES

EXAMPLE 1: HEIGHT DATA TABLE

Note: Please submit information the three bases below and specify the base being used for measurements.

	NAVD	FEET
Grade as defined in Florida Building Code		
18 Inches above highest crown of road		
Minimum permitted elevation for habitable finished floor	17.0'	17'-0"
Highest crown of road adjacent of building	10.66'	10'-8"
Highest base level for height measurements	21.5'	0'-0"
First floor level	21.5'	0'-0"
Top of roof deck	50.5'	29'-0"
Top of parapet	54.5'	33'-0"
Top of highest roof top structure	58.5'	37'-0"

EXAMPLE 2: SITE DATA TABLE

* (LOT 3 & LOT 4 COMBINED)

Note: Existing information is required if preserving existing building nonconformities. ** (MATCH EXISTING COND)

Type of requirement	Requirement/permitted	Existing *	Proposed *
Future land use category	MH	MH	MH
Zoning category	RM-25	RM-25	
Uses	HOTEL	HOTEL	HOTEL
Site area:	—	—	
Net square footage	19,404	19,404	19,404
Net Acreage	.4454	.4454	.4454
Ground floor coverage	1300 MIN	4765	3780
—			
Total building area	—	8,375	29,088
—			
Density: # of units	22 / ACRE	19	22
Dwelling units/gross acre:	—	—	—

NOTE: CONTINUE TO NEXT PAGE FOR THE REMAINDER OF EXAMPLE 2: SITE DATA TABLE.

Building heights (existing and new)	33'-0"	18'-10"/20'-2"	33'-0"
Building lengths	200' MAX	110'-11"/80'-4"	151'-7"/80'-4"
Setbacks	*		
Existing side	12'-9" / 3'-10" (N)	12'-9" / 3'-10" (N)	12'-9" / 3'-10" (N)
New building front	25'	51'-8"/52'-8"	44'-0"/52'-8"
New building rear	189' / 194'	162'-8"/132'-4"	162'-8"/186'-7"
New building (building separation)	—	—	—
Pervious area sq. ft. & % of site	4,851 SF / 25%	4,362 / 22.4%	4,368 / 22.6%
Pervious area (setback) sq. ft. & % of site	1,732 SF / 25%		3,123 SF / 66.2%
Impervious area sq. ft. % of site	11,719 SF / 75%	14,985 / 77.2%	14,912 / 77.4%
VUA paved area		3,523	4,894 / 25.4%
VUA landscape area	1,105 SF / 20%	741	1,158
Parking required			
Handicap	1	1	1
Standard	13	13	13
Compact	0	0	5
Parking provided subtotal	14	14	19
Bicycle	0	0	12 (3)
Total parking	14	14	22
Landscape			
Trees	4	15	15/6 (VUA)
Shrubs	11	—	62

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



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: Ocean Treasure Courtyard

Folio Numbers: 491318010190 and 494318010180

Street Address: 4308 - 4312 El Mar Dr. Lauderdale by the Sea, FL 33308

Legal Description: LBTS 6-2 B Lot 3 and Lot 4 BLK 4

Name of Property Owner: Russ Tannenbaum Property Owner's Phone #: (954) 683-6708

Address of Property Owner: 21 Isla Bahia Dr. Fort Lauderdale, FL 33316

Property Owner's Email Address: Tannenbaum PH @ gmail.com

Name of Applicant: Dylan Tannenbaum Applicant's Phone #: (954) 790-1588

Applicant's Address: 21 Isla Bahia Dr. Fort Lauderdale, FL 33316

Applicant Email Address: Dylan.Tannenbaum@gmail.com

Name of Agent (e.g. Contractor Representing the Project): Austin Fox

Agent's Email Address: Austin@af-architect.com Agent's Phone #: (954) 314-9242

Agent's Address: _____

Land Use Plan Designation: MH-Multi Family Zoning District: PM-25

Existing Use of the Subject Property: Motel

Proposed Use of the Subject Property: Motel

APPROVAL OF WAIVER OF TIME ALLOWED TO REVIEW APPLICATION

I Dylan Tanner (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: Dylan Tannenbaum Date: 12/19/24

Signature of Property Owner: [Signature]

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Ross Tannenbaum Date: 12/19/24

Signature of Property Owner: [Signature]

State of Florida:

County:

SWORN AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization, this day 19th of December 2024.

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

Print Notary Name: Jhanelle Campbell My Commission Expires: _____

Notary Signature: [Signature]

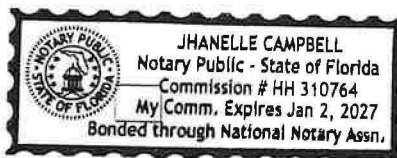
Applicant

Print Name of Property Owner: Ross Tannenbaum Date: 12/19/24

Signature of Property Owner: [Signature]

State of Florida:

County: Broward





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

ADMINISTRATIVE ADJUSTMENT – LEVEL 2

In accordance with the Town of Lauderdale-By-The-Sea Unified Land Development Regulations Section 30-128 – Administrative Adjust Level 2, the following is a list of the required documentation required for development approval of an Administrative Adjustment Level-2 application.

Items for Submittal:

- Fee for Administrative Adjustment Level 2 + Deposit (See Fee Schedule – updated once a year)
- A completed Development Application signed and notarized
- Completed responses to the questions on Page 2 of this Application
- Two (2) boundary surveys signed and sealed. The survey must be current within 60 days of submittal of this application and drawn to scale. The survey must identify the following:
 - Distance of structure from property line
 - Distance between structures
 - Identify property lines
 - Existing setbacks
 - Easements
 - Adjacent right-of-way
 - On the survey, indicate the area subject to the Administrative Adjustment
- Two (2) hard copies of a site plan signed and sealed by an Architect or Engineer and drawn to scale. The site plan must identify the following:
 - All improvements and structures on the subject parcel
 - Proposed improvements which necessitates the adjustment
 - Note: for single-family and duplex properties, the site plan does need to be drawn to scale. Site plans are not necessary for adjustment involving existing buildings.
- Upon resubmittal of the plans, include a letter response to the Town comment. This is done by providing the comment received from the Town followed by a response by the applicant
- Digital copies of the above referenced documents – via email, disk or thumb drive

ADMINISTRATIVE ADJUSTMENT PROCEDURES OR STANDARDS

Project Name: Ocean Treasure Hotel

Code Section from which Administrative Adjustment is sought: 30-128

On a separate page:

1. Provide a description of the request; and
2. Describe how the administrative adjustment request meets the criteria as established in Section 30-128 of the Code of Ordinances and stated below:
 - 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.

For Administrative Parking Adjustments, an Administrative Parking Adjustment may be approved, in whole 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.

Administrative Use Only

Date Application Submitted: _____

Date Found Complete: _____

Pre-Application Meeting Date: _____

Board of Adjustment Meeting Date: _____

Town Commission Meeting Date: _____

Application Number: _____



Application #: _____
BTR#: _____

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

DEVELOPMENT APPLICATION

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

- ☐ Abandonment
- ☐ Administrative Adjustment-Level 1
- ☒ Administrative Adjustment-Level 2
- ☐ Architectural Review-Preliminary
- ☐ Architectural Review-Final
- ☐ Bicycle Racks
- ☐ Conditional Use
- ☐ Conditional Use Amendment-Level 1
- ☐ Conditional Use Amendment-Level 2

- ☐ Conditional Use-Sign
- ☐ Conditional Use-Transfer Fee
- ☐ Construction Time Extension
- ☐ Development Order Extension
- ☐ Encroachment Application
- ☐ Landscape Plan
- ☐ Landscape Plan Amendment
- ☐ Parking Reduction-Level 1
- ☐ Parking Reduction-Level 2

- ☐ Preliminary Site Plan
- ☐ Sidewalk Cafe
- ☐ Sidewalk Cafe Modification
- ☐ Site Plan
- ☐ Site Plan Modification-Level 1
- ☐ Site Plan Modification-Level 2
- ☐ Tree Removal
- ☐ Variance-Single Family
- ☐ Variance - Other
- ☐ Other _____

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

Project Name: Ocean Treasure Hotel Folio Number(s): 494318010190

Street Address: 4312 El Mar Drive Lauderdale by the Sea, FL 33308

Subdivision Name: Lauderdale by the Sea Block(s): 4 Lot(s): 4

Name of Property Owner: Ross Tannabaum Address of Property Owner: Same as site

Property Owner's Phone Number: 954-790-1588 Property Owner's Email Address: Dylan.tannenbaum@gmail.com

Name of Applicant: Dylan Tannenbaum Address of Applicant: Same as site

Applicant Phone Number: 954-790-1588 Applicant Email Address: Dylan.tannenbaum@gmail.com

Name of Agent (e.g. Contractor) Representing the Project: Austin Fox

Agent's Address: 1754 E COMMERCIAL BLVD Agent's Phone: 954-314-9242 Email Address: Austin@af-architect.com

Land Use Plan Designation: MH-Multi Family Res. Zoning District: RM-25

Existing/Type of Use of the Subject Property: Hotel

Proposed Use of the Subject Property: Hotel

As applicable, answer the following:

Existing Number of Units: 10

Proposed Number of Units: 13

Existing Square Footage: 4,638

Proposed Square Footage: 15,151

**Note: This site will be joined with Lot 3(existing) to create a unified project
The total number of units proposed for the project is 22**



DEVELOPMENT APPLICATION SIGNATURE PAGE

Print Name of Property Owner: _____ Date: _____

Signature of Property Owner: _____

State of Florida: _____

County: _____

SWORN AND SUBSCRIBED before me this _____ day of _____, 20__

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

Print Notary Name: _____

My Commission expires: _____

Notary Signature: _____

Print Name of Applicant: _____ Date: _____

Signature of Property Applicant: _____

State of Florida: _____

County: _____

SWORN AND SUBSCRIBED before me this _____ day of _____, 20__

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

Print Notary Name: _____

My Commission expires: _____

Notary Signature: _____

FOR ADMINISTRATIVE USE ONLY:

Date Application submitted: _____

Date Application found complete: _____

Pre-Application meeting date: _____

Non-refundable Application Fee: _____

Cost Recovery Fee: _____

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: _____

BTR #: _____

Date Application Submitted: _____

Date Application Found Complete: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: _____

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: Ocean Treasure Hotel

Code Section from which Administrative Adjustment is sought: 30-128

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](#))
- A description of the request
- Two (2) current surveys, signed and sealed.
- 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



PROPOSED DESIGN FOR NEW BUILDING



SHEET INDEX

A 0.0	COVER SHEET
A 0.1	SITE PHOTOS
A 0.2	AREAL PHOTOS
A 0.6	RECORDED PLAT
A 0.7	EXISTING SITE PLAN LOT 3
A 0.8	EXISTING COMPOSITE SITE PLAN
A 0.9	SITE PLAN
A 1.0	PROJECT DATA
A 1.1	CPED PLAN
A 1.2	OVERALL PLAN
A 1.3	GENERAL NOTES AND ABBREVIATIONS
A 1.4	LEGENDS AND WALL TYPES
A 1.5	GROUND FLOOR
A 1.6	FIRST & SECOND FLOOR
A 1.7	THIRD FLOOR & ROOF PLAN
A 1.8	ELEVATIONS
A 1.9	ELEVATIONS
A 2.0	SECTIONS
A 2.1	SECTIONS
A 2.2	3D VIEWS
A 2.3	3D VIEWS
A 2.4	3D VIEWS
A 2.5	3D VIEWS

S 0.3	SURVEY SOUTH LOT
S 0.4	SURVEY NORTH LOT
S 0.5	SURVEY COMBINED LOTS
S 0.5.1	SURVEY COMBINED LOTS

PH 1.0	SITE
PH 1.1	GROUND FLOOR
PH 1.2	GROUND FLOOR EM
PH 1.3	FIRST FLOOR
PH 1.4	FIRST FLOOR EM
PH 1.5	SECOND FLOOR
PH 1.6	SECOND FLOOR EM
PH 1.7	THIRD FLOOR
PH 1.8	THIRD FLOOR EM
PH 1.9	STAIRS
PH 2.0	STAIRS EM

C 100	GENERAL NOTES
C 200	PAVING, GRADING & DRAINAGE PLAN
C 300	UTILITIES PLAN
C 301	EXISTING FIRE HYDRANT PLAN
C 400	DETAILS
C 500	STORMWATER POLLUTION PREVENTION PLAN
C 600	BEST MANAGMENT PRACTICES NOTES

DT-1	DISPOSITION PLAN
IR-1	IRRIGATION PLAN
IR-2	SCHEDULES, NOTES & DETAILS
LP-1	LANDSCAPE PLAN & SCHEDULE
LP-2	NOTES, PLANTING DETAILS & TREE PROT. DETAIL

PROJECT DIRECTORY

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD.
FORT LAUDERDALE, FL 33334
INFO@AF-ARCHITECT.COM
CONTACT: AUSTIN FOX

CLIENT / OWNER
ROSS TANNENBAUM
DYLAN TANNENBAUM

CONTRACTOR
CARDELLA CONSTRUCTION
COMPANY
4337 SEAGRAPE DRIVE
LAUDERDALE BY THE SEA, FL 33308
561.312.0930

CIVIL ENGINEER
EA3 CIVIL ENGINEERING
ERIC AREBCIBIA, P.E.
EA3CIVILENGINEERING.COM
754-777-7993
ERICARENCIBIA@EARCIVIL.COM

LANDSCAPE
GABRIELA FOJT, RLA, ISA
2700 E OAKLAND PARK BLVD, SUITE C,
FORT LAUDERDALE, FL 33308
954-478-3064
GABRIELA@THEMIRROROFPARADISE.COM

STRUCTURAL ENGINEER
TBD

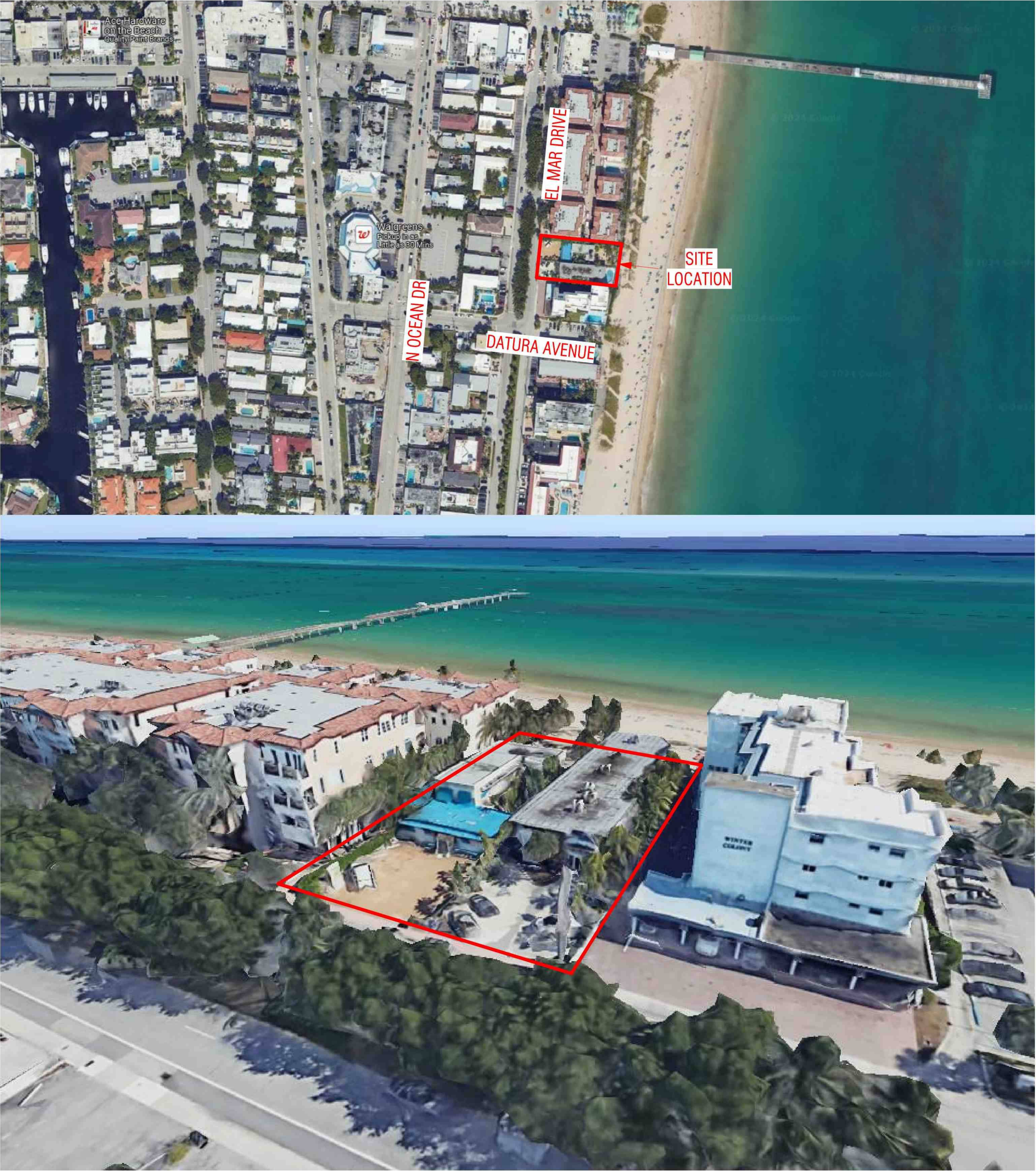
MEP ENGINEER
TBD

NEW OCEAN TREASURE HOTEL, LAUDERDALE BY THE SEA, FLORIDA

SCOPE OF WORK:

NEW AND RENOVATION OF OCEAN HOTEL.
REMODELING THE TWO STORY HOTEL IN
LOT 3. POOLING TO REMAIN.
THE PROPOSED REDEVELOPMENT OF THE
LOT 4 INCLUDES A NEW THREE STORY
HOTEL WITH 13 NEW HOTEL UNITS, ALL
WITH OCEAN VIEW AND BEACH ACCES

LOCATION MAP



PROJECT DESCRIPTION:

SITE PLAN
SUBMITTAL
(DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**
PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308
OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
INFO@AF-ARCHITECT.COM
AR101117

CIVIL ENGINEER
EA3 CIVIL ENGINEERING
ERIC ARENCIBIA, P.E.
WWW.EA3CIVILENGINEERING.COM
PH: 754-777-7993
ERICARENCIBIA@EA3CIVIL.COM

LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
GABRIELA FOJT, RLA, ISA
2700 E OAKLAND PARK BLVD, SUITE C
FORT LAUDERDALE, FL 33308
PH: 954-478-3064
GABRIELA@THEMIRROROFPARADISE.COM

STRUCTURAL ENGINEER:
TBD
INFO
ADDRESS

MEP ENGINEERING
TBD
INFO
ADDRESS

Digitally signed by
Austin Fox
Date:
2025.07.17
15:23:47
-04'00'

SEAL & SIGNATURE

APPLICATION LOG		
1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2/ 2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

No.	Description	Date

COVER SHEET

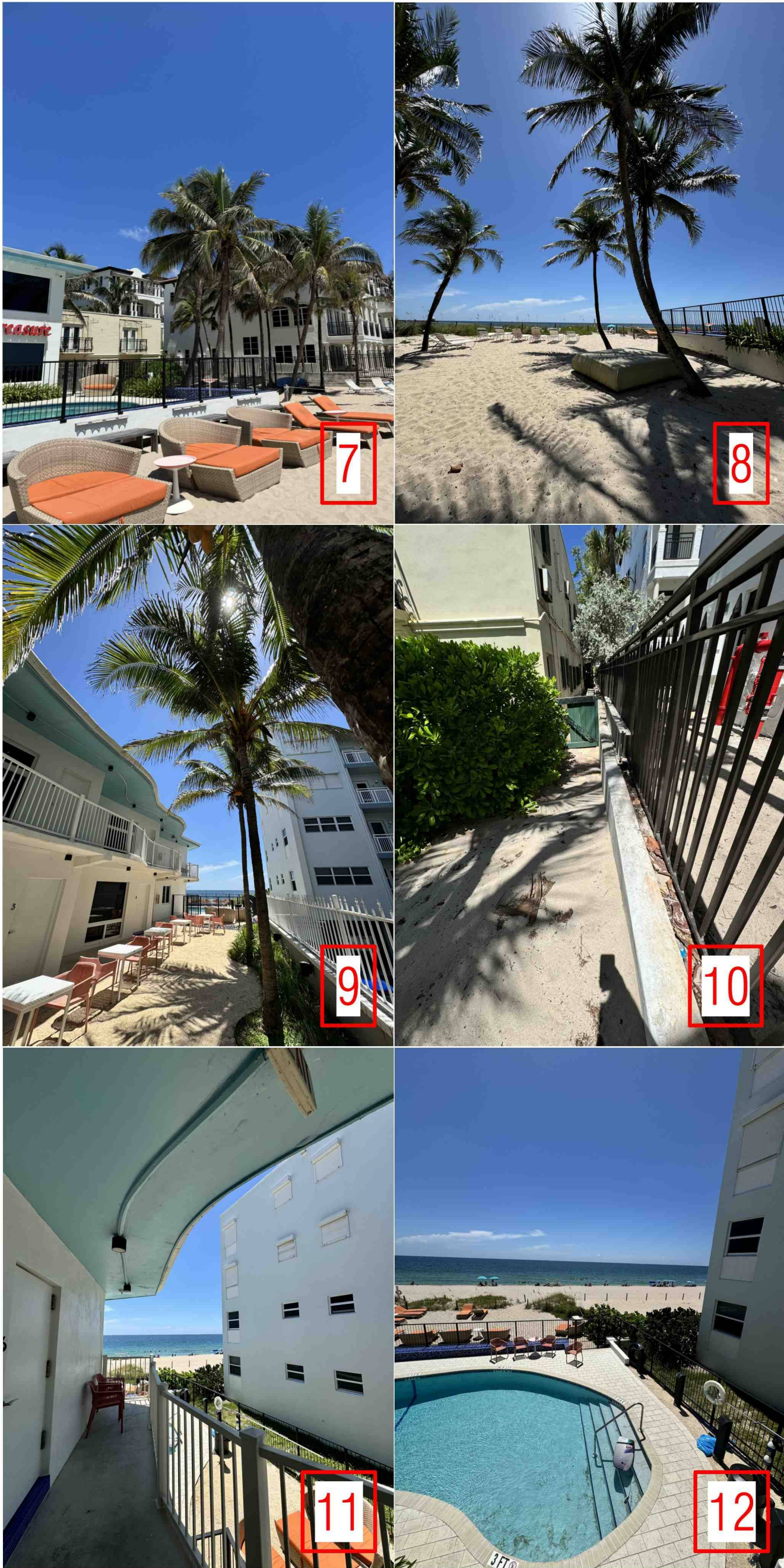
Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

A 0.0

Scale



1 SITE PHOTOS
SCALE: 1 : 80



SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**

PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM

OWNER ADDRESS:

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
INFO@AF-ARCHITECT.COM
AR101117

CIVIL ENGINEER
EA3 CIVIL ENGINEERING
ERIC ARENCIBIA, P.E.
WWW.EA3CIVILENGINEERING.COM
PH: 754-777-7893
ERICARENCIBIA@EA3CIVIL.COM

LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
GABRIELA FOJT, RLA, ISA
2700 E OAKLAND PARK BLVD, SUITE C
FORT LAUDERDALE, FL 33308
PH: 954-478-3084
GABRIELA@THEMIRROROFPARADISE.COM

STRUCTURAL ENGINEER:
TBD
INFO
ADDRESS

MEP ENGINEERING
TBD
INFO
ADDRESS

Austin Fox Digitally signed
by Austin Fox
Date:
2025.07.17
15:23:57 -04'00'

SEAL & SIGNATURE

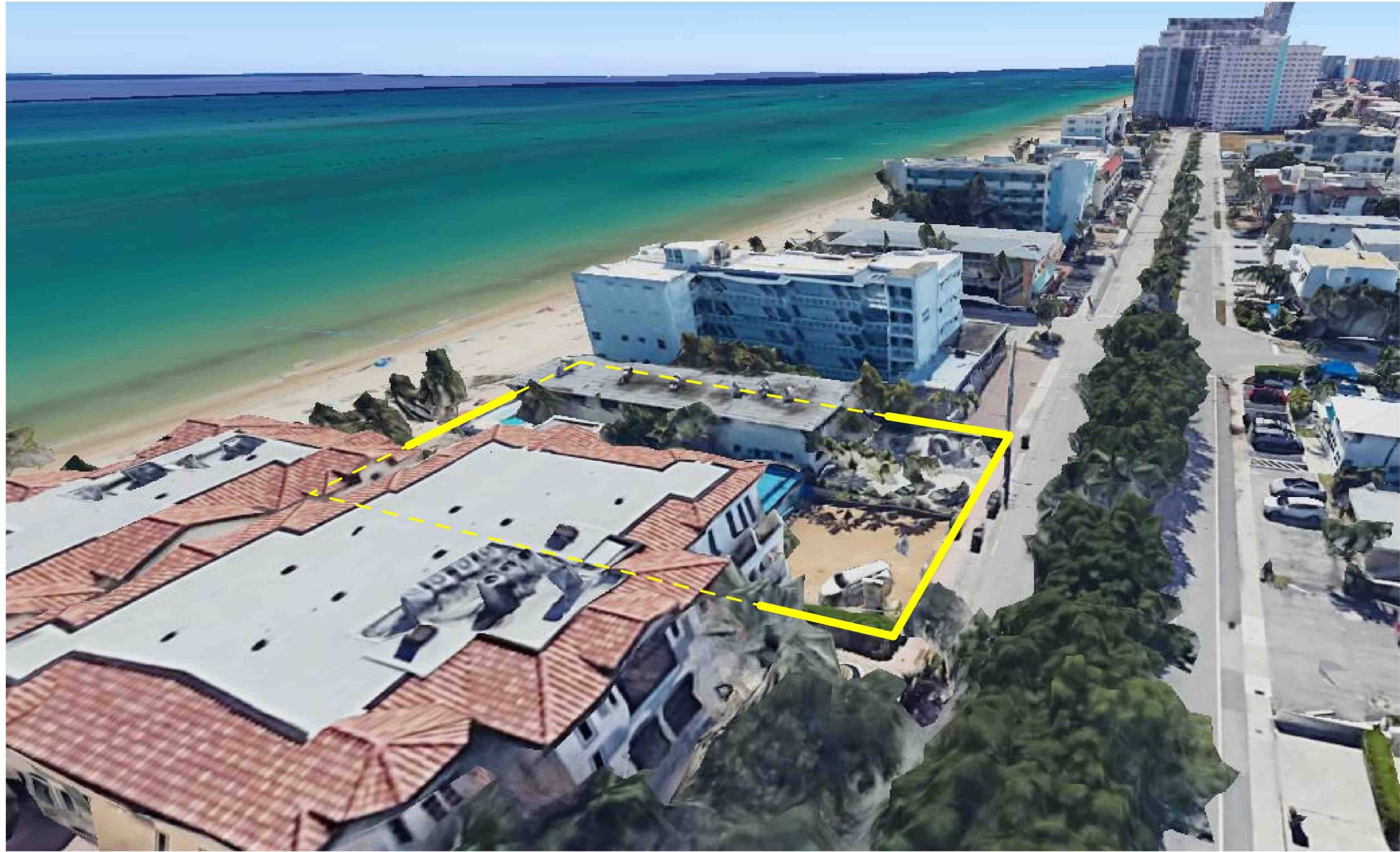
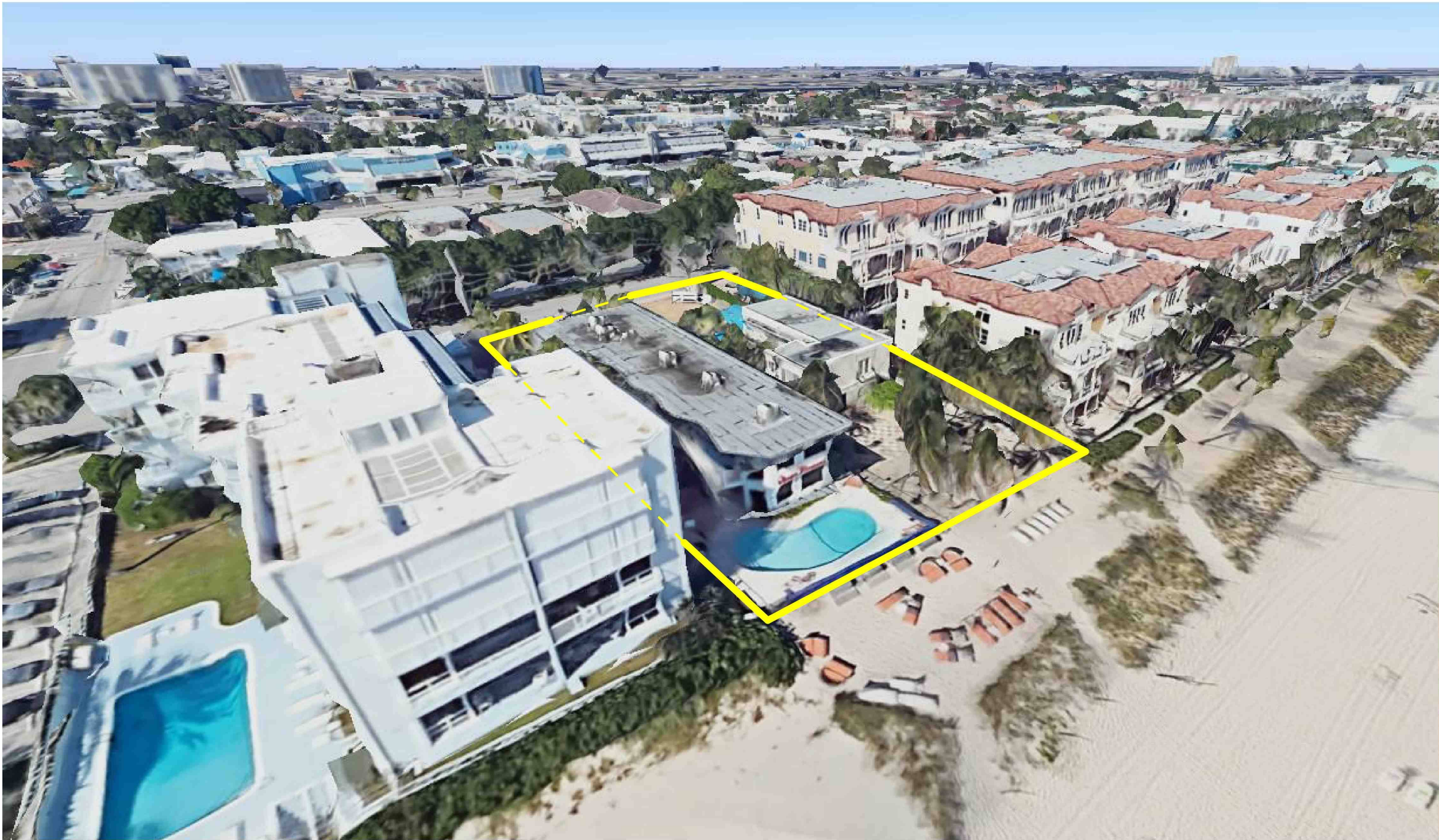
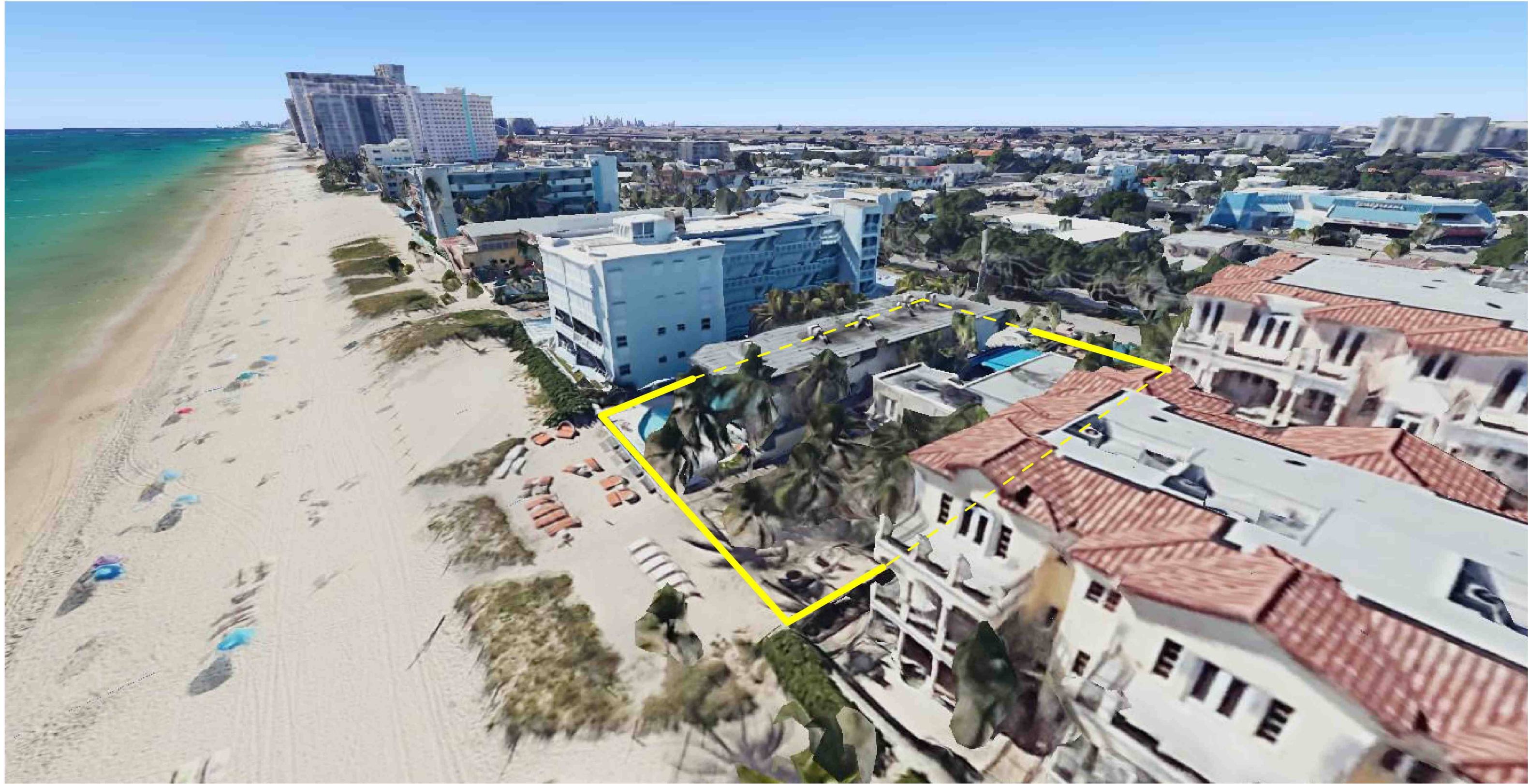
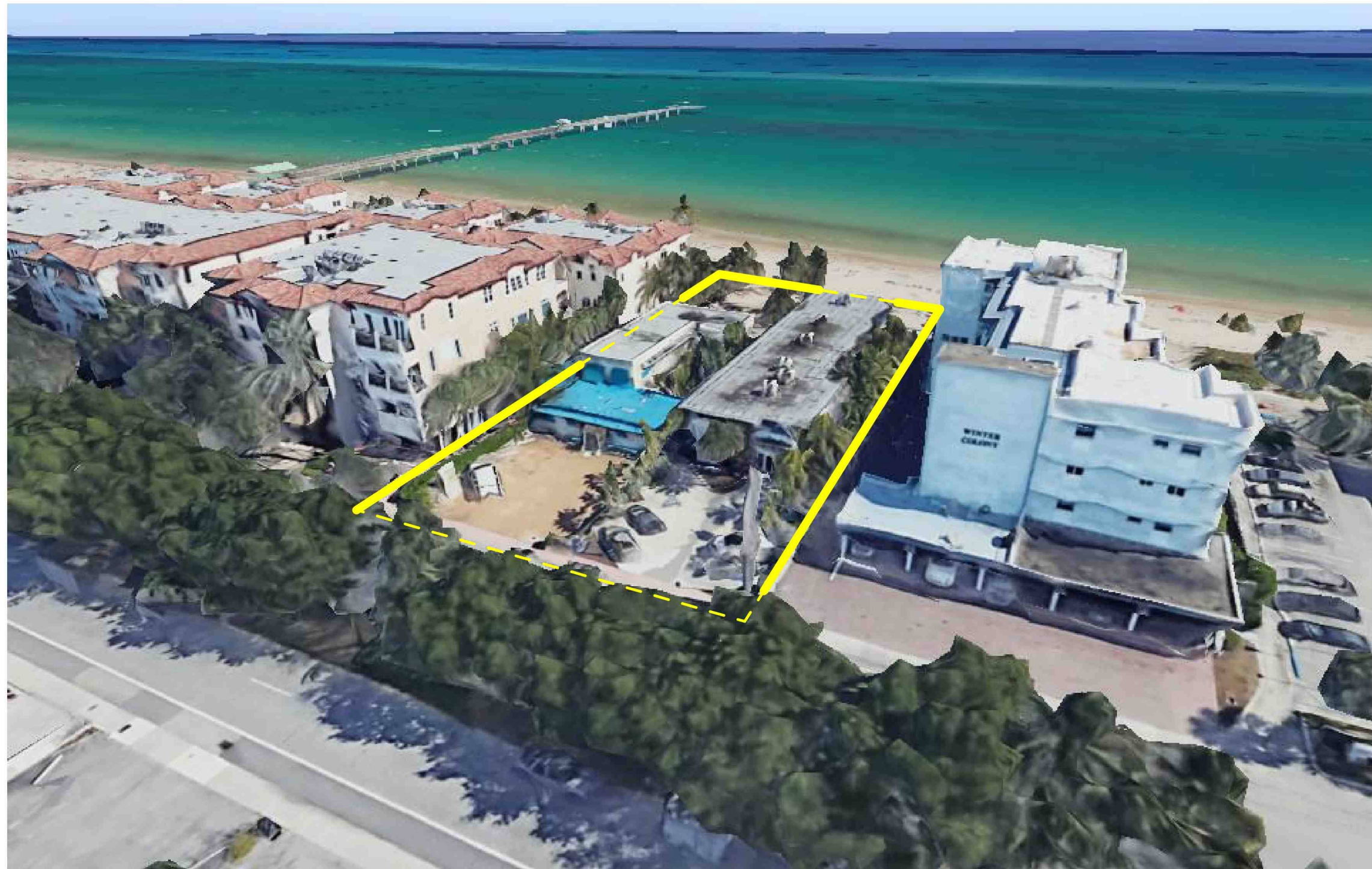
APPLICATION LOG		
1	PPE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG		
No.	Description	Date

SITE PHOTOS

Project number	AF2441
Date	June 17, 2025
Drawn by	STAFF
Checked by	AF

A 0.1



1 AREAL VIEWS
SCALE: 1/8" = 1'-0"

SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**
PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308
OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
INFO@AF-ARCHITECT.COM
AR101117
CIVIL ENGINEER
EA3 CIVIL ENGINEERING
ERIC ARENCIBIA, P.E.
WWW.EA3CIVILENGINEERING.COM
PH: 754-777-7803
ERICARENCIBIA@EA3CIVIL.COM
LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
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by Austin Fox
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2025.07.17
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SEAL & SIGNATURE

APPLICATION LOG

1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7 /2025

REVISION LOG

No.	Description	Date

AREAL PHOTOS

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

A 0.2

ALL DRAWINGS AND DETAILS PREPARED BY AND FOR THE ARCHITECT AND NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:
**OCEAN TREASURE
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SEAL & SIGNATURE

APPLICATION LOG

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2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/2/2025
3	SITE PLAN SUBMISSION	JUL/7/2025

REVISION LOG

No.	Description	Date

RECORDED PLAT

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

A 0.6

Scale 1/8" = 1'-0"
Page 66 of 219

LAUDERDALE BY THE SEA

A SUBDIVISION OF
GOVERNMENT LOTS 1 & 2 SEC 18, T. 49 S.R. 43 E.
BROWARD COUNTY, FLA.

37696

FOR
W.F. MORANG & SON INC.

OWNERS AND DEVELOPERS
162 E. FLAGLER ST.
MIAMI - FLORIDA

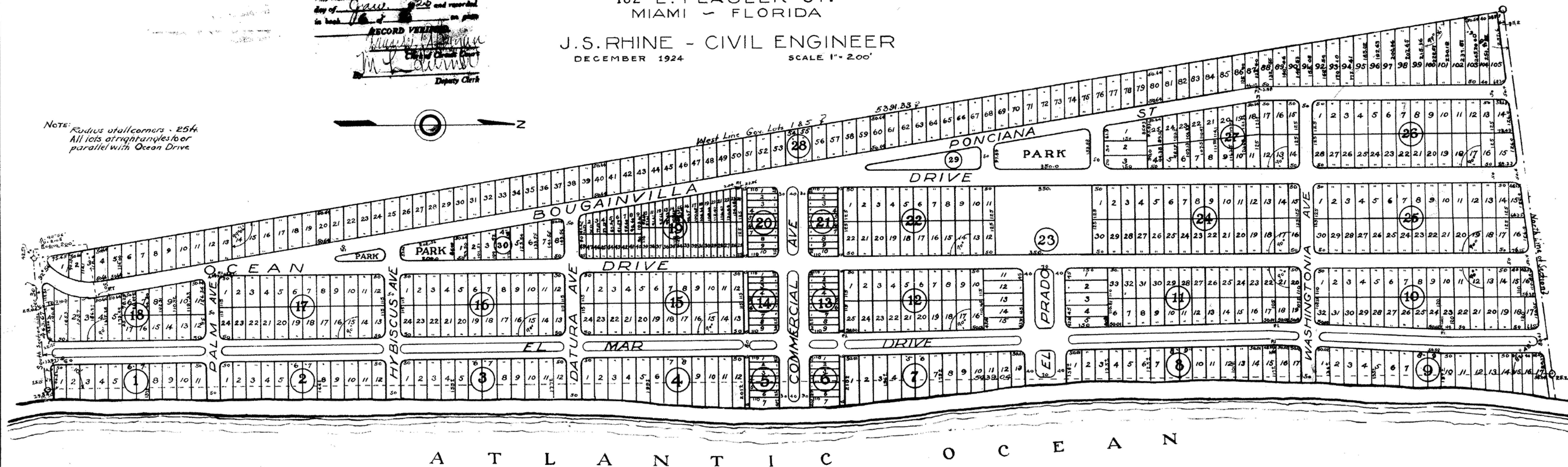
J.S. RHINE - CIVIL ENGINEER
DECEMBER 1924 SCALE 1" = 200'

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument was filed for record
day of Dec 1924 and recorded
in book 116 of 228 on page

RECORD VERIFIED

Deputy Clerk

Notes:
Radius of all corners - 25ft
All lots, streets, and drives
parallel with Ocean Drive



KNOW ALL MEN BY THESE PRESENTS: That W.F. Morang & Sons, Inc., a Florida Corporation has caused the land above described and shown on the annexed plat, to be surveyed, platted and subdivided under the name of "Lauderdale By the Sea" and the said Corporation does hereby dedicate a perpetual easement right of way over the streets, parks, highways and alleyways, shown thereon for the use of the public for all proper means and purposes, reserving unto itself the reversion thereof should the same be discontinued by law; also reserving the right to use the streets, roadway, alleyways and the like, as an easement right for furnishing to the divers lots thereon all necessary water, electricity, gas, illumination, sewer or other utilities, with all necessary rights to erect poles and street wires thereon and also to excavate for the purpose of placing and maintaining and repairing conduits, cables, and the like underground with all the other incidental rights thereunder.
In testimony whereof, W.F. Morang & Son, Inc. has caused these presents to be signed by its President and Secretary and its Corporate seal to be hereunto affixed This day of December AD. 1924.

Attest
W.F. Morang
Secretary
W.F. MORANG & SON, INC.
W.F. Morang
President

State of Florida,
County of Broward,
I, the undersigned authority, do hereby certify that on this 31st day of December, 1924, personally appeared before me, the President and Secretary of the W.F. Morang & Son, Inc., a corporation under the laws of the State of Florida, and they each of them acknowledged to me the execution of the foregoing declaration by and with the authority of the Board of Directors of said Corporation, and they also acknowledged that the attached seal is the Seal of said Corporation and was affixed by and with the authority of said Board of Directors.
In witness whereof, I have hereunto set my hand and seal the day and year first above written.

Walter J. Hill
Notary Public, State of Florida at large
My commission expires Dec. 12, 1927

This is to certify that I, J.S. Rhine, a registered and licensed Civil Engineer, has surveyed and plotted the property herein described and that the same is true, I verily believe.
Signed and sealed this 23rd day of December A.D. 1924

J.S. Rhine
Civil Engineer
Florida Registry No. 1486

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 6 at Page 2 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 17th day of June, 1925.

L. A. HESTER, County Administrator
L. A. Hester



1
TRUE NORTH
RECORDED PLAT
NOT TO SCALE

SITE PLAN
SUBMITTAL
(DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**
PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308
OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

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Digitally signed by
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2025.07.17
15:24:27
-04'00'

SEAL & SIGNATURE

APPLICATION LOG

1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

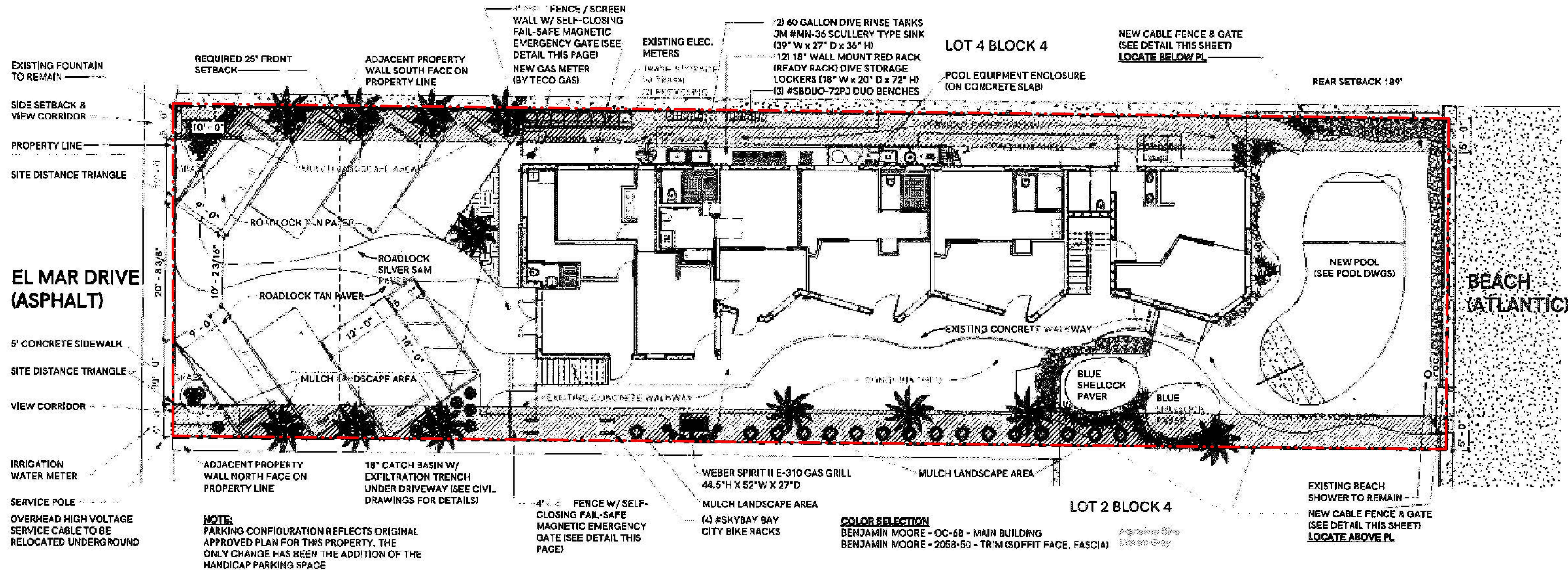
No.	Description	Date

EXISTING SITE PLAN
LOT 3

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

A 0.7

Scale 1/8" = 1'-0"
Page 67 of 219



1 EXISTING SITE PLAN LOT 3
SCALE: 1/8" = 1'-0"
TRUE NORTH

SITE PLAN
SUBMITTAL
(DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**

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OWNER NAME:
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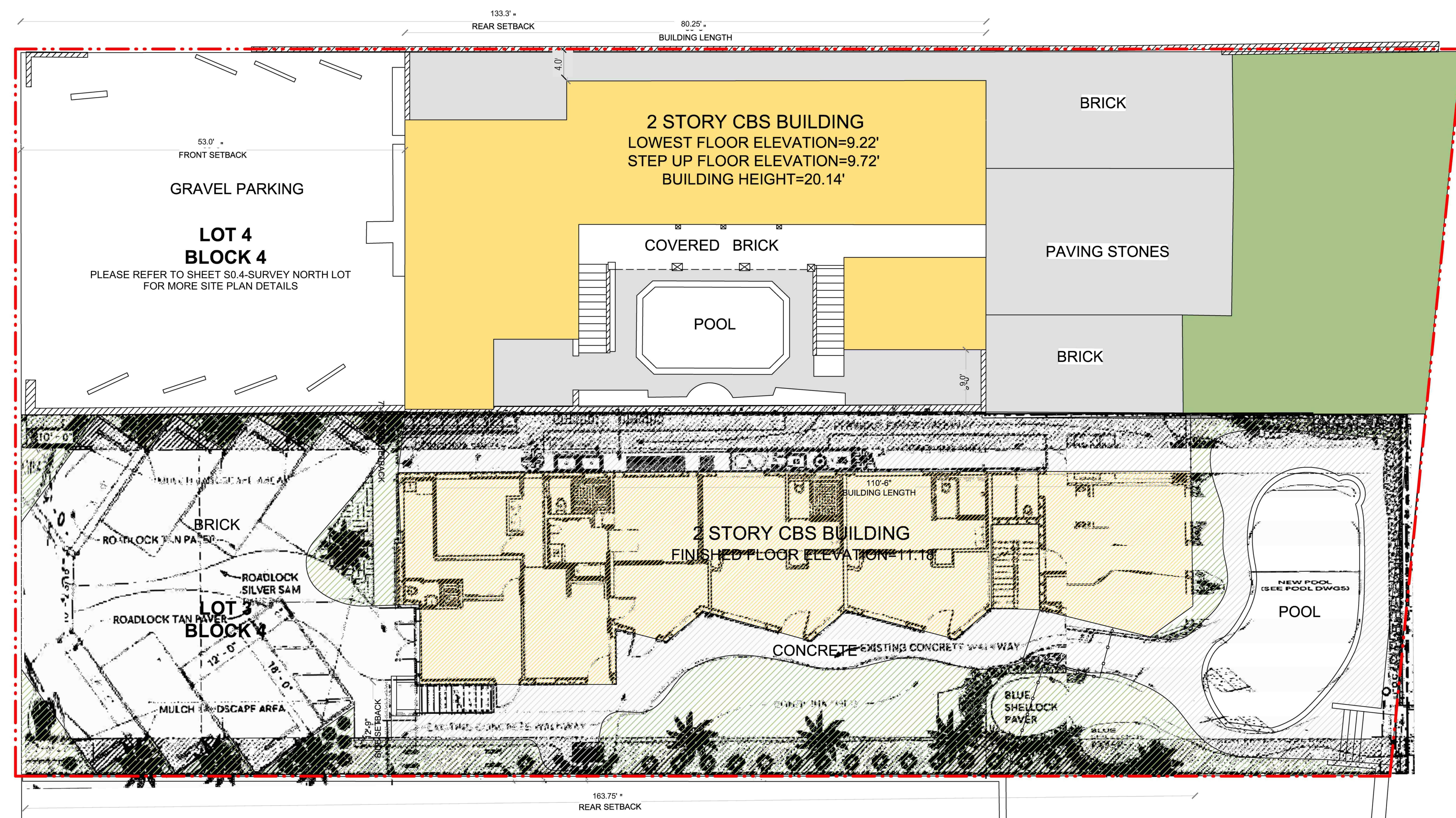
APPLICATION LOG		
1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG		
No.	Description	Date

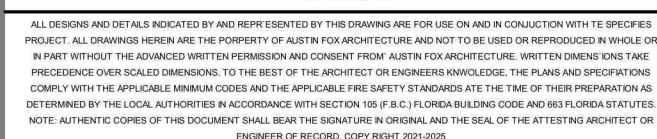
EXISTING
COMPOSITE SITE
PLAN

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

A 0.8



1 EXISTING COMPOSITE SITE PLAN
SCALE: 1/8" = 1'-0"



PROJECT NAME:
**OCEAN TREASURE
HOTEL**

PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM

OWNER ADDRESS:

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STRUCTURAL ENGINEER:
TBD
INFO
ADDRESS

Austin Fox Digitally signed by Austin Fox
Date: 2025.07.17 15:24:56 -04'00'

1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

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Project number	AF244
Date	June 17, 2025
Drawn by	STAFF
Checked by	AF

A 0.9

Scale 1/8" = 1'-0"

Page 69 of 21



NOT TO SCALE

TRUE NORTH

SITE DATA TABLE			
		EXISTING	PROPOSED
Land Use Category		Res Medium 25	Res Medium 25
Zoning Category		RM-25	RM-25
Use		Hotel	Hotel
Site Area: net s.f./ac.		9,639 s.f./0.221 ac.	9,639 s.f./0.221 ac.
Building A (Lot 3)		9,785 s.f./0.224 ac.	9,785 s.f./0.224 ac.
Building B (Lot 4)		19,404 s.f./0.445 ac.	19,404 s.f./0.445 ac.
Total Site			
	REQUIRED/PERMITTED	EXISTING	PROPOSED
Density: # of Units			
Number of units	w/o kitchens		
Building A (Lot 3)	11	9 (11 approved)	9
Building B (Lot 4)	11	10	13
Total Site	22	19	22
Lot area per unit	871 s.f./hotel unit w/o kitchen		
Building A		1,071 s.f.	1,071 s.f.
Building B		976.5 s.f.	751 s.f.
Total			882 s.f.
Units/gross acre	50 units/ac. max. w/o kitchens		
Building A		40.7 units/ac.	40.7 units/ac.
Building B		44.6 units/ac.	58 units/ac.
Total			49.4 units/ac.
Ground Floor	1,300 s.f. min. (waterfront lots)		
Building A		2,617 s.f.	2,617 s.f.
Building B		2,319 s.f.	1,210 s.f.
Total			3,827 s.f.
Building Area			
Building A		5,234 s.f.	5,234 s.f.
Building B		4,638 s.f.	15,151 s.f.
Total		9,872 s.f.	20,385 s.f.
Building Height	33 ft. max.		
Building A (Lot 3)		20.1 ft.	20.1 ft.
Building B (Lot 4)		20.1 ft.	33 ft.
Building Length	200 ft. max.		
Building A (Lot 3)		110.6 ft.	110.6 ft.
Building B (Lot 4)		80.4 ft.	129.8 ft.
Setbacks			
Front	25 ft.		
Building A (Lot 3)		52.7 ft.	52.7 ft.
Building B (Lot 4)		53 ft.	52.7 ft.
Rear			
Building A (Lot 3)	189 ft. max east of El Mar	163.9 ft.	163.9 ft.
Building B (Lot 4)	194 ft. max east of El Mar 50 ft. landward of MH/VL Required side yard setback: 15.5 ft.	133.4 ft.	182.4 ft.
Side			
Building A (Lot 3)	Requested admin adjust: 4.7 ft.	(south) 12.7 ft.	12.7 ft.
Building B (Lot 4)	(30%) (under separate application)	(north) 4 ft.	10.8 ft.

Landscape Pervious Area	25% site area min.		
Total A & B		3,665 s.f. / 19%	7,501 s.f. / 39 %
Landscape Setback Area	25 % required setback min.		
Total		3,592 s.f. / 18.5%	6,040 s.f. / 25.9%
Impervious Area			
Total A & B		15,735 s.f. / 81 %	11,899 s.f. / 61 %
Vehicular Use Landscape			
VUA (paved) Area		4,589 s.f. / 23 %	5,935 s.f. / 30.6%
Total		4,589 s.f. / 23 %	7,856 s.f. / 40.4%
VUA Landscape Area	Min. 20% VUA paved area		
Total		557 s.f. / 12 %	1,234 s.f. / 20.8%

PARKING DATA TABLE			
	REQUIRED/PERMITTED	EXISTING	PROPOSED
Building A (LOT 3)	11 for site plan	7	3
Building B (LOT 4)	Approved 4 space deficit	7	4
Total Site	10	14	17
(22) 18 with vested 4 space deficiency for Lot 3			
Deficit from Lot 3 (Existing Site Plan)		4	4
Bicycle spaces	1 parking space for every 4 bicycle spaces 15% max. exemption		1 parking space proposed via 4 new bicycle spaces
Total	22 required		17 parking spaces on site 1 parking space, via new 4 bike spaces 4 vested spaces from Lot 3 Site Plan 22 provided Design complies.
Parking Type Proposed			
Handicap	1/25 spaces		1
Standard			13
Compact	25% max of 22 (5)		3
Total	1/motor unit		17

PROJECT TITLE:
OCEAN TREASURE HOTEL, LAUDERDALE BY THE SEA, FLORIDA

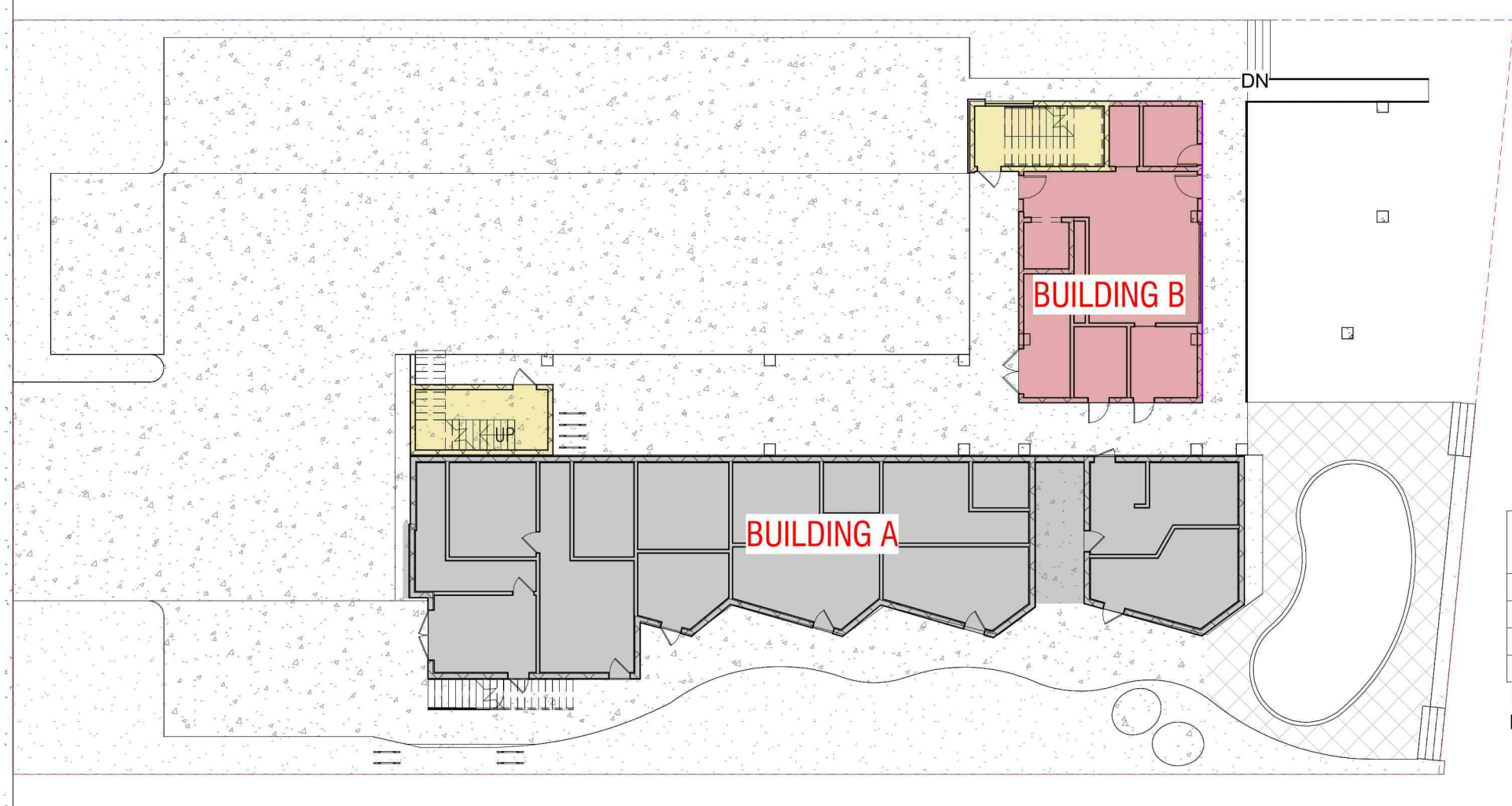
PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE, LAUDERDALE BY THE SEA, FL 33309

RENOVATION OF OCEAN HOTEL. REMODELING THE TWO STORY HOTEL IN LOT 3 AND A NEW THREE STORY HOTEL IN LOT 4

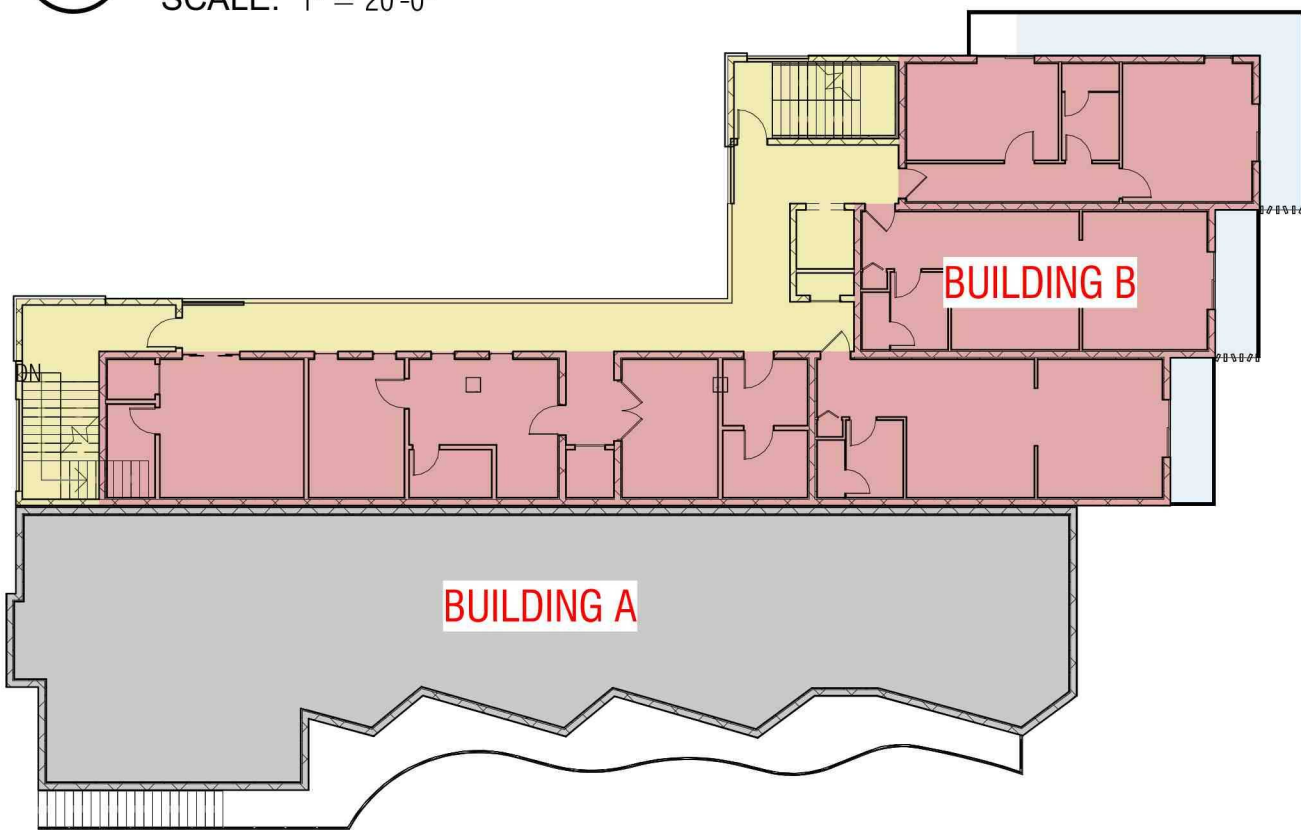
CITY:	LAUDERDALE BY THE SEA
BUILDING:	FBC 8TH EDITION 2023
<u>ZONING:</u>	
PARCEL ID / FOLIO:	NORTH LOT: 494318010190 SOUTH LOT: 494318010180
JURISDICTION:	LAUDERDALE BY THE SEA
ZONE CODE:	RM - 25 RESIDENCE, APARTMENTS, HOTEL
LOT SIZE:	19,400 SQ FT (0.445 ACRES)
LEGAL DESCRIPTION:	LOT 3 AND 4, BLOCK 3 AND 4 OF "LAUDERDALE BY THE SEA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

WATER - FORT LAUDERDALE UTILITIES
SEWER - FORT LAUDERDALE UTILITIES
TRASH - WASTE PRO
ELECTRICAL - FLORIDA POWER AND LIGHT

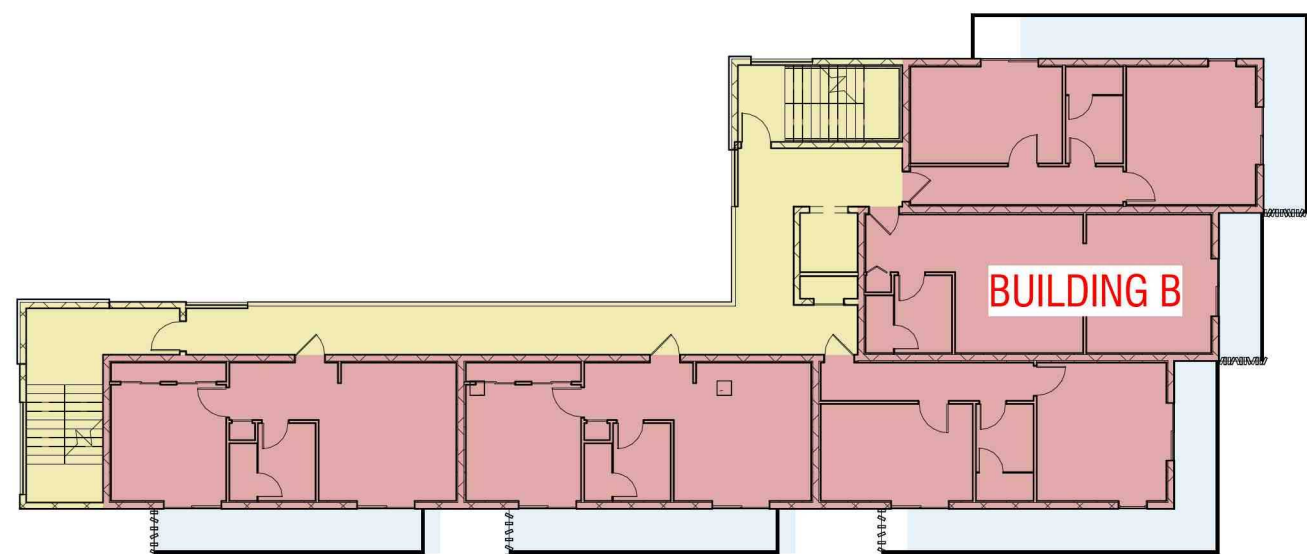
	EXISTING BUILDING A	PROPOSED BUILDING B
	FEET	FEET
CROWN OF ROAD	10'-7 7/8"	10'-7 7/8"
B.F.E	17'-0"	17'-0"
GROUND FLOOR	-1'-2"	-12'-8"
FIRST FLOOR	0'-0"	0'-0"
SECOND FLOOR	8'-8"	11'-0"
THIRD FLOOR	-	22'-0"
TOP OF ROOF	8'-8"	33'-0"
TOP OF PARAPET	8'-8"	37'-0"
TOP OF STRUCTURE	8'-8"	41'-0"



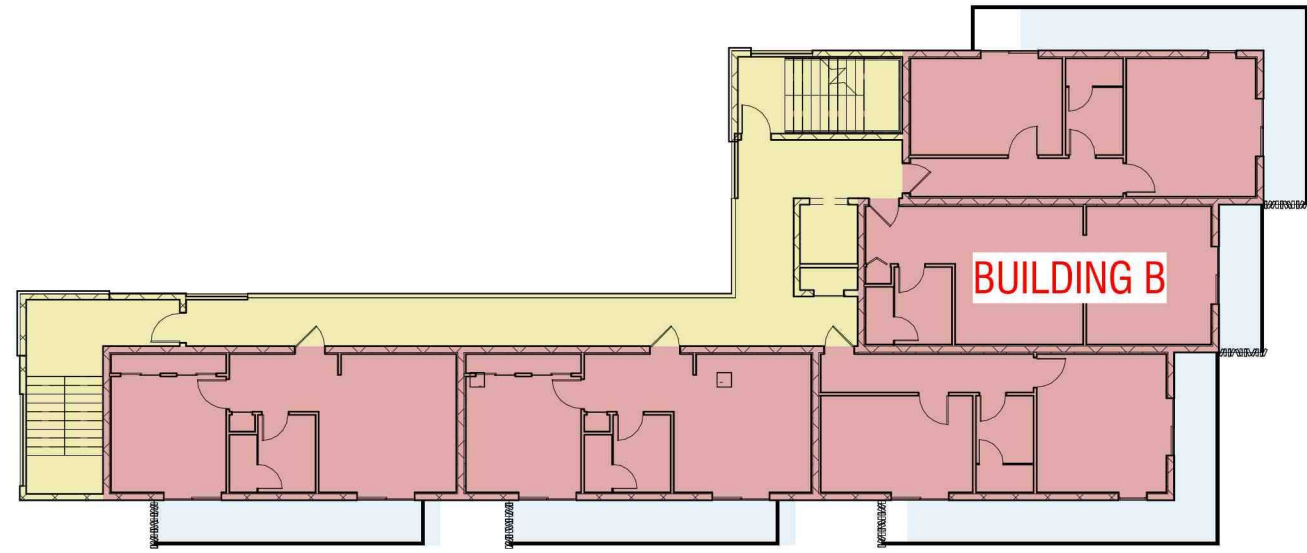
① GROUND LEVEL
SCALE: 1" = 20'-0"



② 1ST LEVEL
SCALE: 1" = 20'-0"



③ 2ND LEVEL
SCALE: 1" = 20'-0"



④ 3RD LEVEL
SCALE: 1" = 20'-0"

AREA LEGEND

- EXISTING
- NEW CONDITIONED
- NEW NON CONDITIONED

GROSS AREA GROUND FLOOR			
Name	Level	Area	Conditioned
EXISTING	GROUND LEVEL	2623 SF	YES
NEW CONDITIONED	GROUND LEVEL	861 SF	YES
NEW NON CONDITIONED	GROUND LEVEL	351 SF	NO
Grand total: 4		3835 SF	
NEW BUILDING TOTAL AREA		1,222 SF	

AREA LEGEND

- BALCONIES
- EXISTING
- NEW CONDITIONED
- NEW NON CONDITIONED

GROSS AREA FIRST FLOOR			
Name	Level	Area	Conditioned
BALCONIES	1ST LEVEL	359 SF	NO
EXISTING	1ST LEVEL	2624 SF	YES
NEW CONDITIONED	1ST LEVEL	2964 SF	YES
NEW NON CONDITIONED	1ST LEVEL	1025 SF	NO
Grand total: 6		6972 SF	
NEW BUILDING TOTAL AREA		3,989 SF	

AREA LEGEND

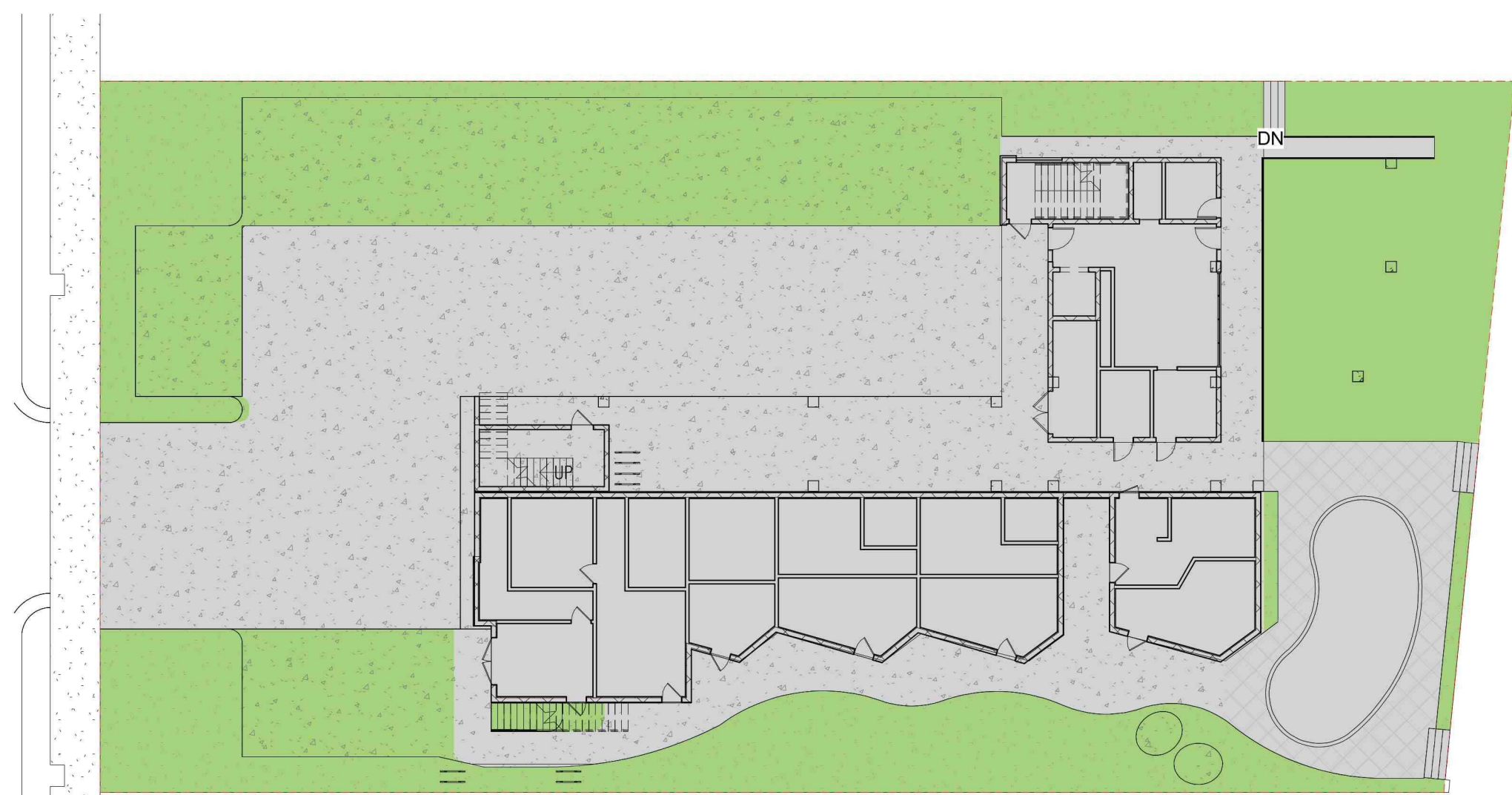
- BALCONIES
- NEW CONDITIONED
- NEW NON CONDITIONED

GROSS AREA SECOND FLOOR			
Name	Level	Area	Conditioned
BALCONIES	2ND LEVEL	791 SF	NO
NEW CONDITIONED	2ND LEVEL	2964 SF	YES
NEW NON CONDITIONED	2ND LEVEL	1025 SF	NO
Grand total: 7		4779 SF	
NEW BUILDING TOTAL AREA		3,989 SF	

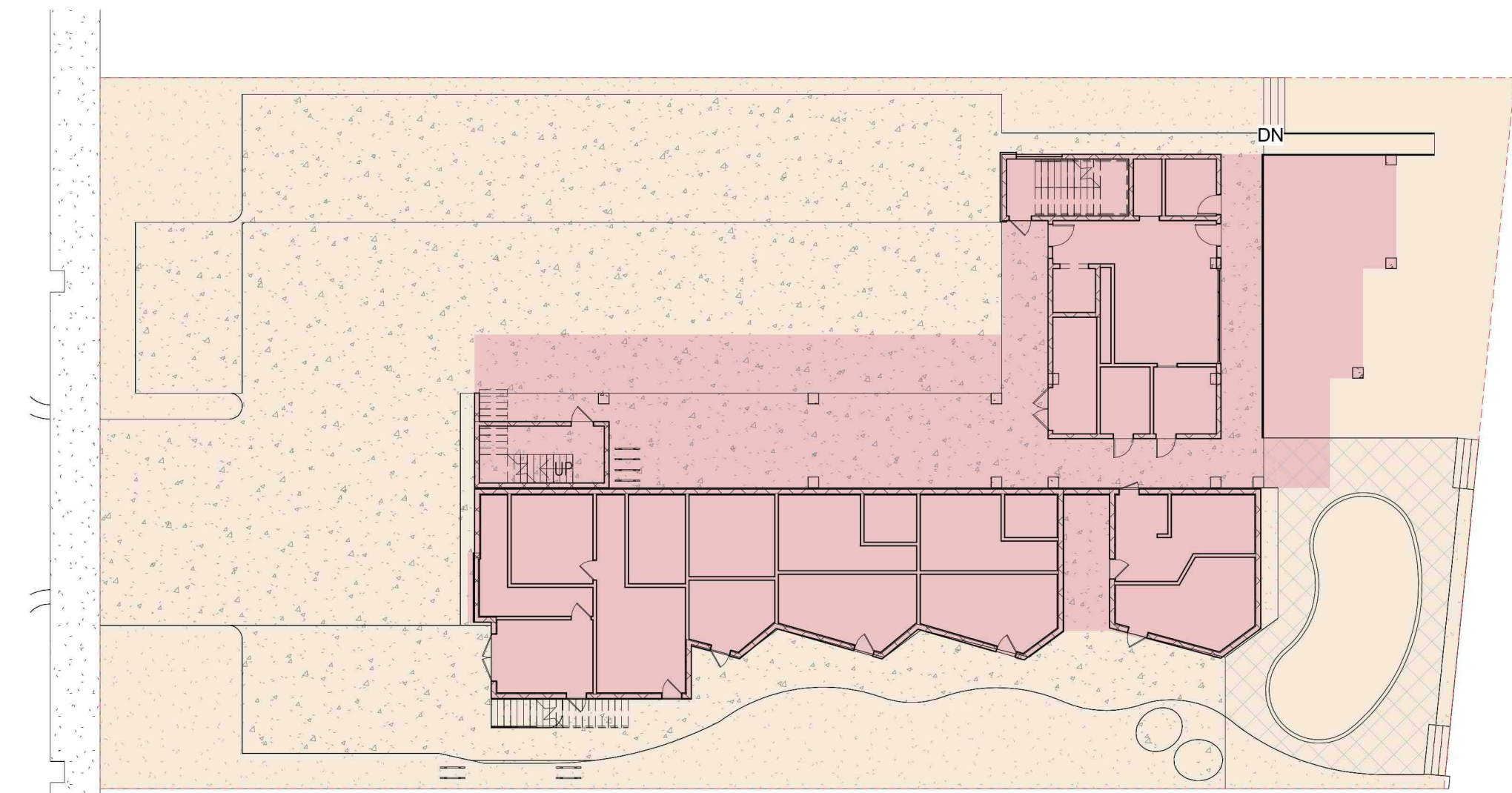
AREA LEGEND

- BALCONIES
- NEW CONDITIONED
- NEW NON CONDITIONED

GROSS AREA THIRD FLOOR			
Name	Level	Area	Conditioned
BALCONIES	3RD LEVEL	791 SF	NO
NEW CONDITIONED	3RD LEVEL	2964 SF	YES
NEW NON CONDITIONED	3RD LEVEL	1025 SF	NO
Grand total: 7		4779 SF	
NEW BUILDING TOTAL AREA		3,989 SF	



⑤ PERVIOUS DIAGRAM
SCALE: 1" = 20'-0"



⑥ LOT COVERAGE DIAGRAM
SCALE: 1" = 20'-0"

LEGEND

- IMPERVIOUS
- PERVIOUS

PERVIOUS		
NAME	AREA	PERCENTAGE
IMPERVIOUS	11899 SF	61%
PERVIOUS	7501 SF	39%
Grand total: 6	19400 SF	100%

LOT COVERAGE LEGEND

- COVERED
- OPEN

LOT COVERAGE		
NAME	AREA	PERCENTAGE
COVERED	6637 SF	34%
OPEN	12763 SF	66%
Grand total: 2	19400 SF	100%

TOTAL GROSS AREA		
Name	Level	Area
GROUND LEVEL		
NEW CONDITIONED	GROUND LEVEL	861 SF
NEW NON CONDITIONED	GROUND LEVEL	351 SF
1ST LEVEL		
NEW CONDITIONED	1ST LEVEL	2964 SF
NEW NON CONDITIONED	1ST LEVEL	1025 SF
2ND LEVEL		
NEW CONDITIONED	2ND LEVEL	2964 SF
NEW NON CONDITIONED	2ND LEVEL	1025 SF
3RD LEVEL		
NEW CONDITIONED	3RD LEVEL	2964 SF
NEW NON CONDITIONED	3RD LEVEL	1025 SF
Grand total: 9		13179 SF

SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**
PROJECT ADDRESS:
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LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
GABRIELA FOJT, RLA, ISA
2700 E OAKLAND PARK BLVD, SUITE C
FORT LAUDERDALE, FL 33308
PH: 954-478-3064
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Digitally
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Austin Fox
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2025.07.17
15:25:09
-04'00'

SEAL & SIGNATURE

APPLICATION LOG

1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2/ 2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

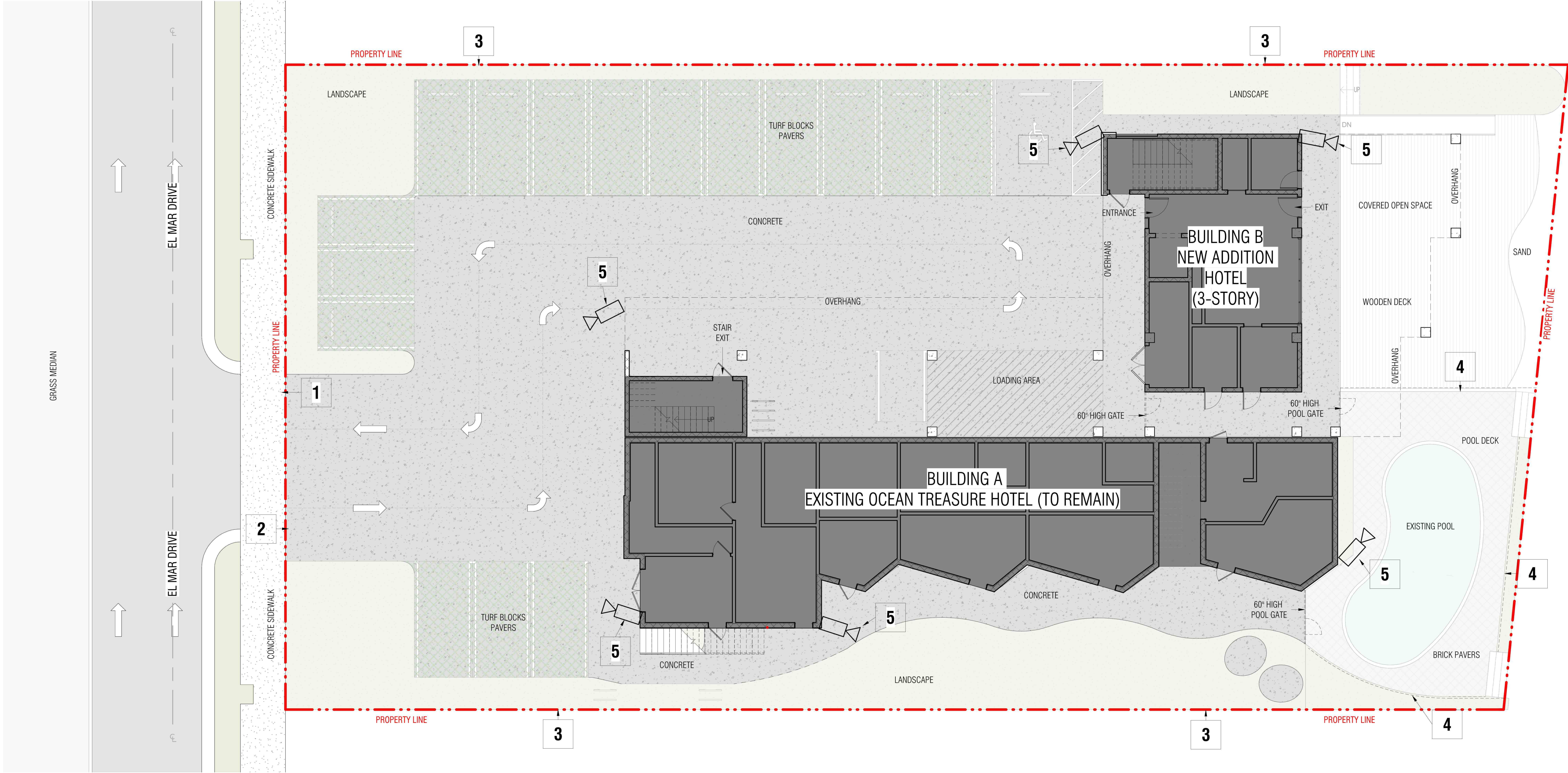
REVISION LOG

No.	Description	Date

PROJECT DATA

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

A 1.0



1 CPTED PLAN
SCALE: 1/8" = 1'-0"

CPTED FEATURES LEGEND

1. MAIN PEDESTRIAN ACCESS
2. VEHICLE ACCESS/ EXIT
3. 4.0 FT TALL PERIMETER FENCE
4. 5.0 FT HIGH ALUMINUM GATE
5. SURVEILLANCE CAMERAS

SITE PLAN
SUBMITTAL
(DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**
PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308
OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
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REVISION LOG

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CPTED PLAN

Project number AF2441
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A 1.1



Scale 1/8" = 1'-0"





OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

GABRIELA@THEMIRROROFPARADISE.COM

Scale

Page 73 of 22

1. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE APPLICABLE EDITION OF THE FLORIDA BUILDING CODE, CITY LABOR LAWS, CITY ORDINANCES, CITY COUNTY ZONING CODES, RULES AND REGULATIONS, AND ANY APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS TO ALLOW THE WORK DESCRIBED IN THE DEMO DOCUMENTS.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. ANY DISCREPANCIES WITH THE DRAWINGS, DIMENSIONS OR OTHER INFORMATION SHALL BE BROUGHT TO THE ARCHITECTS/ENGINEERS ATTENTION PRIOR TO FABRICATION AND DEMO.

3. PRIOR TO SUBMITTING BID, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO FAMILIARIZE THEMSELVES WITH ALL THE EXISTING CONDITIONS AT THE SITE RELATIVE TO SCOPE OF WORK RELATING TO THIS PROJECT, MATERIALS HANDLING, STORAGE AND DELIVERY, WORKING SPACE AVAILABLE, SAFETY PRECAUTIONS REQUIRED, AND ALL OTHER CONDITIONS NECESSARY TO THE MAKING OF AN ACCURATE AND COMPLETE PROJECT BID. NO INCREASE IN PROJECT COST WILL BE ALLOWED FOR FAILURE OF THE CONTRACTOR TO KNOW EXISTING SITE CONDITIONS.

4. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AS DIRECTED IN WRITING BY THE ARCHITECT WITH NO COST TO THE OWNER OR ARCHITECT.

5. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ANY DIMENSIONS NOT INDICATED ON DRAWINGS SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO REPAIR.

6. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT LIMITS WITHOUT PRIOR WRITTEN APPROVAL FROM THE BUILDING OWNER / CONDO ASSOCIATION AND / OR ARCHITECT.

7. CONTRACTOR SHALL REMOVE ALL DEBRIS AT THE END OF EACH WORKDAY. CONTRACTOR WILL FURNISH OWN DUMPSTER FOR THRASH AND DEBRIS STORAGE UNTIL HE CAN REMOVE SUCH FROM PREMISES. AREAS SHALL BE CLEANED UP AND PROTECTED AT ALL TIMES.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES REQUIRED FOR COMPLETION OF WORK.

9. ARCHITECT IS NOT RESPONSIBLE FOR AS-BUILT DRAWINGS.

10. MATERIALS SHALL BE NEW, OF QUALITY SPECIFIED, DELIVERED IN A TIMELY FASHION AND AMPLE QUANTITY TO PREVENT DELAY OF WORK. SUBSTITUTIONS REQUIRE PRIOR APPROVAL FROM THE ARCHITECT/OWNER.

11. INSURANCE: THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL HAVE WORKMAN COMPENSATION AS REQUIRED BY LAW AS PER AGREEMENT AND SUFFICIENT PROTECTION FOR CLAIMS FOR PERSONAL INJURY, INCLUDING DEATH.

12. IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO SECURE THE PREMISES THROUGHOUT THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL TAKE THE APPROPRIATE AND NECESSARY MEASURES TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE SITE AT ANY TIME.

13. G. C. SHALL PROVIDE A SAFE WORKING ENVIRONMENT AS WELL AS REQUIRED MEANS OF EGRESS FOR ALL PERSONNEL ON THE PROJECT SITE AS REQUIRED BY ALL APPLICABLE CODES. CONTRACTOR MUST ALSO COMPLY WITH LIFE SAFETY MEASURES FOR ANY PUBLIC OCCUPANCY IN DESIGNATED AREAS DURING DEMO AS REQUIRED BY LOCAL FIRE DEPARTMENT IN JURISDICTION.

14. THERE ARE NO SUBSTITUTIONS ALLOWED UNLESS APPROVED BY THE ARCHITECT/ ENGINEER. THE G. C. SHALL SUBMIT IN WRITING ALL REQUESTS FOR SUBSTITUTIONS.

15. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

16. THE GENERAL CONTRACTOR SHALL PROVIDE 10% ADDED STOCK OF ALL FINISH ITEMS (WALL COVERINGS, FABRICS, CARPETS, LIGHT BULBS, FLOOR TILE, ETC.). UNLESS NOTED OTHERWISE.

17. THE GENERAL CONTRACTOR SHALL INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDED SPECIFICATIONS. THE G. C. SHALL SUBMIT IN WRITING TO THE ARCHITECT IF, BECAUSE OF UNFORESEEN CONDITIONS, ANY MATERIAL CANNOT BE INSTALLED ACCORDING TO SPECIFICATIONS PRIOR TO INSTALLATION.

18. THE GENERAL CONTRACTOR SHALL ASSEMBLE ALL REQUIRED GUARANTEES, WARRANTIES AND MAINTENANCE CONTRACTS EXECUTED BY EACH OF THE RESPECTIVE MANUFACTURERS, SUPPLIERS AND SUBCONTRACTORS. THE G. C. SHALL SUBMIT THE ABOVE INFORMATION TO THE ARCHITECT AND CONSULTING ENGINEER.

19. IF THERE IS A DISCREPANCY BETWEEN THE OWNER/ CONTRACTOR AGREEMENT, THE DRAWINGS OR SPECIFICATIONS, THEN OWNER/ CONTRACTOR AGREEMENT SHALL GOVERN, BUT SAID CONFLICT TO BE BROUGHT TO ARCHITECTS ATTENTION.

20. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.

21. HEREBY ATTEST THAT, TO THE BEST OF OUR KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THE ARCHITECTURAL DESIGN OF THIS BUILDING IS IN COMPLIANCE WITH THE APPLICABLE FLORIDA BUILDING CODE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 109.3.6 (THRESHOLD BUILDING) AND 633 FLORIDA STATUTES (FIRE PREVENTION AND CONTROL), TO THE BEST OF OUR KNOWLEDGE.

22. CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS WORKING IN THE BUILDING AND ON-SITE.

23. PROVIDE FIRE RESISTANT MATERIALS AND FIRE SEAL AS REQUIRED AT ALL OPENINGS, JOINTS, PENETRATIONS, OR GAPS ON FIRE RATED ASSEMBLIES.

24. PROVIDE ACOUSTICAL CAULKING TOP, BOTTOM AND BOTH SIDES OF ALL INTERIOR STUD/ GYPSUM BOARD WALLS (TYPICAL).

25. PROVIDE ALL NECESSARY P.T. WOOD BLOCKING AT ALL REQUIRED LOCATIONS FOR ERECTION OF EQUIPMENT, SYSTEMS AND ACCESSORIES, IN CONTACT WITH CONCRETE SURFACES.

26. PROVIDE WATER-RESISTANT GYPSUM WALLBOARD ON ALL WET WALL APPLICATIONS (TYPICAL).

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THIS PLAN CONSTITUTES ACCEPTANCE OF THE WORK. NOTIFY ENGINEER BY CERTIFIED MAIL, IF ANY CONFLICTS OR DISCREPANCIES IF ANY.

OVERALL FLOOR PLANS INCLUDE OVERALL BUILDING DIMENSIONS, COLUMN LINE DESIGNATIONS, EXTERIOR ELEVATION TAGS, GENERAL NOTES, EXTERIOR DOOR AND WINDOW TAGS, UNIT LABELS.

COORDINATE ALL EXTERIOR DOOR SECTIONS W/OWNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITED TO: MANUFACTURER, TYPE, MATERIAL, S.I., FINISH, ENERGY EFFICIENCY, MANTINULE PATTERN, AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL HEIGHTS, AND ROUGH OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR SHIMS, SILL CASING, COORDINATE ELEMENTS ETC. AS APPLICABLE. SEE ELEVATIONS COORDINATE REPLACEMENT AND/OR REBUSHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURER'S REQUIREMENTS.

ALL INTERIOR WALLS TO BE 5/8" GWB PAINTED. COORDINATE COLOR AND FINAL TEXTURE WITH OWNER. AT ALL INTERIOR WALLS & CEILINGS PROVIDE FLOOR FINISH AND PAINT.

STYLE AND SIZES OF ALL DOORS ARE TO BE COORDINATED W/ OWNER PRIOR TO ORDERING.

PROVIDE SOUND DEADENING INSULATION AT SHARED WALLS WITH MASTER BEDROOM.

PROVIDE SOUND DEADENING INSULATION AT ALL BATHROOM AND LAUNDRY INTERIOR PARTITION WALLS.

PROVIDE IN WALL BLOCKING BETWEEN WOOD STUD ON ALL BATHROOM AND SHOWER WALLS, AND WHERE OTHERWISE NOTED.

ALL FINISHES TO BE TO BE SELECTED BY OWNER. FINAL COLORS TO BE APPROVED BY OWNER.

10. PROVIDE VENTS TO EXTERIOR FOR DRYER, KITCHEN HOOD, AND ALL BATHROOMS. COORDINATE ROUTE WITH GENERAL CONTRACTOR.

11. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.

12. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.

13. ALL CONCRETE ON FOUNDATION SHALL BE 28 DAYS ON-SHED SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH. 18 DAYS, AND ALL COLUMNS, GROUTED CILLS, SLABS ABOVE GRADE, AND THE BEAMS SHALL BE 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.

14. CONTRACTOR / OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE AND FINISHED FLOOR ELEVATIONS WITH RESPECT TO LOCAL FLOOD CRITERIA. DETERMINING ADEQUACY OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.

15. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.

16. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THIS DRAWINGS CONSTITUTES ACCEPTANCE AND AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DEFACE CLAIMS AGAINST AUSTIN FOR ARCHITECTURE, LIABILITIES SHALL BE LIMITED TO FEES PAID TO DESIGN PROFESSIONAL.

17. ALL FURNITURE SHOWN IS FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR TO INSTALL.

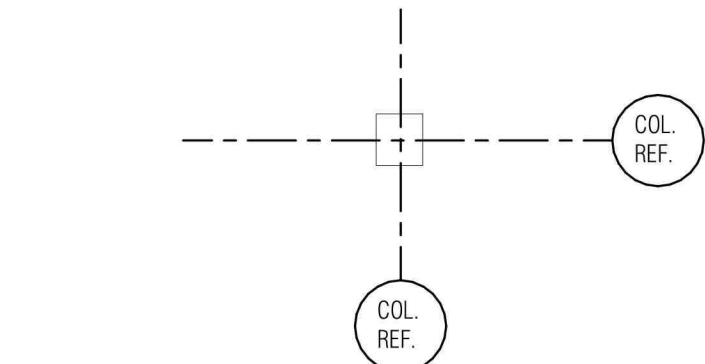
18. ALL MILLWORK AND PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.

1. COORDINATE OUTLET & SWITCH LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
2. INSTALL SWITCHES PER NEC HEIGHT REQUIREMENTS.
3. INSTALL RECEPTACLES PER NEC HEIGHT REQUIREMENTS.
4. PREWIRE FOR CABLE, TELEPHONE CABLE DATA AND STEREO. CONSULT WITH OWNER / GENERAL CONTRACTOR.
5. UNDERGROUND ELECTRIC SERVICE TO HOUSE
6. CONTRACTOR RESPONSIBLE FOR ELECTRICAL SERVICE.
7. PROVIDE RHEOSTATS FOR ALL CEILING FANS.
8. VERIFY ALL CABINET DESIGNS W/ OWNER PRIOR TO FABRICATION.
9. VERIFY ALL LIGHT FIXTURES HUNG BY OWNER PRIOR TO INSTALLATION.
10. VERIFY ALL OUTLET LOCATIONS AND LAYOUT W/ OWNER PRIOR TO PULLING ELECT. WIRE.
11. NOTIFY OWNER / GENERAL CONTRACTOR OF ANY DISCREPANCIES IN COORDINATION OF ELECTRICAL/MILLWORK.
12. ALL FINISHES TO BE SELECTED BY OWNER. PROVIDE SUBMITTAL FOR APPROVAL.
13. ALL LAMINATING FIXTURES TO BE SELECTED BY OWNER. PROVIDE SUBMITTAL FOR APPROVAL.
14. PROVIDE SUBMITTAL TO OWNER FOR ALL ITEMS SPECIFIED PRIOR TO ORDERING FOR OWNER APPROVAL.
15. ALL SWITCHES TO BE INSTALLED WITH DIMMERS, UNLESS INDICATED OTHERWISE.
16. PROVIDE 200V DISCONNECT FOR AC CONDENSERS.
17. PROVIDE COUNTER MOUNTED SWITCH FOR GARAGE DOOR OPENER.
18. PROVIDE ARC FAULT PROTECTION FOR ALL NEC REQUIREMENTS.
19. TEMPORARY RECEPTACLES PER NEC REQUIREMENTS.

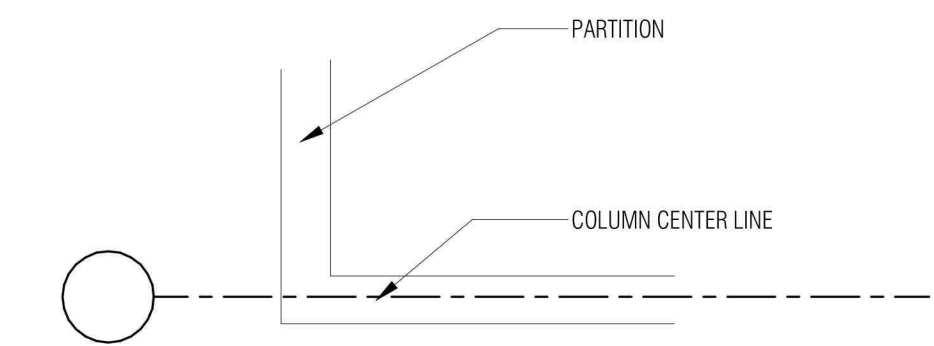
A1		INTERIOR 5' PARTITION
C		8" CMU + 1/2" GWB + 3/8" EXTERIOR STUCCO
C1		8" CMU + 1 1/2" NOT INSULATED + 1/2" GWB + 3/8" EXTERIOR STUCCO
C2		8" CMU + 1/2" STUCCO BOTH SIDES
D1		8" CMU + 1 1/2" RIGID INSULATION + 1/2" GWB + 3/8" EXTERIOR STUCCO
D2		8" CMU + 1 1/2" RIGID INSULATION + 1/2" GWB + 3/8" WOOD VENEER
E		8" CMU + 1 1/2" RIGID INSULATION + 1/2" GWB + 3/8" EXTERIOR STUCCO ON BOTH SIDES
F		4" DECORATIVE BRICK WALL
G		1/2" GLASS DISPLAY WALL

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW.

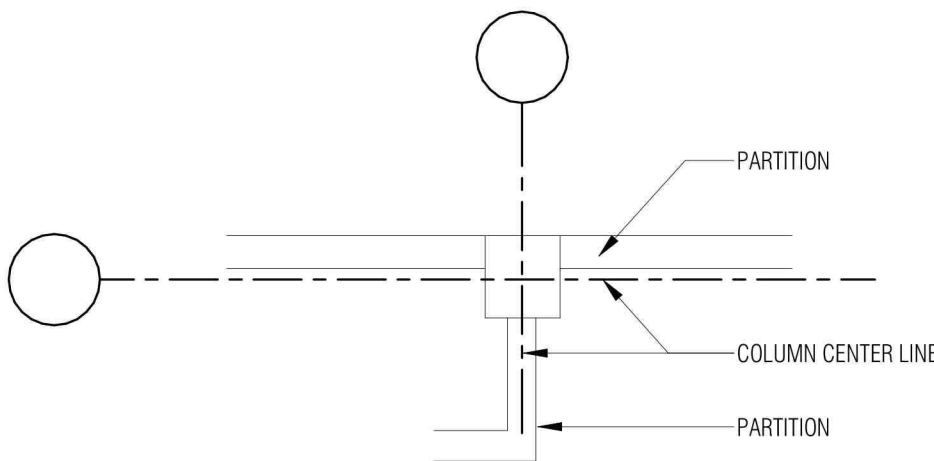
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



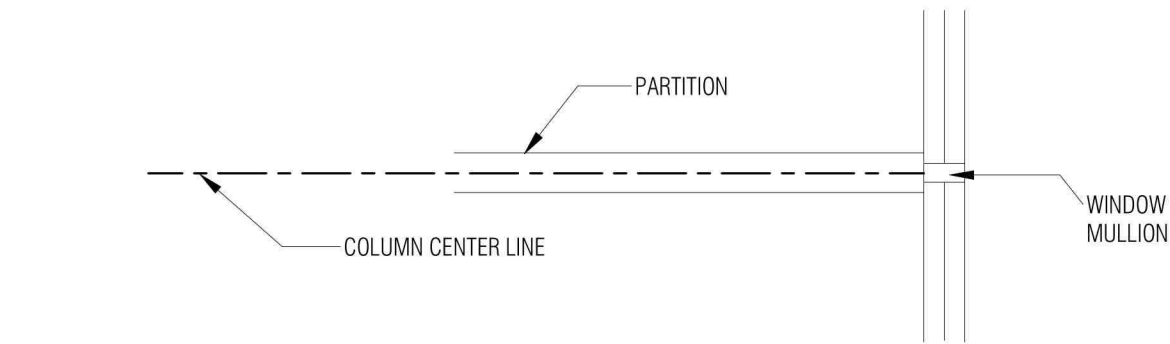
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



3. PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



4. PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:

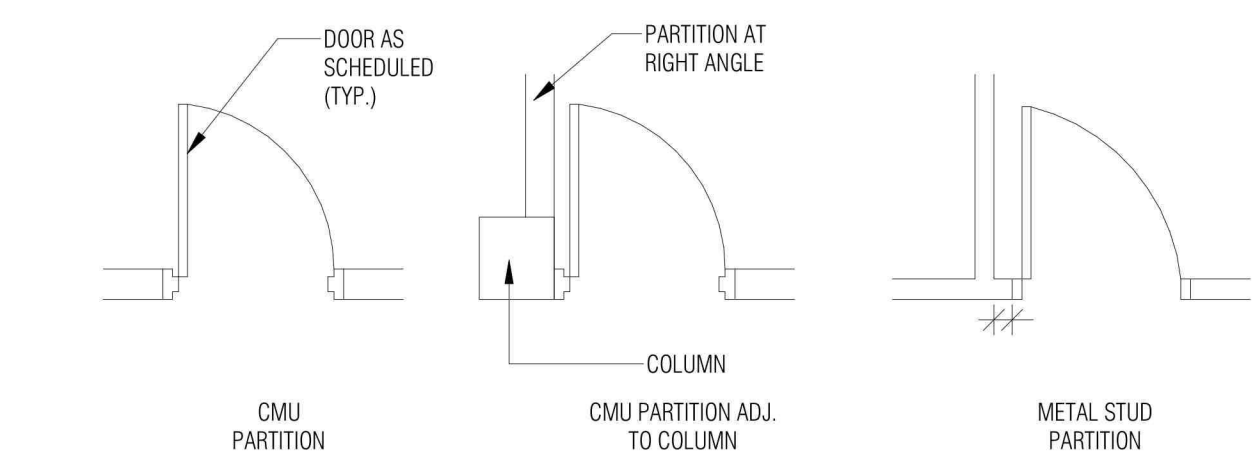


5. PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



6. FOR OPENINGS IN PARTITIONS OR WALLS:

- A) WHEN ONE OCCURS AT A COLUMN OR GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE ESTABLISHED BY EITHER CRITERIA OR SCHEDULES:
- B) WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THE DETAIL:
- C) WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE, THE FOLLOWING DIAGRAM APPLIES:



7. DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTER LINE OF DRYWALL ON METAL STUDS.

	EARTH SAND
CONCRETE	
	CONCRETE (IN DETAIL)
	STRU (IN WALL SECTION)
MASONRY	
	CMU (IN PLAN)
INSULATION	
	BATT/LOOSE FILL
	TAPERED

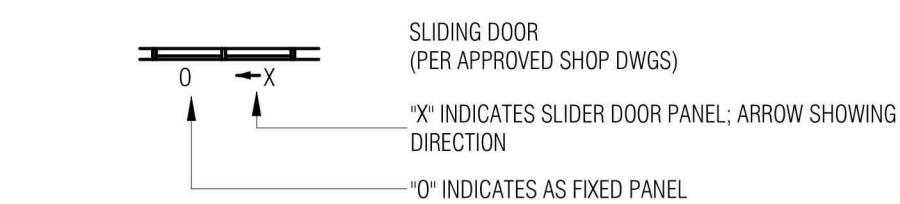
 GYPSUM BOARD

ELEVATION INDICATIONS

 GLASS

The diagrams show three types of overhead contact systems:

- SINGLE:** A single overhead contact wire with a curved profile, supported by a structure.
- DOUBLE:** Two overhead contact wires, one above the other, both with curved profiles, supported by a structure.
- OVERHEAD SECTIONAL:** A single overhead contact wire with a flat profile, supported by a structure.



UP → ARROW AT STAIR PLANS INDICATES UP DIRECTION

SLOPE → ARROW AT ROOF PLANS INDICATES CRICKET SLOPE DOWN DIRECTION

	TUBE STEEL COLUMN
	METAL STUD RUNNER
	FURRING HAT CHANNEL
	CMU BLOCK (SECTION)
	BEAM (SECTION)

Legend for symbols used in the drawings:

- WALL TAG
- PARTITION TYPE
- PARTITION
- DOOR TAG
- DOOR
- DOOR NUMBER
- GLAZING TAG
- DOWNSPOUT

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2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

[illegible]

Project number	AF244
Date	June 17, 2025
Drawn by	STAFF
Checked by	AP

A 1.4

SITE PLAN SUBMITTAL (DD SET)

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REVISION LOG

No.	Description	Date

GROUND FLOOR

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

A 1.5

Scale As indicated
Page 75 of 219

GENERAL FLOOR PLAN NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THIS PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES IF ANY.
- OVERALL FLOOR PLANS INCLUDE OVERALL BUILDING DIMENSIONS, COLUMN LINE DESIGNATIONS, EXTERIOR ELEVATION TAGS, GENERAL NOTES, EXTERIOR DOOR AND WINDOW TAGS, UNIT LABELS.
- COORDINATE ALL WINDOW AND DOOR SELECTIONS W/OWNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITED TO: MANUFACTURER, TYPE, STYLE, MATERIAL(S), FINISH, ENERGY EFFICIENCY, MOUNTING PATTERN, AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL HEIGHTS, AND ROUGH OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR TRIM, SHUTTERS, DECORATIVE ELEMENTS, ETC. AS APPLICABLE. SEE ELEVATIONS. COORDINATE REPLACEMENT AND/OR REFURBISHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURERS REQUIREMENTS.
- ALL INTERIOR WALLS TO BE 5/8" GWB PAINTED. COORDINATE COLOR AND FINAL TEXTURE W OWNER. AT ALL INTERIOR WALLS & CEILINGS PROVIDE FLOAT TEXTURE AND PAINT.
- STYLE AND SIZES OF ALL DOORS ARE TO BE COORDINATED W/ OWNER PRIOR TO ORDERING.
- PROVIDE SOUND DEADENING INSULATION AT SHARED WALLS WITH MASTER BEDROOM.
- PROVIDE SOUND DEADENING INSULATION IN ALL BATHROOM AND LAUNDRY INTERIOR PARTITION WALLS.
- PROVIDE IN WALL BLOCKING BETWEEN WOOD STUD ON ALL BATHROOM AND SHOWER WALLS, AND WHERE OTHERWISE NOTED.
- ALL FINISHES/ COLORS TO BE SELECTED BY OWNER. FINAL COLORS TO BE APPROVED BY OWNER.
- PROVIDE VENTS TO EXTERIOR FOR DRYER, KITCHEN HOOD, AND ALL BATHROOMS. COORDINATE ROUTE WITH GENERAL CONTRACTOR.
- CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
- ALL CONCRETE FOR FOUNDATION AND SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GRIDDED CELLS, SLABS ABOVE GRADE, AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
- CONTRACTOR / OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE AND FINISHED FLOOR ELEVATIONS WITH RESPECT TO LOCAL FLOOD CRITERIA. EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
- OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.
- THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THIS DRAWINGS CONSTITUTES ACCEPTANCE AND AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DELAY CLAIMS AGAINST AUSTIN FOX ARCHITECTURE, LIABILITIES SHALL BE LIMITED TO FEES PAID TO DESIGN PROFESSIONAL.
- ALL FURNITURE SHOWN IS FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.
- ALL MILLWORK AND PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. OWNER PROVIDED AND CONTRACTOR INSTALLED.

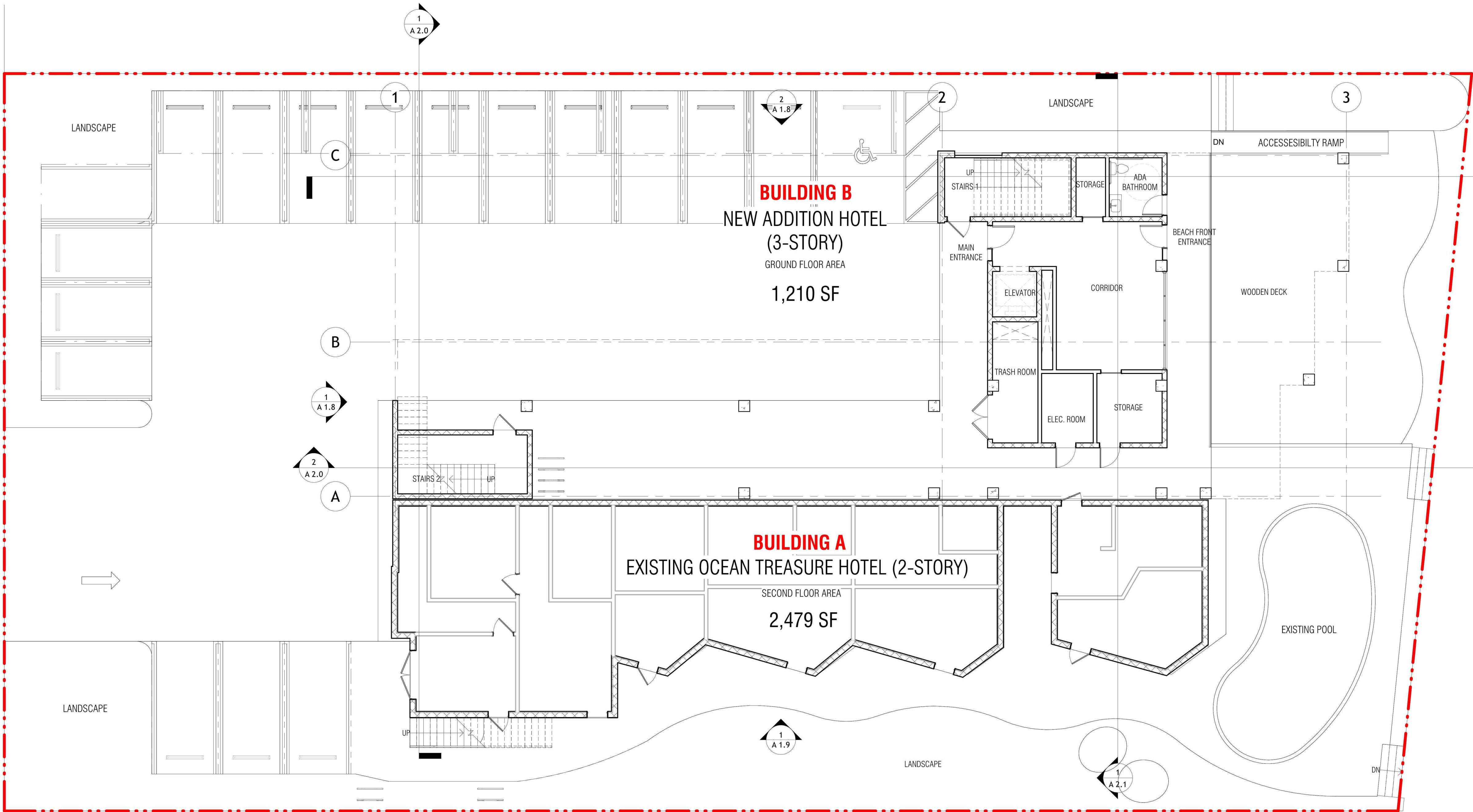
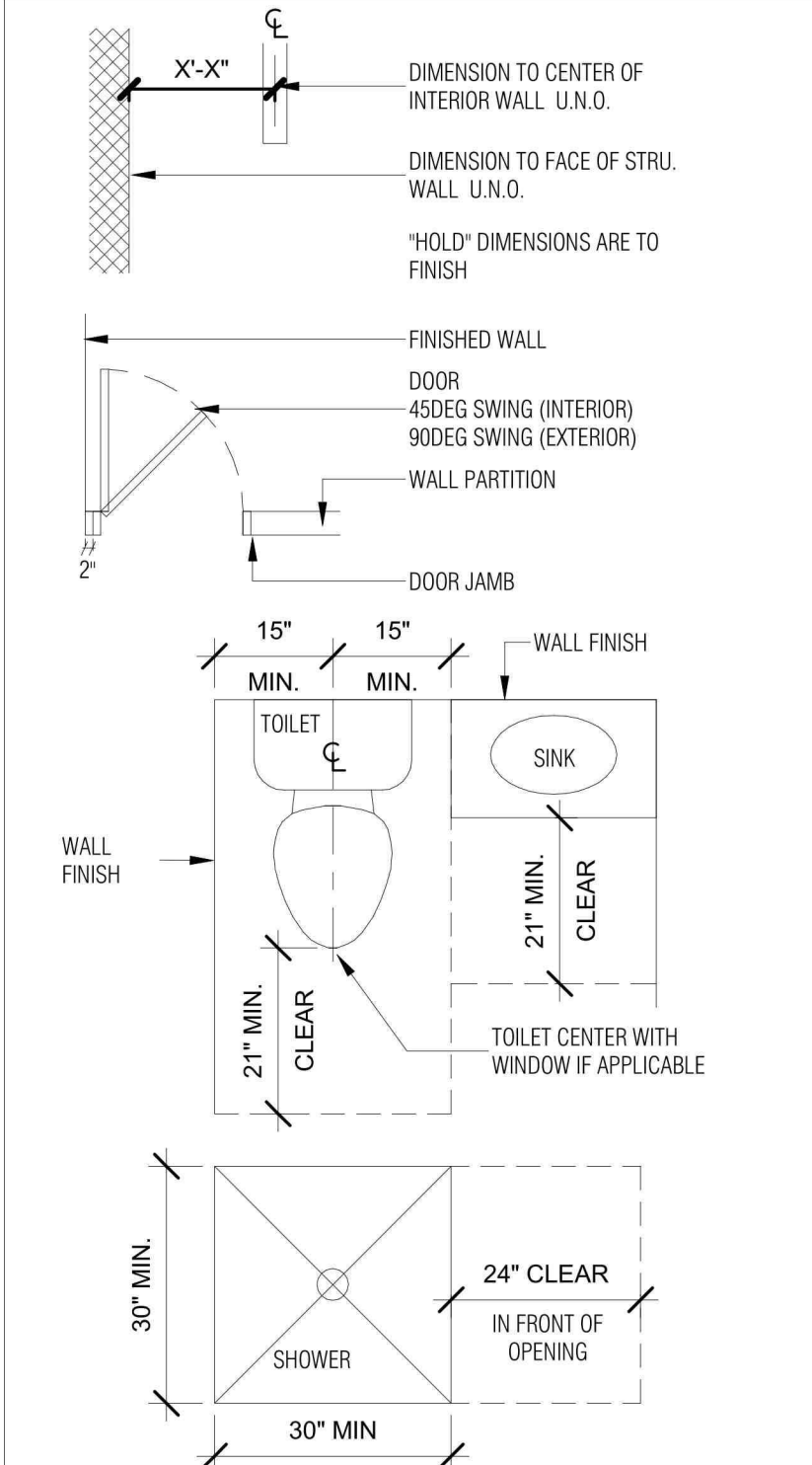
AREAS CALCULATIONS

LEVEL	GROSS	NET AREA	GARAGE	COVERED TERRACE	BALCONY
GROUND FLOOR					
FIRST FLOOR					
SECOND FLOOR					
THIRD FLOOR					
TOTAL					

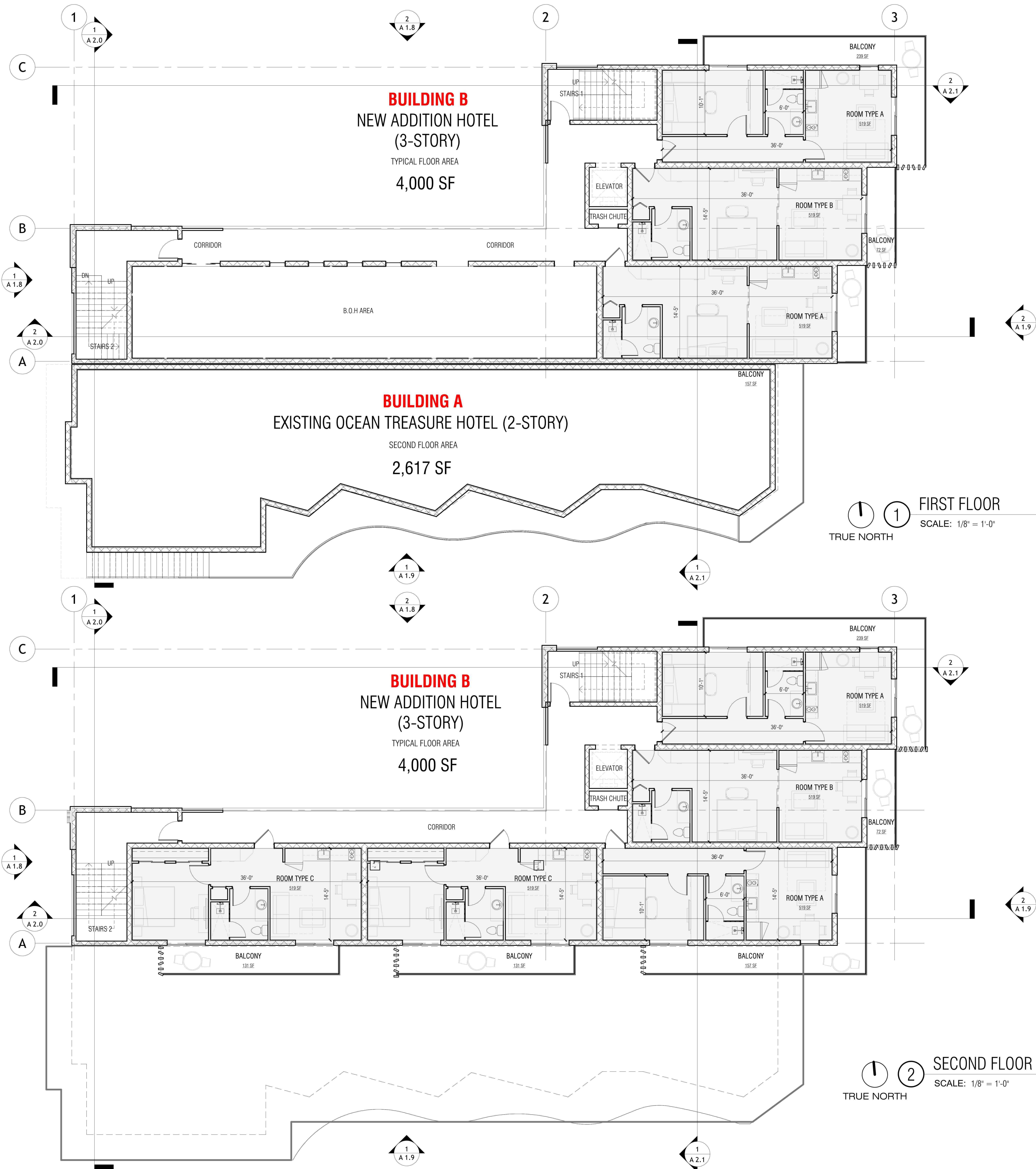
PARTITION LEGEND

A1	INTERIOR 5" PARTITION
C	8" CMU + 1/2" GWB + 3/8" EXTERIOR STUCCO
C1	8" CMU + 1 1/2" NOT INSULATED + 1/2" GWB + 3/8" EXTERIOR STUCCO
C2	8" CMU + 1/2" STUCCO BOTH SIDES
D1	8" CMU + 1 1/2" RIGID INSULATION + 1/2" GWB + 3/8" EXTERIOR STUCCO
D2	8" CMU + 1 1/2" RIGID INSULATION + 1/2" GWB + 3/8" WOOD VENEER
E	8" CMU + 1 1/2" RIGID INSULATION + 1/2" GWB + 3/8" EXTERIOR STUCCO ON BOTH SIDES
F	4" DECORATIVE BRICK WALL
G	1/2" GLASS DISPLAY WALL

DIMENSIONS



1 GROUND FLOOR
SCALE: 1/8" = 1'-0"
TRUE NORTH



GENERAL FLOOR PLAN NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THIS PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES IF ANY.
- OVERALL FLOOR PLANS INCLUDE OVERALL BUILDING DIMENSIONS, COLUMN LINE DESIGNATIONS, EXTERIOR ELEVATION TAGS, GENERAL NOTES, EXTERIOR DOOR AND WINDOW TAGS, UNIT LABELS.
- COORDINATE ALL WINDOW AND DOOR SELECTIONS W/OWNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITED TO: MANUFACTURER, TYPE, STYLE, MATERIAL(S), FINISH, ENERGY EFFICIENCY, MOUNTING PATTERN, AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL HEIGHTS, AND ROUGH OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR TRIM, SHUTTERS, DECORATIVE ELEMENTS, ETC. AS APPLICABLE. SEE ELEVATIONS. COORDINATE REPLACEMENT AND/OR REFURBISHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURERS REQUIREMENTS.
- ALL INTERIOR WALLS TO BE 5/8" GWB PAINTED. COORDINATE COLOR AND FINAL TEXTURE W OWNER. AT ALL INTERIOR WALLS & CEILINGS PROVIDE FLOAT TEXTURE AND PAINT.
- STYLE AND SIZES OF ALL DOORS ARE TO BE COORDINATED W/ OWNER PRIOR TO ORDERING.
- PROVIDE SOUND DEADENING INSULATION AT SHARED WALLS WITH MASTER BEDROOM.
- PROVIDE SOUND DEADENING INSULATION IN ALL BATHROOM AND LAUNDRY INTERIOR PARTITION WALLS.
- PROVIDE IN WALL BLOCKING BETWEEN WOOD STUD ON ALL BATHROOM AND SHOWER WALLS, AND WHERE OTHERWISE NOTED.
- ALL FINISHES/ COLORS TO BE SELECTED BY OWNER. FINAL COLORS TO BE APPROVED BY OWNER.
- PROVIDE VENTS TO EXTERIOR FOR DRYER, KITCHEN HOOD, AND ALL BATHROOMS. COORDINATE ROUTE WITH GENERAL CONTRACTOR.
- CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
- ALL CONCRETE FOR FOUNDATION AND SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GRouted CELLS, SLABS ABOVE GRADE, AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
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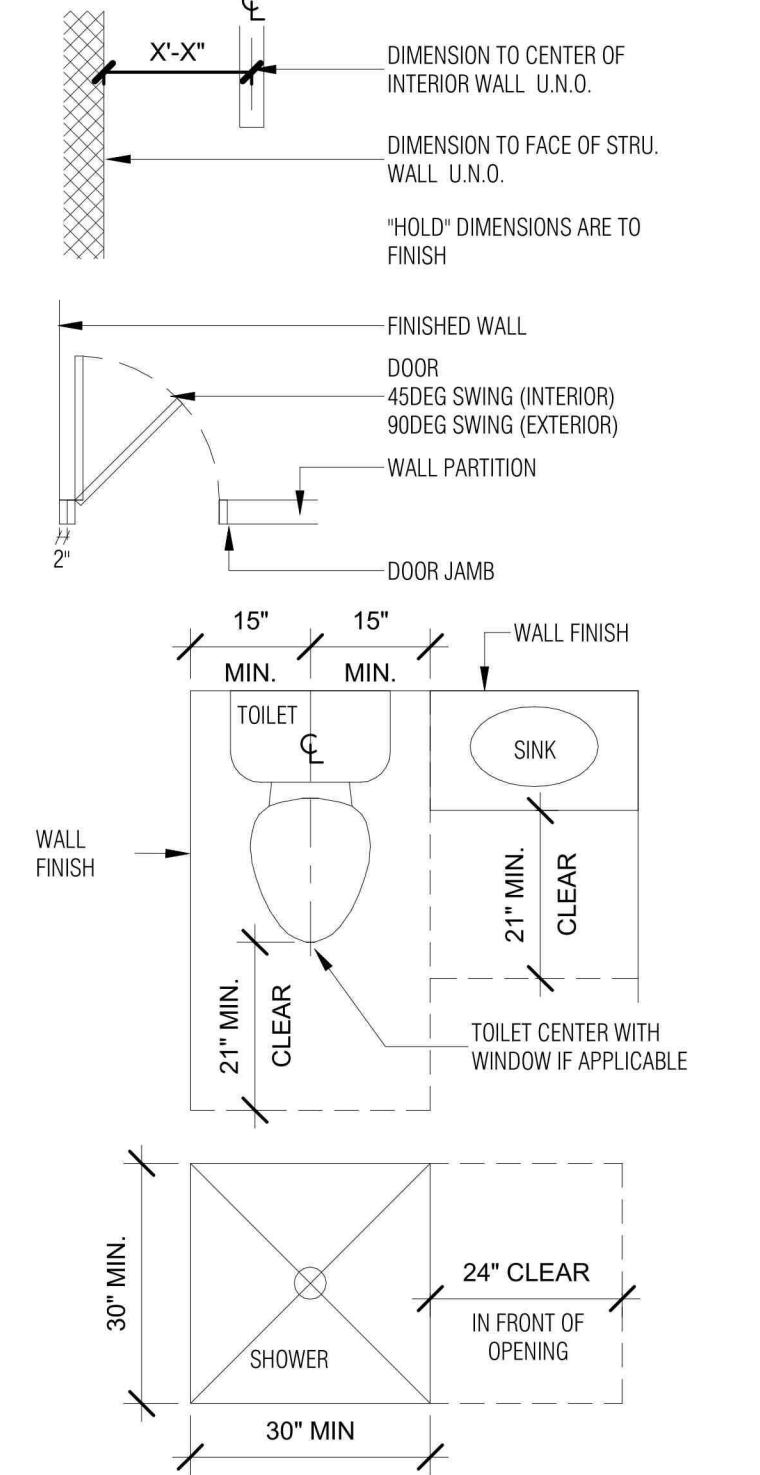
AREAS CALCULATIONS

LEVEL	GROSS	NET AREA	GARAGE	COVERED TERRACE	BALCONY
GROUND FLOOR					
FIRST FLOOR					
SECOND FLOOR					
THIRD FLOOR					
TOTAL					

PARTITION LEGEND

- A1 INTERIOR 5" PARTITION
- C 8" CMU + 1/2" GWB + 3/8" EXTERIOR STUCCO
- C1 8" CMU + 1 1/2" NOT INSULATED + 1/2" GWB + 3/8" EXTERIOR STUCCO
- C2 8" CMU + 1/2" STUCCO BOTH SIDES
- D1 8" CMU + 1 1/2" RIGID INSULATION + 1/2" GWB + 3/8" EXTERIOR STUCCO
- D2 8" CMU + 1 1/2" RIGID INSULATION + 1/2" GWB + 3/8" WOOD VENEER
- E 8" CMU + 1 1/2" RIGID INSULATION + 1/2" GWB + 3/8" EXTERIOR STUCCO ON BOTH SIDES
- F 4" DECORATIVE BRICK WALL
- G 1/2" GLASS DISPLAY WALL

DIMENSIONS



SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:
OCEAN TREASURE HOTEL

PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM

OWNER ADDRESS:

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LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
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STRUCTURAL ENGINEER:
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MEP ENGINEERING
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APPLICATION LOG		
1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2/2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG		
No.	Description	Date

FIRST & SECOND FLOOR

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

A 1.6

AUSTIN FOX
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PROJECT NAME:
**OCEAN TREASURE
HOTEL**

PROJECT ADDRESS:
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APPLICATION LOG

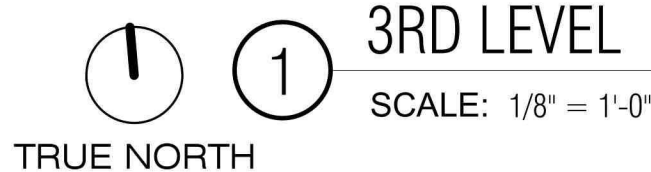
REVISION LOG

THIRD FLOOR & ROOF PLAN

A 1.7

Scale As indicated

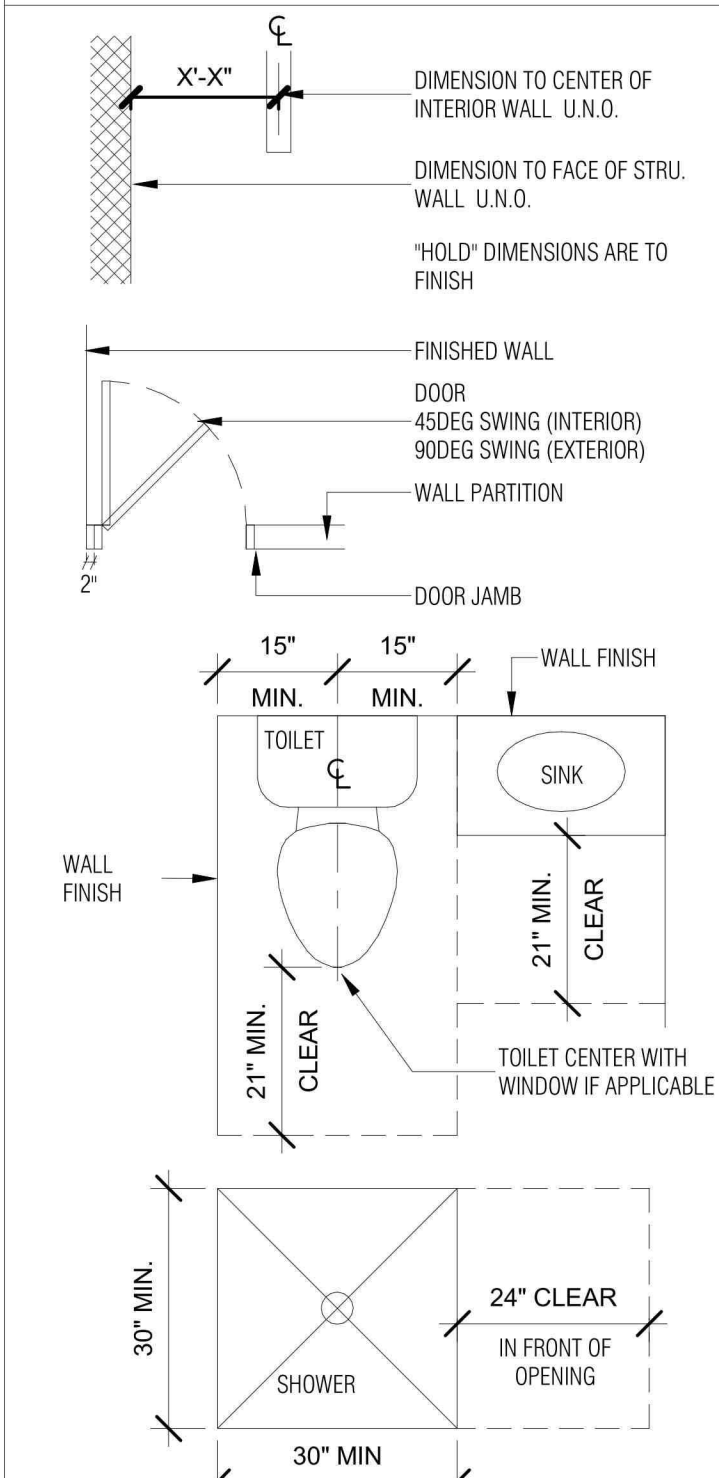
Page 77 of 215



- ## AREAS CALCULATIONS

PARTITION LEGEND

- ## DIMENSIONS





PROJECT NAME:
**OCEAN TREASURE
HOTEL**

OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

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APPLICATION LOG		
1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

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ELEVATIONS

Project number	AF244
Date	June 17, 2025
Drawn by	STAFF
Checked by	AF

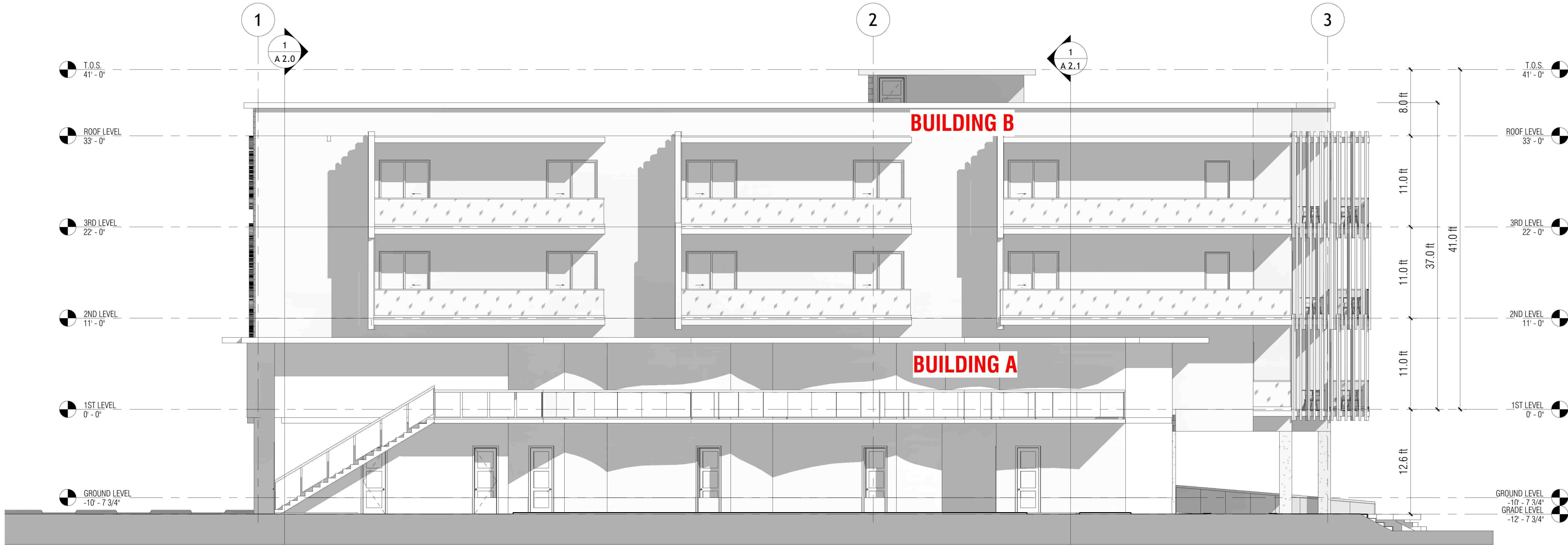
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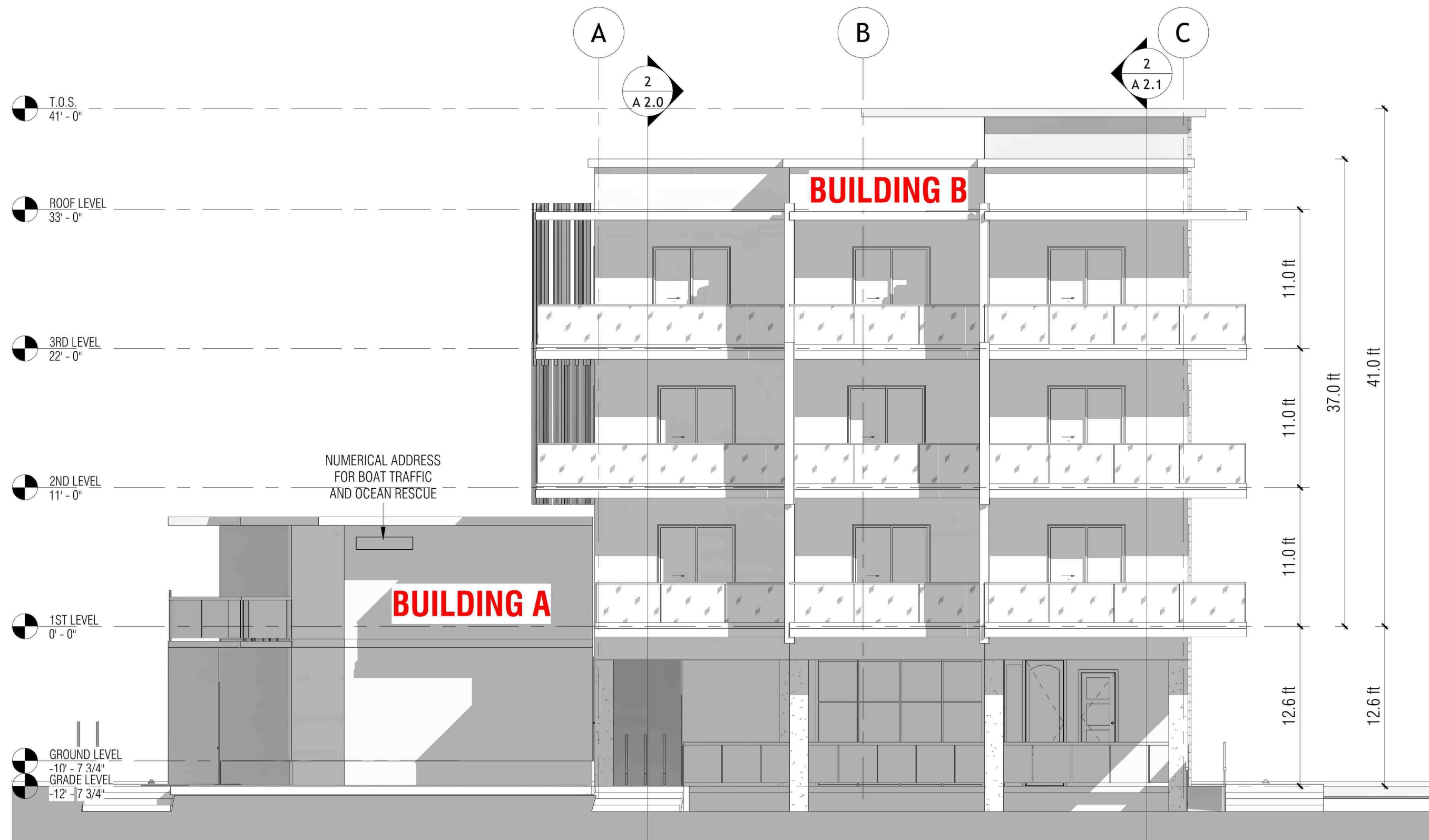
Page 78 of 211

1. STUCCO SMOOTH FINISH - COLOR WHITE
2. SLAB EDGE BAND
3. STUCCO GROOVED FINISH
4. WOOD VENEER
5. GLASS RAILING (VERIFY SHOP DRAWINGS
BY OTHERS WITH GC)
6. DECORATIVE WALL
7. WALL MOUNTED LIGHT FIXTURE
(SELECTED BY OTHERS)
8. STUCCO CONTROL JOINT
9. CLAPPED COLUMN
10. HVAC CONDENSER UNIT (REFER TO
MECHANICAL DWGS)
11. SCUPPER (REFER TO PLUMBING)
12. EMERGENCY SCUPPER (REFER TO
PLUMBING)





1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES: (X) -

1. STUCCO SMOOTH FINISH - COLOR WHITE
2. SLAB EDGE BAND
3. STUCCO GROOVED FINISH
4. WOOD VENEER
5. GLASS RAILING (VERIFY SHOP DRAWINGS BY OTHERS WITH GC)
6. DECORATIVE WALL
7. WALL MOUNTED LIGHT FIXTURE (SELECTED BY OTHERS)
8. STUCCO CONTROL JOINT
9. CLADDED COLUMN
10. HVAC CONDENSER UNIT (REFER TO MECHANICAL DWGS)
11. SCUPPER (REFER TO PLUMBING)
12. EMERGENCY SCUPPER (REFER TO PLUMBING)

HEIGHT DATA TABLE

	EXISTING BUILDING A	PROPOSED BUILDING B
	FEET	FEET
CROWN OF ROAD	10'-7 7/8"	10'-7 7/8"
B.F.E	17'-0"	17'-0"
GROUND FLOOR	-1'-2"	-12'-8"
FIRST FLOOR	0'-0"	0'-0"
SECOND FLOOR	8'-8"	11'-0"
THIRD FLOOR	-	22'-0"
TOP OF ROOF	8'-8"	33'-0"
TOP OF PARAPET	8'-8"	37'-0"
TOP OF STRUCTURE	8'-8"	41'-0"



SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:

OCEAN TREASURE
HOTEL

PROJECT ADDRESS:

4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:

ROSS TANNENBAUM
DYLAN TANNENBAUM

OWNER ADDRESS:

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LANDSCAPE ARCHITECT

THE MIRROR OF PARADISE

GABRIELA FOJT, RLA, ISA

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MEP ENGINEERING

TBD

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APPLICATION LOG

1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

No.	Description	Date

ELEVATIONS

Project number AF2441

Date June 17, 2025

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Scale

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Page 79 of 219



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OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

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LANDSCAPE ARCHITECT
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APPLICATION LOG		
1	PRE APPLICATION SUBMISSION	DEC/11/2021
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2022
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

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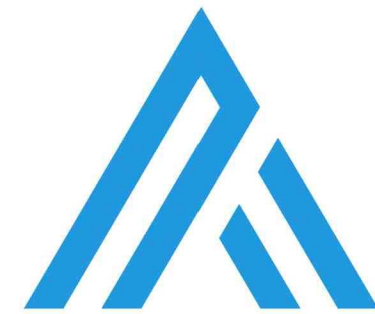
SECTIONS

Project number	AF2441
Date	June 17, 2025
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Scale $1/8" = 1'-0"$
Page 80 of 215





AUSTIN FOX
ARCHITECTURE

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SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**

PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

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APPLICATION LOG

1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

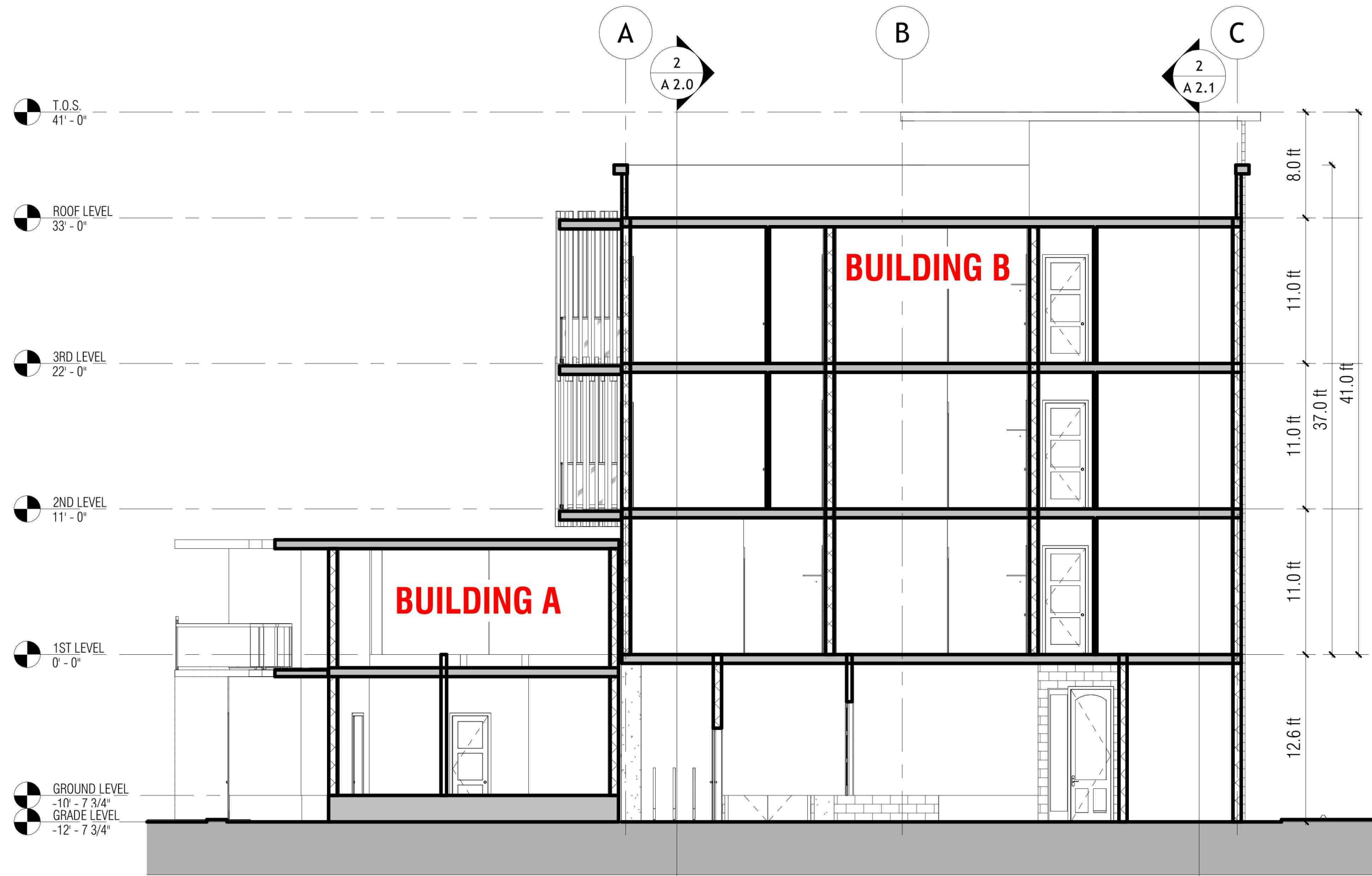
No.	Description	Date

SECTIONS

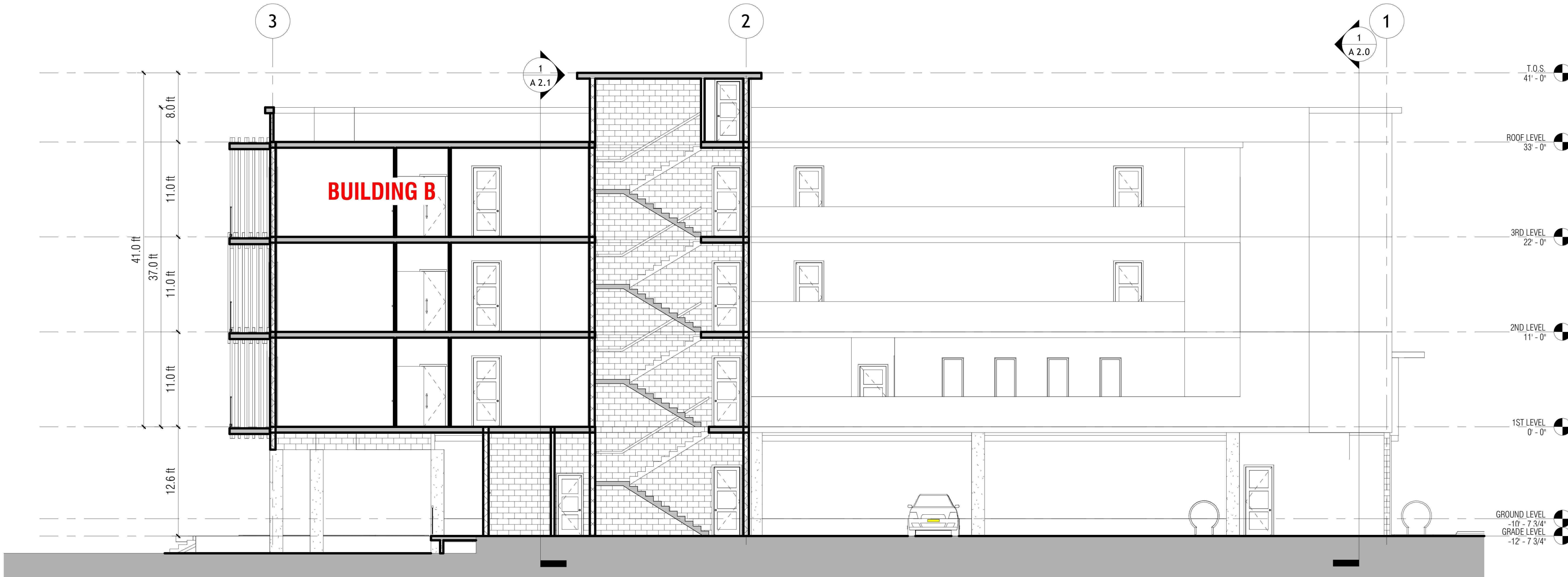
Project number AF2441
Date June 17, 2025
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A 2.1

Scale 1/8" = 1'-0"
Page 81 of 219



1 SECTION 2
SCALE: 1/8" = 1'-0"



2 SECTION 4
SCALE: 1/8" = 1'-0"



**SITE PLAN
SUBMITTAL
(DD SET)**

PROJECT NAME:
**OCEAN TREASURE
HOTEL**
PROJECT ADDRESS:
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LAUDERDALE BY THE SEA, FL 33308
OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

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APPLICATION LOG		
1	PPE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG		
No.	Description	Date

3D VIEWS

Project number AF2441
Date June 17, 2025
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Checked by AF

A 2.2



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OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
INFO@AF-ARCHITECT.COM
AR101117

CIVIL ENGINEER
EA3 CIVIL ENGINEERING
ERIC ARENCIBIA, P.E.
WWW.EA3CIVILENGINEERING.COM
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LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
GABRIELA FOJT, RLA, ISA
2700 E OAKLAND PARK BLVD, SUITE C
FORT LAUDERDALE, FL 33308
PH: 954-478-3064
GABRIELA@THEMIRROROFFPARADISE.COM

STRUCTURAL ENGINEER:
TBD
INFO
ADDRESS

MEP ENGINEERING
TBD
INFO
ADDRESS

Austin Fox Digitally signed by Austin Fox
Date: 2025.07.17 15:28:01 -04'00'

SEAL & SIGNATURE

APPLICATION LOG		
1	PRE APPLICATION SUBMISSION	DEC/11/2021
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2022
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

[illegible]

3D VIEWS

Project number	AF244
Date	June 17, 202
Drawn by	STAF
Checked by	A

A 2.3

Scale



PROJECT NAME:
**OCEAN TREASURE
HOTEL**

PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM

OWNER ADDRESS:

STRUCTURAL ENGINEER:
TBD
INFO
ADDRESS

Austin Fox
Digitally signed by Austin Fox
Date: 2025.07.17 15:28:16 -04'00'

3D VIEWS

Project number	AF244
Date	June 17, 202
Drawn by	STAFF
Checked by	AF

A 2.4



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**SITE PLAN
SUBMITTAL
(DD SET)**

PROJECT NAME:
**OCEAN TREASURE
HOTEL**
PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308
OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
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AR101117
CIVIL ENGINEER
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WWW.EA3CIVILENGINEERING.COM
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LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
GABRIELA FOJT, RLA, ISA
2700 E OAKLAND PARK BLVD, SUITE C
FORT LAUDERDALE, FL 33308
PH: 954-478-3064
GABRIELA@THEMIRROROFPARADISE.COM

STRUCTURAL ENGINEER:
TBD
INFO
ADDRESS
MEP ENGINEERING
TBD
INFO
ADDRESS

Austin Fox Digitally signed
by Austin Fox
Date:
2025.07.17
15:28:31 -04'00'

SEAL & SIGNATURE

APPLICATION LOG		
1	PPE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG		
No.	Description	Date

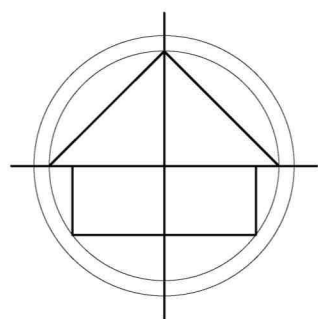
3D VIEWS

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

A 2.5

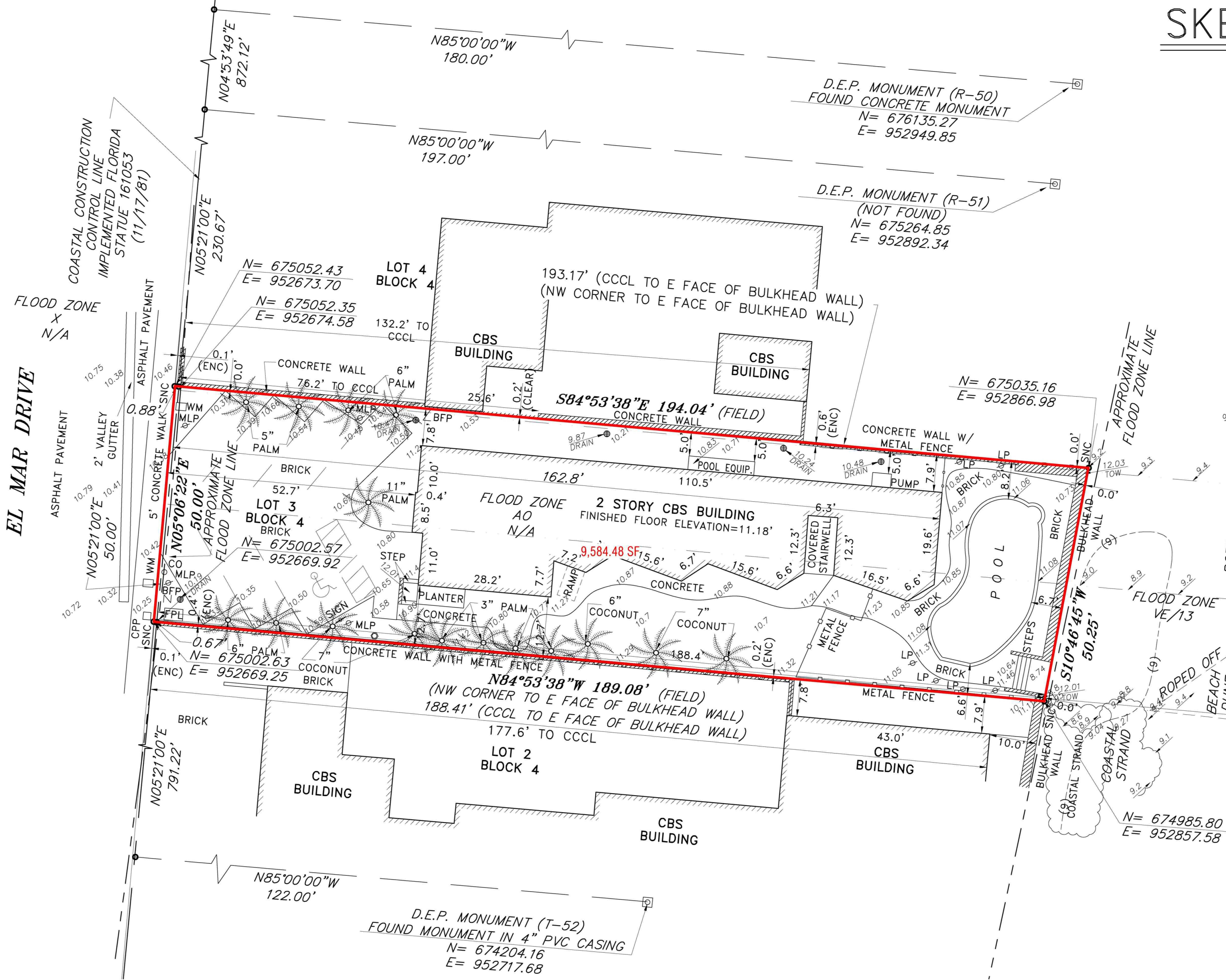
SKETCH OF SURVEY

SCALE : 1" = 16'



LOCATION MAP (NTS)

EL MAR DRIVE



- LEGEND:
- | | |
|--------|--|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8" IRON ROD & CAP #6448 |
| SNC | SET NAIL AND CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL AND CAP |
| FND | FOUND NAIL & DISC |
| P.B. | PLAT BOOK |
| B.C.R. | BROWARD COUNTY RECORDS |
| -X- | CHAIN LINK/ WOOD FENCE |
| -E- | OVERHEAD UTILITY LINE |
| 6.34 | ELEVATIONS |
| EB | ELECTRIC BOX |
| WM | WATER METER |
| CLP | CONCRETE LIGHT POLE |
| DEP | DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| MHW | MEAN HIGH WATER |
| SHWL | SEASONAL HIGH WATER LINE |
| CCCL | COASTAL CONSTRUCTION CONTROL LINE |
| MLP | METAL LIGHT POLE |
| LP | LIGHT POST |
| ♿ | DISABLED PARKING |

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125123
PANEL NUMBER	0378 H
ZONE	AO
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 1910 ELEVATION=10.10' (NAVD 1988)

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2024. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

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

SURVEY SOUTH LOT S 0.3

STATE PLANE COORDINATE INFORMATION

(a) PROJECTION:

UNIVERSAL TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED FOR THE FLORIDA EAST ZONE COORDINATE SYSTEM.

(b) DATUM:

THE STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 2007 (NAD 83 (NATIONAL SPATIAL REFERENCE SYSTEM 2007)). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

(c) METHODOLOGY:

COORDINATES WERE DETERMINED USING THE TOPCON HI-PER SR AND THE TOPCON FC-5000 WITH THE TDS PACKAGE TOGETHER WITH THE "L-NET" ROVER SYSTEM PACKAGE PROVIDED BY LENGEMANN CORPORATION. THE "L-NET" NETWORK (A TOPNET GNSS NETWORK) UTILIZES A NETWORK OF REAL TIME KINEMATIC (RTK) REFERENCE STATIONS.

(d) ESTIMATED ACCURACIES:

HORIZONTAL ACCURACIES TO 0.04'
VERTICAL ACCURACIES TO 0.07'

LAND DESCRIPTION:

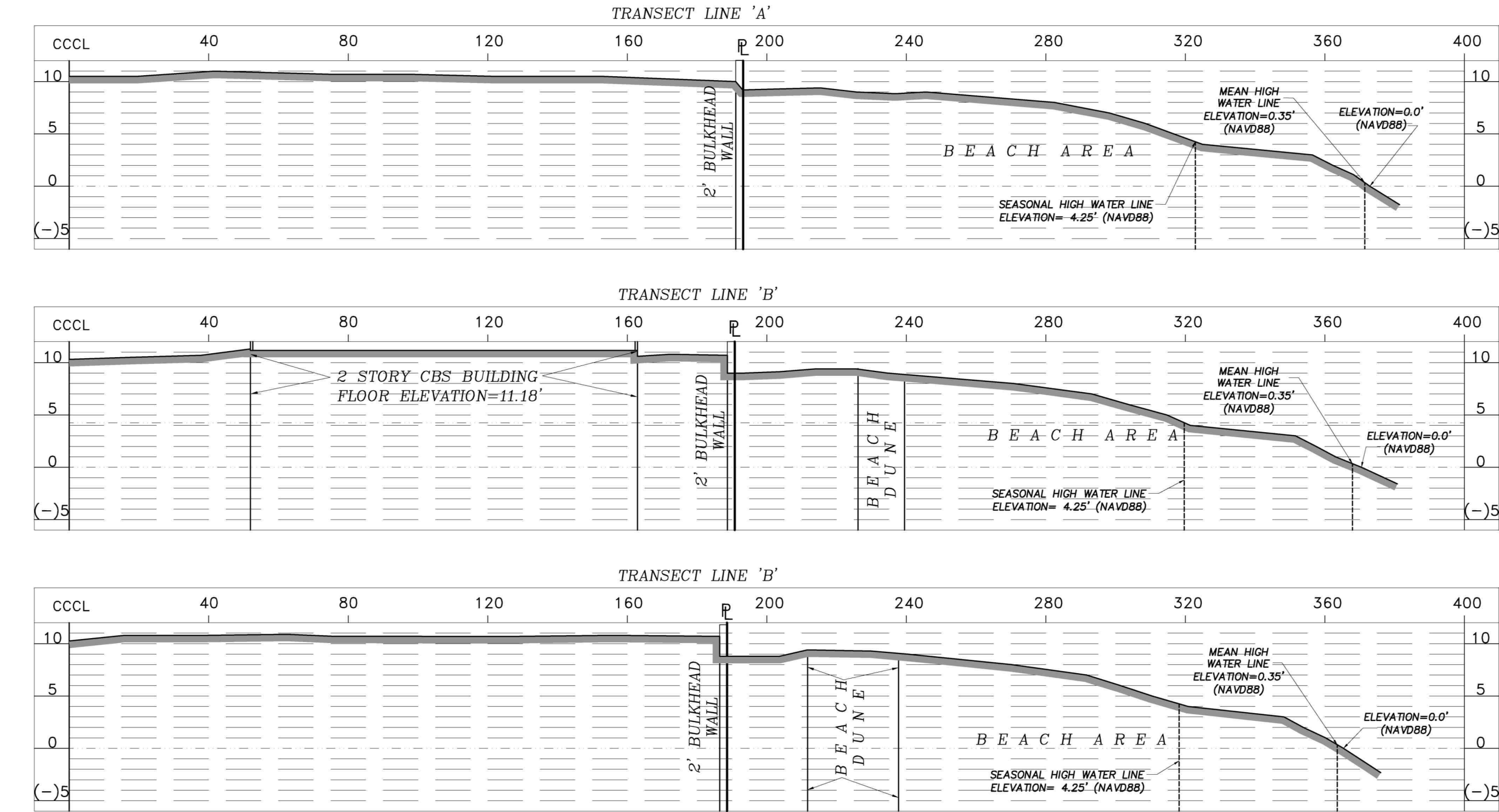
LOT 3, BLOCK 4 OF "LAUDERDALE BY THE SEA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE:

SOURCE OF INFORMATION FOR MHW & SHWL - BUREAU OF SURVEY AND MAPPING, DIVISION OF STATE LANDS, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FOR THE NATIONAL TIDAL DATUM EPOCH OF 1960-1978.



SURVEY DATE: 12/13/24



SCALE : 1" = 10' VERTICAL
SCALE : 1" = 30' HORIZONTAL

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

DYLAN TANNENBAUM

4308 EL MAR DRIVE
LAUDERDALE BY THE SEA, FLORIDA

REVISIONS		DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY		03/21/19	SKETCH	AM	REC
DEP INFORMATION ADDED		04/10/19	SKETCH	JD	REC
ADJACENT BUILDING LOCATION		06/25/19	SKETCH	AM	REC
LOCATED POOL		12/30/19	SKETCH	REC	REC
UPDATE SURVEY		01/14/20	SKETCH	REC	REC
UPDATE SURVEY		07/26/22	SKETCH	REC	REC

REVISIONS		DATE	FB/PG	DWN	CKD
UPDATE SURVEY/TREE LOCATION		12/13/24	SKETCH	AM	REC

PROJECT NUMBER: 8929-19

SEE ABOVE FOR SCALE

SHEET
1
OF
1
SHEET

SKETCH OF SURVEY



LOCATION MAP (NTS)

LAND DESCRIPTION:

LOT 4, BLOCK 4 OF "LAUDERDALE BY THE SEA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

STATE PLANE COORDINATE INFORMATION

(a) PROJECTION:

UNIVERSAL TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED FOR THE FLORIDA EAST ZONE COORDINATE SYSTEM.

(b) DATUM:

THE STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 2007 (NAD 83 (NATIONAL SPATIAL REFERENCE SYSTEM 2007)). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

(c) METHODOLOGY:

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(d) ESTIMATED ACCURACIES:

HORIZONTAL ACCURACIES TO 0.04'
VERTICAL ACCURACIES TO 0.07'

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125123
PANEL NUMBER	0378 H
ZONE	AO
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

NOTE:

SOURCE OF INFORMATION FOR MHW & SHWL - BUREAU OF SURVEY AND MAPPING, DIVISION OF STATE LANDS, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FOR THE NATIONAL TIDAL DATUM EPOCH OF 1960-1978.

NOTES :

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- BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 1910 ELEVATION=10.10' (NAVD 1988)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
-E-	OVERHEAD UTILITY LINE
6.34	ELEVATIONS
EB	ELECTRIC BOX
WM	WATER METER
CLP	CONCRETE LIGHT POLE
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION
MHW	MEAN HIGH WATER
SHWL	SEASONAL HIGH WATER LINE
CCCL	COASTAL CONSTRUCTION CONTROL LINE
MLP	METAL LIGHT POLE
LP	LIGHT POST

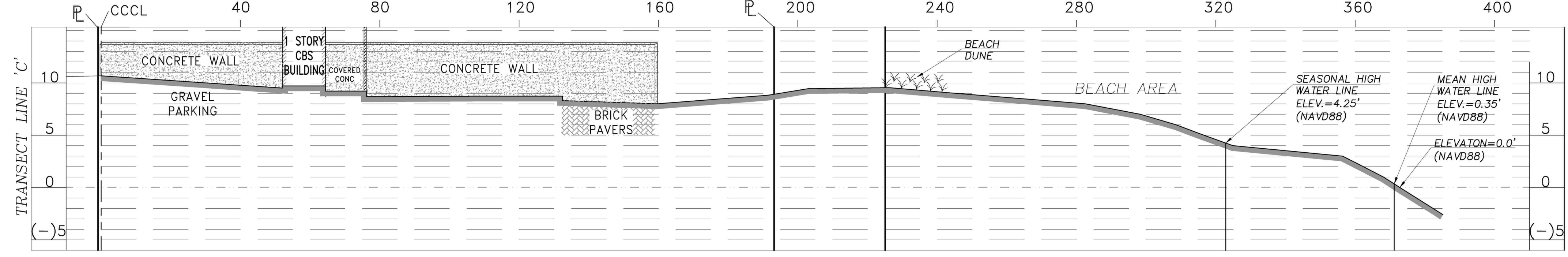
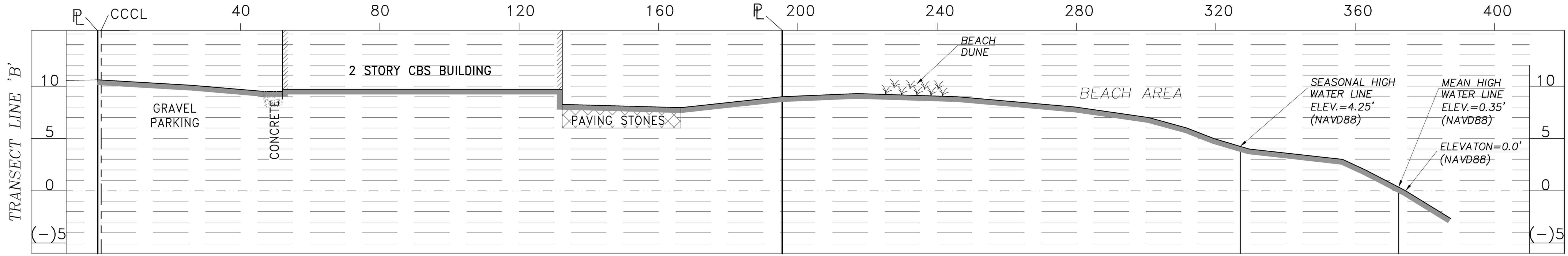
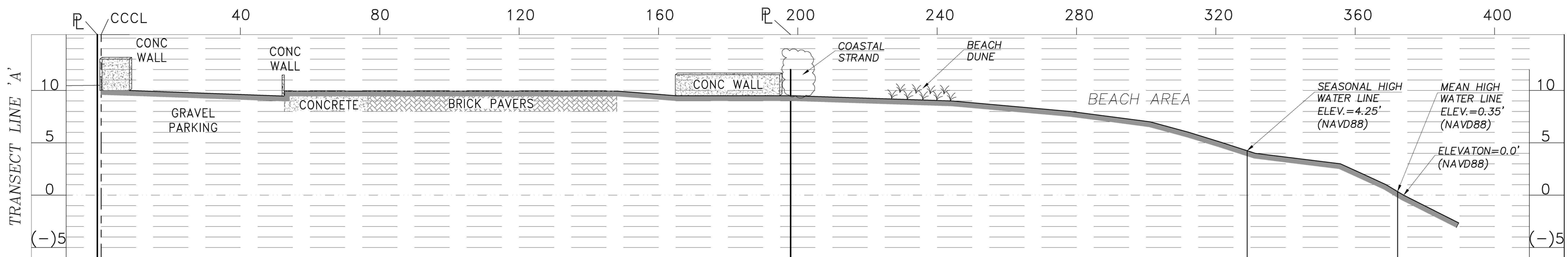
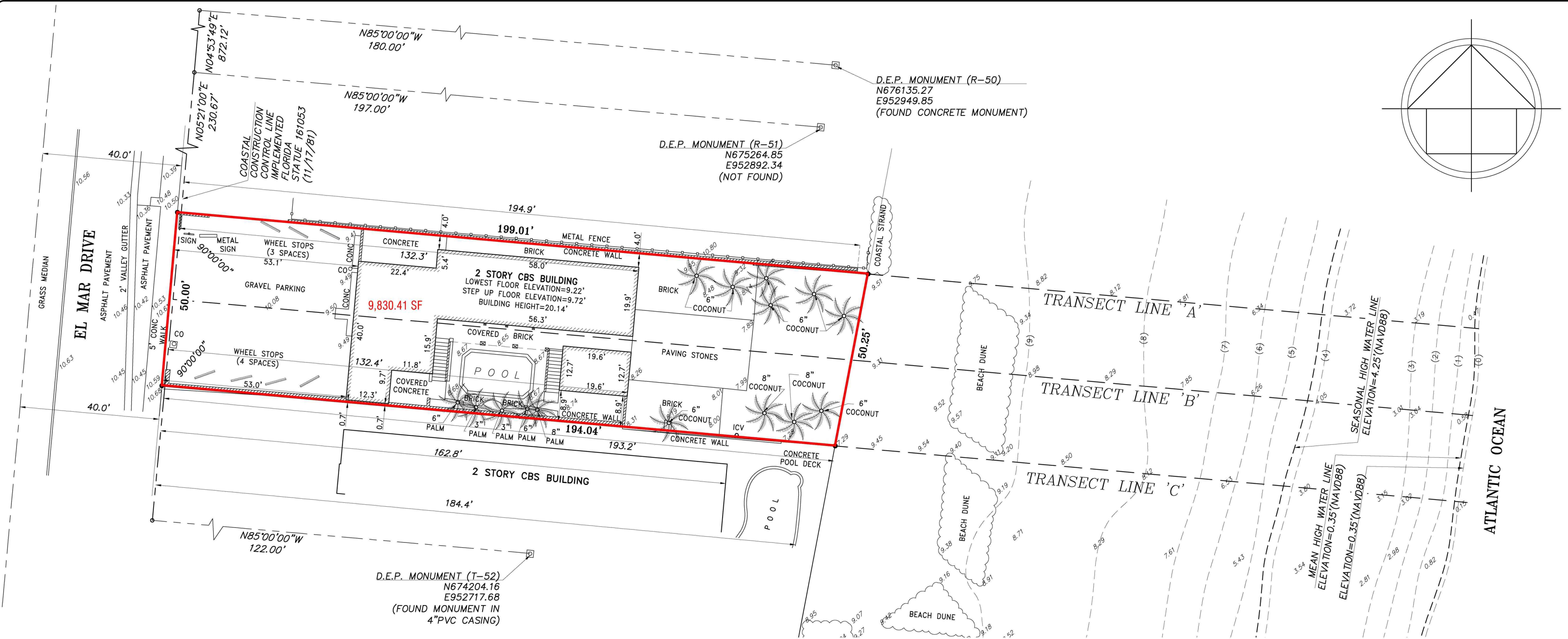
I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2024. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

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

SURVEY DATE: 12/13/24

SURVEY NORTH LOT S 0.4



SCALE : 1" = 10' VERTICAL
SCALE : 1" = 30' HORIZONTAL

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799
EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
DYLAN TANNENBAUM

4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FLORIDA

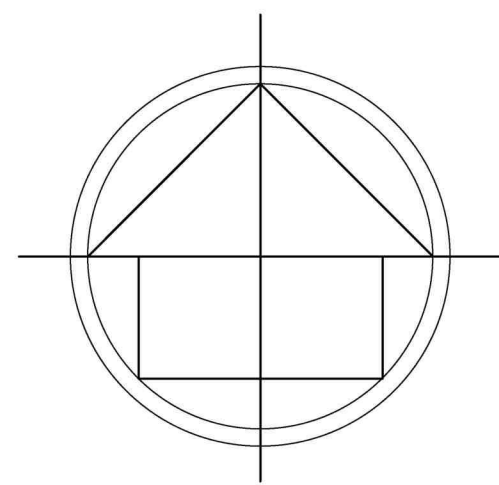
REVISIONS		DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY (DEP SURVEY)		07/26/22	SKETCH	JD	REC
ADDED BUILDING TIES TO PROPERTY LINES		09/06/23	SKETCH	JD	REC
UPDATE SURVEY/TREE LOCATION		12/13/24	SKETCH	AM	REC

REVISIONS		DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 9838-22

DRAWING SCALE: 1" = 20'

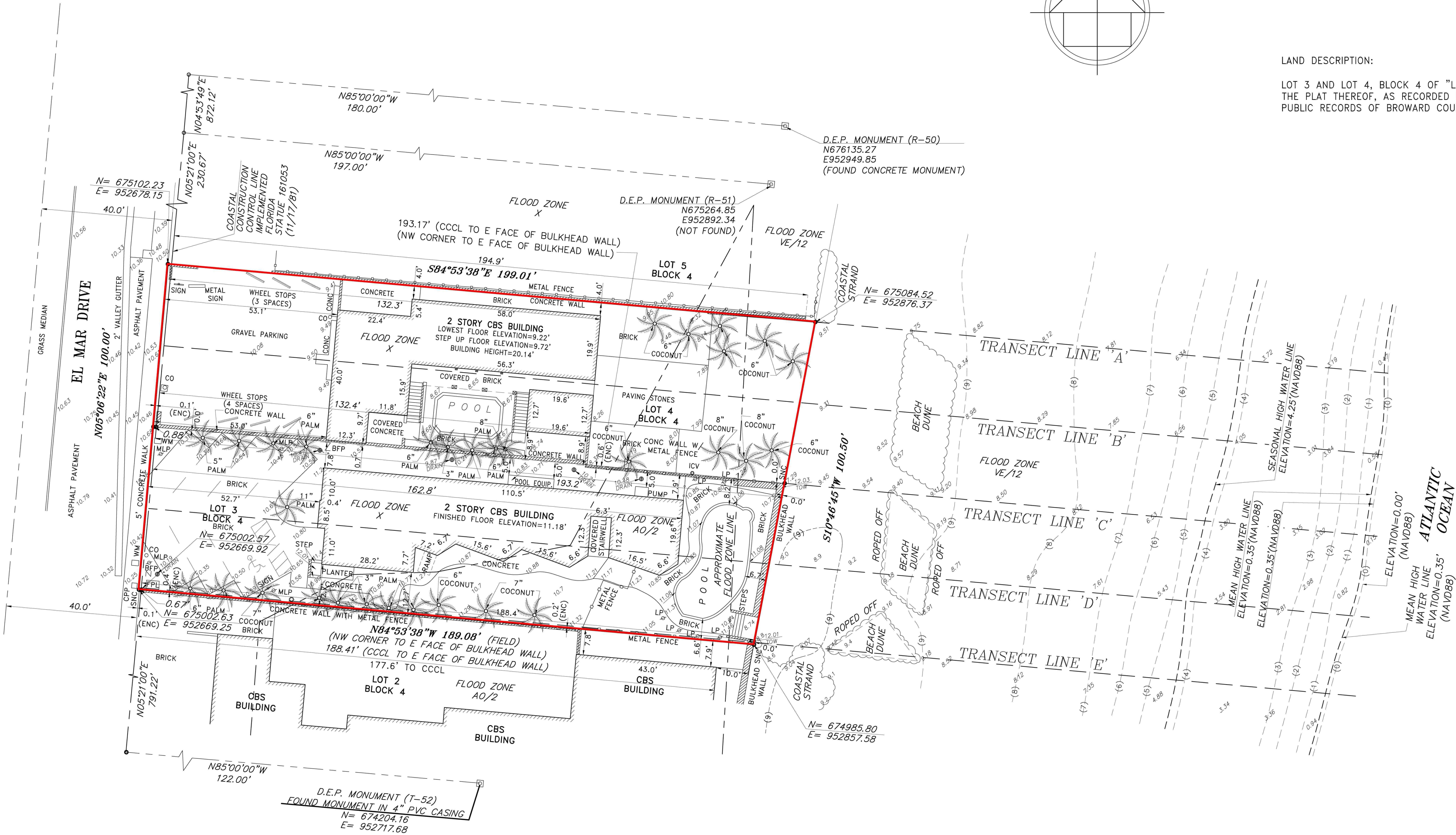
SHEET
1
OF
1
SHEET



SKETCH OF SURVEY

LAND DESCRIPTION:

LOT 3 AND LOT 4, BLOCK 4 OF "LAUDERDALE BY THE SEA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
-E-	OVERHEAD UTILITY LINE
6.34	ELEVATIONS
EB	ELECTRIC BOX
WM	WATER METER
CLP	CONCRETE LIGHT POLE
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION
MHW	MEAN HIGH WATER
SHWL	SEASONAL HIGH WATER LINE
CCCL	COASTAL CONSTRUCTION CONTROL LINE
MLP	METAL LIGHT POLE
LP	LIGHT POST

NOTES :

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FOR THE FIRM, BY:

Richard E. Cousins

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

SURVEY DATE: 12/13/24

SURVEY COMBINED LOT S 0.5

COUSINS SURVEYORS & ASSOCIATES, INC.

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

CLIENT :

DYLAN TANNENBAUM

4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FLORIDA

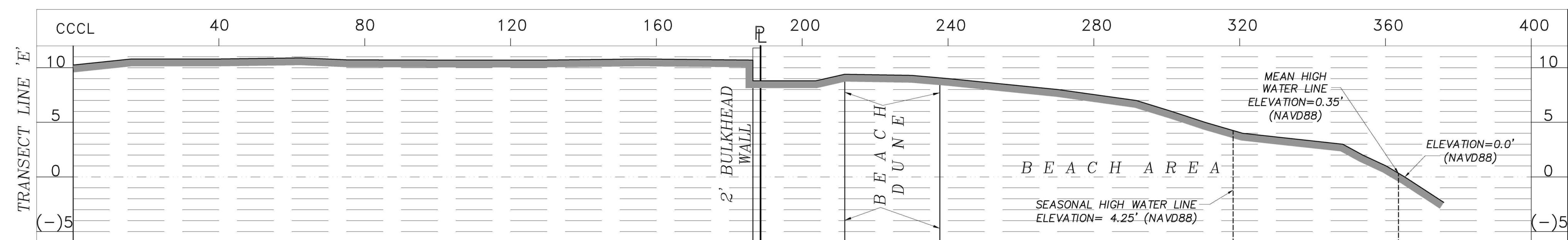
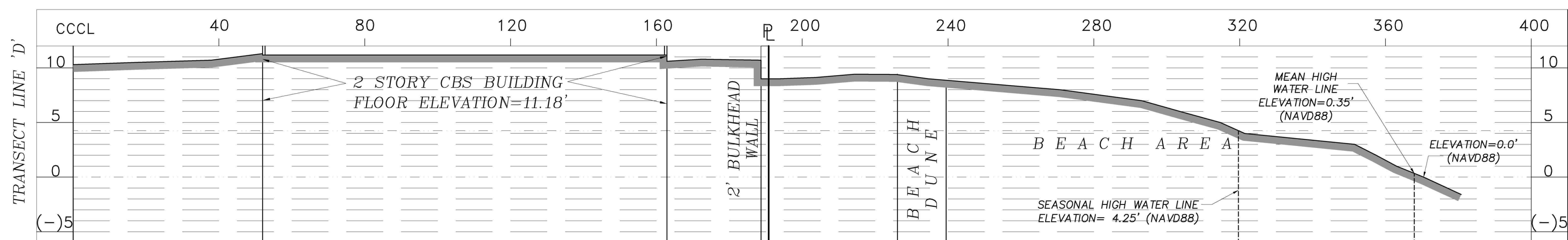
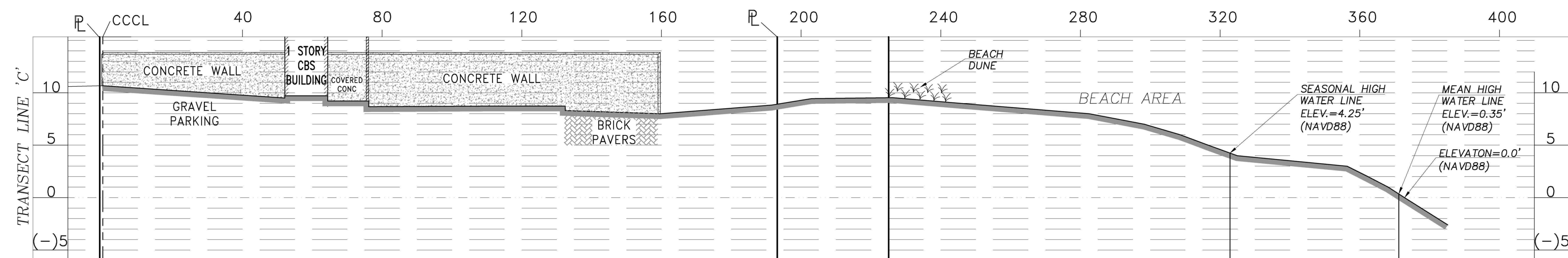
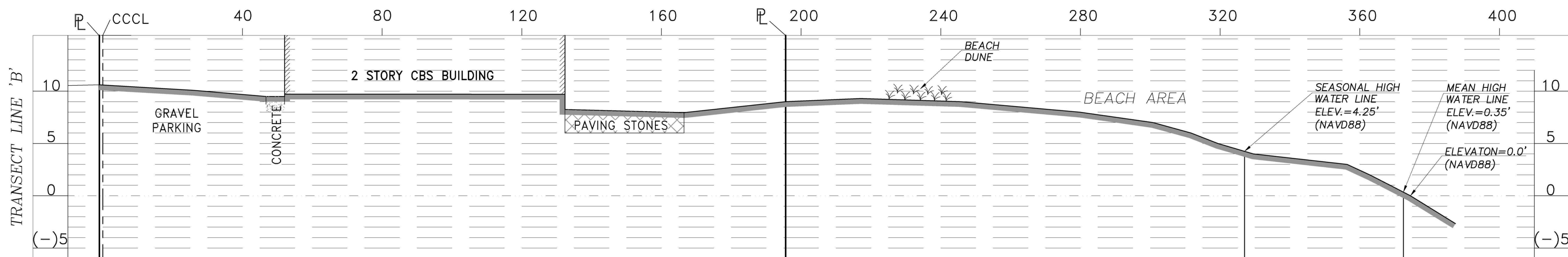
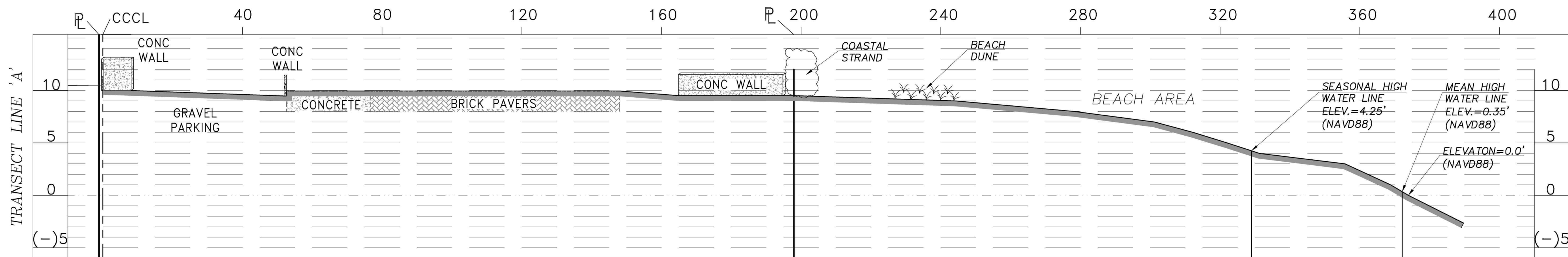
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY (DEP SURVEY)	07/26/22	SKETCH	JD	REC
ADDED BUILDING TIES TO PROPERTY LINES	09/06/23	SKETCH	JD	REC
UPDATE SURVEY/TREE LOCATION	12/13/24	SKETCH	AM	REC
COMBINED LOT 3 AND LOT 4	03/20/25	----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 9838-22

DRAWING SCALE: 1" = 16'

SHEET
1
OF
2
SHEETS



STATE PLANE COORDINATE INFORMATION

(a) PROJECTION:

UNIVERSAL TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED FOR THE FLORIDA EAST ZONE COORDINATE SYSTEM.

(b) DATUM:

THE STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 2007 (NAD 83 (NATIONAL SPATIAL REFERENCE SYSTEM 2007)). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

(c) METHODOLOGY:

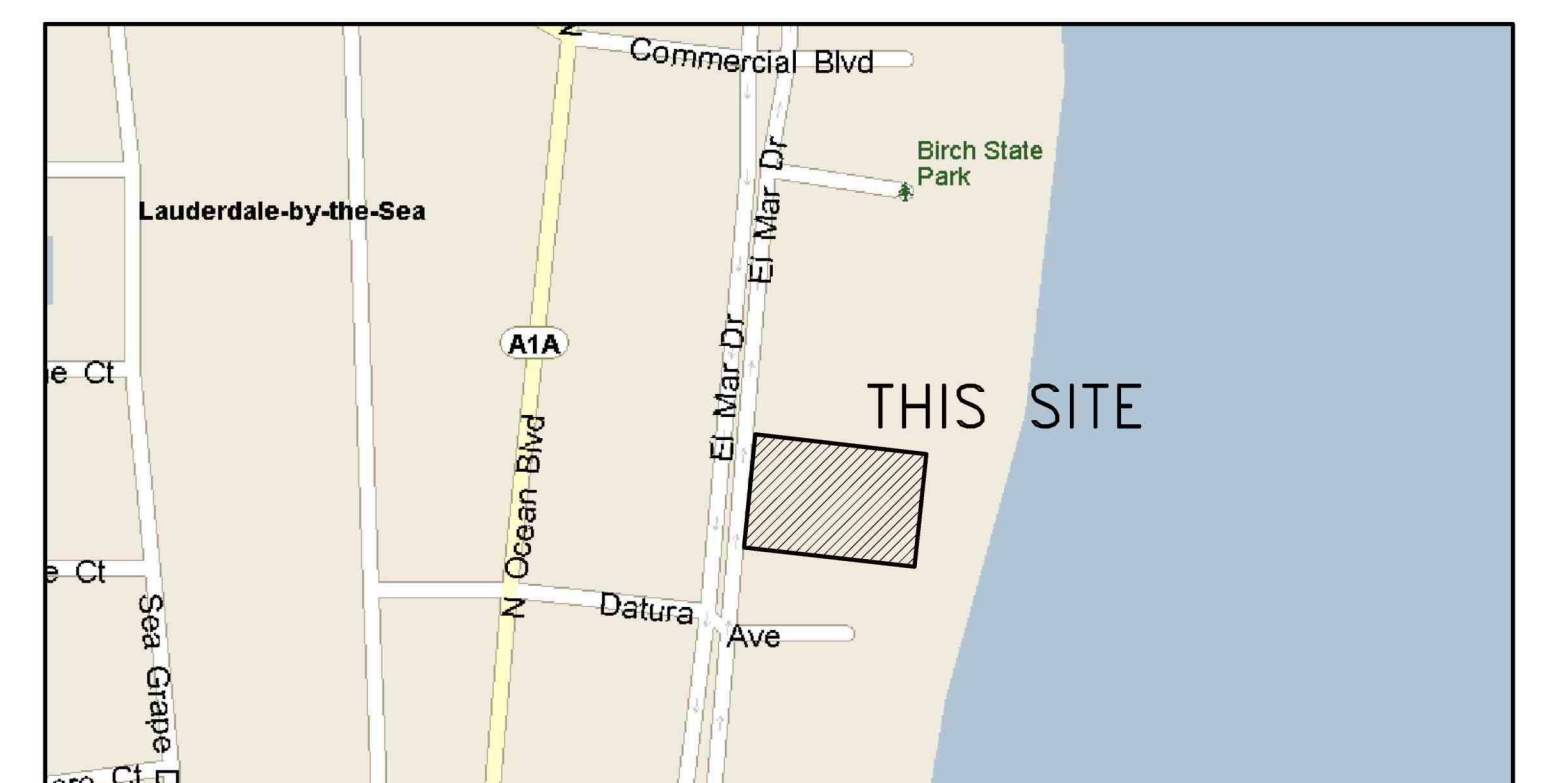
COORDINATES WERE DETERMINED USING THE TOPCON HI-PER SR AND THE TOPCON FC-5000 WITH THE TDS PACKAGE TOGETHER WITH THE 'L-NET' ROVER SYSTEM PACKAGE PROVIDED BY LENGEMANN CORPORATION. THE 'L-NET' NETWORK (A TOPNET GNSS NETWORK) UTILIZES A NETWORK OF REAL TIME KINEMATIC (RTK) REFERENCE STATIONS.

(d) ESTIMATED ACCURACIES:

HORIZONTAL ACCURACIES TO 0.04'
VERTICAL ACCURACIES TO 0.07'

NOTE:

SOURCE OF INFORMATION FOR MHW & SHWL - BUREAU OF SURVEY AND MAPPING, DIVISION OF STATE LANDS, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FOR THE NATIONAL TIDAL DATUM EPOCH OF 1960-1978.



LOCATION MAP (NTS)

SURVEY COMBINED LOT S 0.5.1

COUSINS SURVEYORS & ASSOCIATES, INC.

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

CLIENT :

DYLAN TANNENBAUM

4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FLORIDA

REVISIONS

BOUNDARY AND IMPROVEMENTS SURVEY (DEP SURVEY)
ADDED BUILDING TIES TO PROPERTY LINES
UPDATE SURVEY/TREE LOCATION
COMBINED LOT 3 AND LOT 4

DATE	FB/PG	DWN	CKD
07/26/22	SKETCH	JD	REC
09/06/23	SKETCH	JD	REC
12/13/24	SKETCH	AM	REC
03/20/25	----	AM	REC

REVISIONS

DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 9838-22

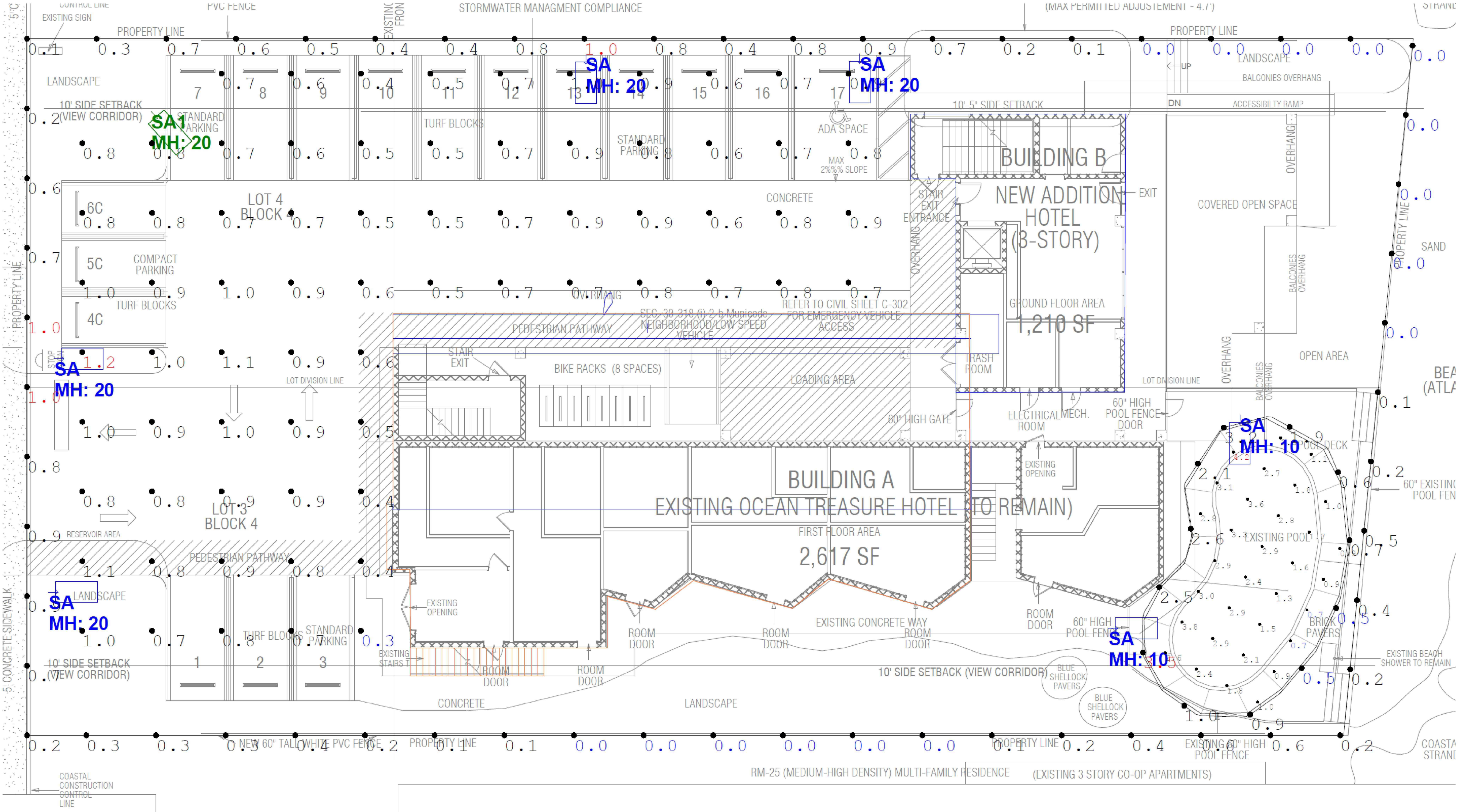
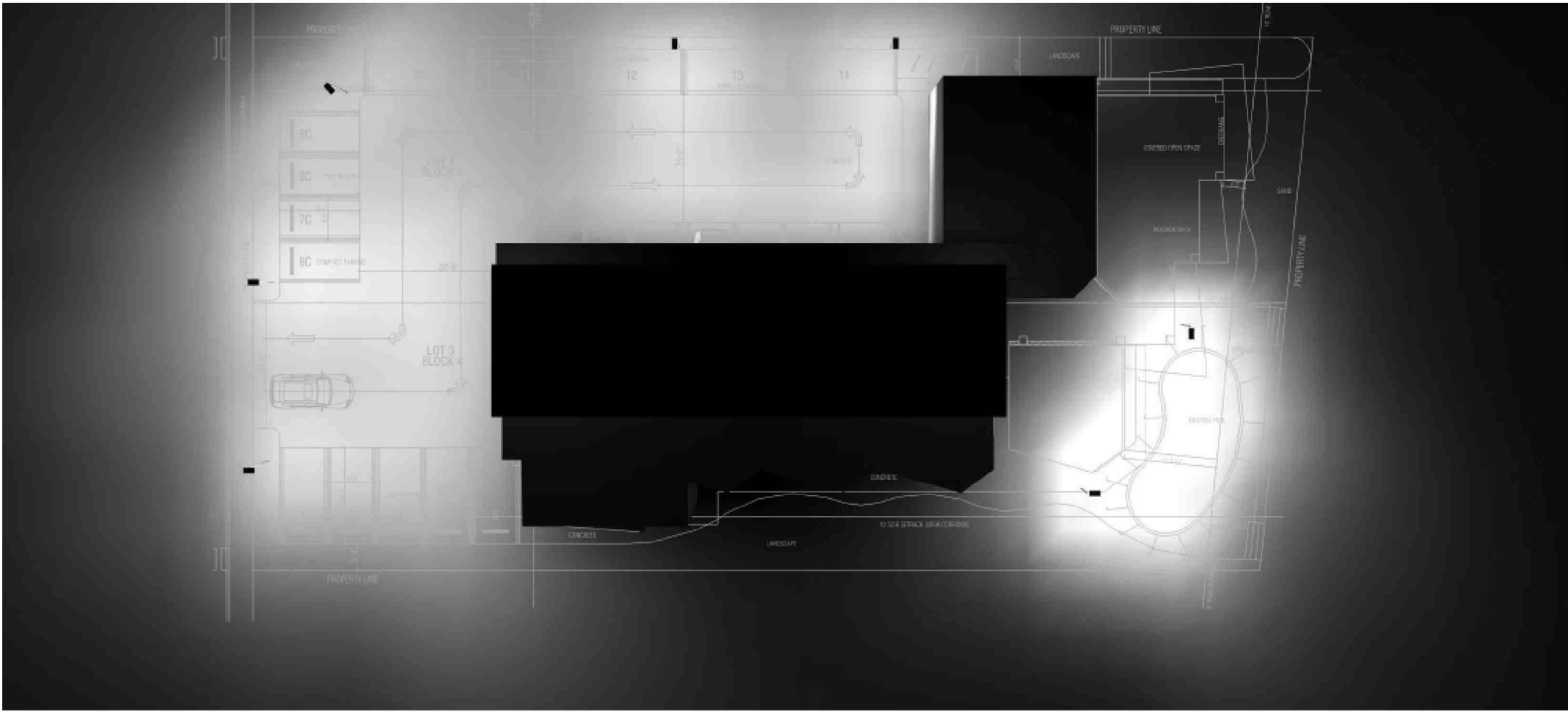
SCALE : 1" = 10' VERTICAL
SCALE : 1" = 30' HORIZONTAL

SHEET
2
OF
2
SHEETS

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
AREA INSIDE WET DECK PERIMETER	Illuminance	Fc	2.18	4.2	0.7	3.11	6.00	0
PARKING AREA AND DRIVES	Illuminance	Fc	0.76	1.2	0.3	2.53	4.00	0
PERIMETER WET DECK	Illuminance	Fc	1.67	3.5	0.5	3.34	7.00	N.A.
PROPERTY LINE	Illuminance	Fc	0.35	1.0	0.0	N.A.	N.A.	N.A.

NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
- LUMINAIRES PLACED IN PROPOSED LOCATIONS WITH PROPOSED HEIGHTS
- LUMINAIRE SYMBOLS MAGNIFIED FOR CLARITY
- LUMINAIRE LLF SET TO .8 PER SALES REP TO SIMULATE AMBER OUTPUT

TARGETING:
LAUDERDALE BY THE SEA CODE
PARKING: 1 FC AVG
0.25 FC MIN
PROPERTY LINE: 1 FC MAX



SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**
PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308
OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

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LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
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GABRIELA@THEMIRROROFPARADISE.COM

STRUCTURAL ENGINEER:
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15:28:51 -04'00'

SEAL & SIGNATURE

APPLICATION LOG

1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2/2025
3	SITE PLAN SUBMISSION	JUL/ 7/ 2025

REVISION LOG

No.	Description	Date

SITE

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

PH 1.0

Scale

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ELEC_ROOM_Floor	Illuminance	Fc	4.65	5.1	4.4	1.06	1.16	0
LOBBY_Floor	Illuminance	Fc	2.13	3.8	0.3	7.10	12.67	0
RECEPTION	Illuminance	Fc	2.85	3.9	1.5	1.90	2.60	0
STORAGE_Floor	Illuminance	Fc	4.23	5.0	3.8	1.11	1.32	0
TRASH_ROOM_Floor	Illuminance	Fc	3.40	4.7	1.6	2.13	2.94	0

TARGETING: NFPA STANDARDS FOR

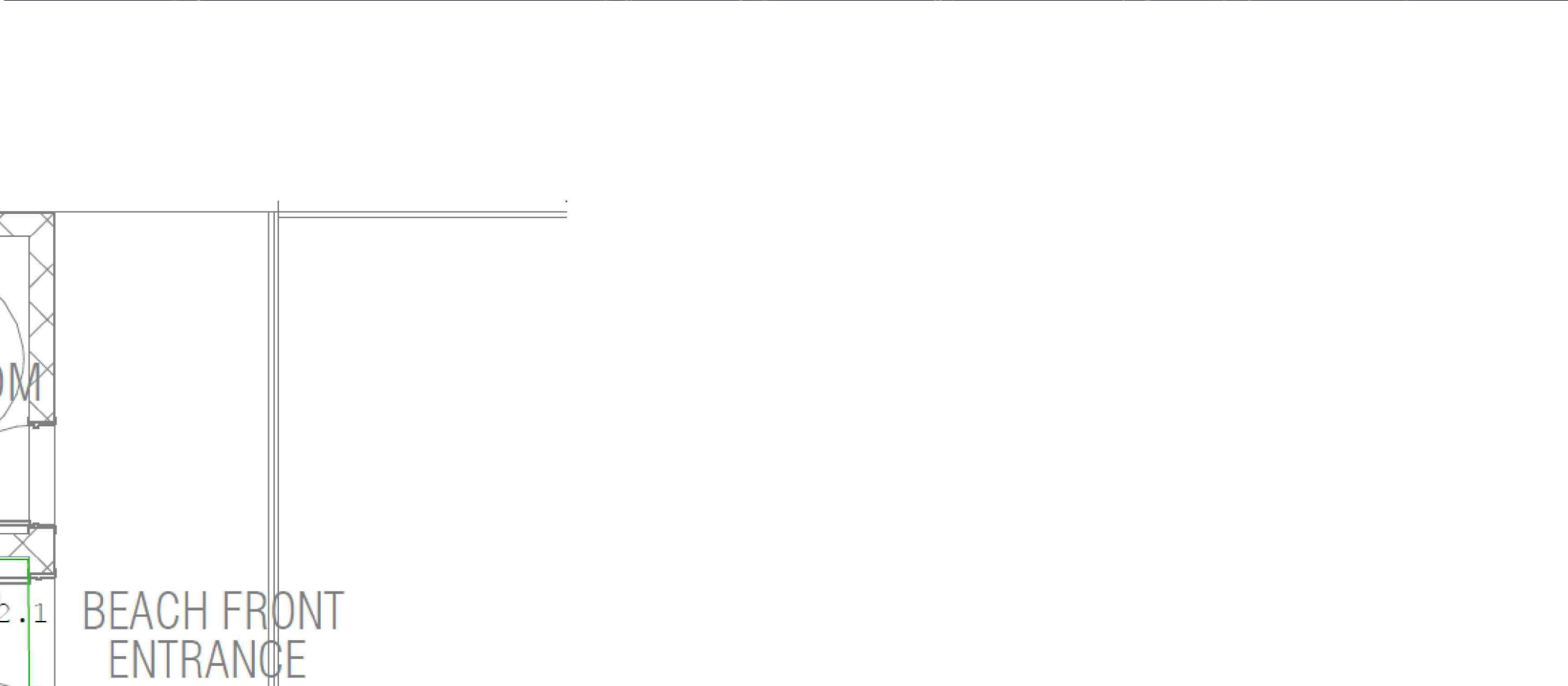
- 0.1 FC MIN
- 1.0 AVG/MIN
- 40:1 MAX/MIN

NOTES:

- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
- ROOM WERE MODELED WITH STANDARD REFLECTANCES OF 80/50/20 U.N.O.
- CEILING HEIGHTS AND MOUNTING HEIGHTS ASSUMED WHEN NOT SPECIFIED
- LUMINAIRES PLACED IN PROPOSED LOCATIONS WITH PROPOSED OUTPUTS
- ONLY SPECIFIED LOCATIONS TAKEN INTO CONSIDERATION
- ONLY EM LOCATIONS ON FOR EM CALCULATIONS
- TYPES BE AND CE LLF MODIFIED TO SIMULATE A 10W BATTERY TO BE CONFIRMED

ALL VALUES TO BE CONSIDERED APPROXIMATE

- 0.1 FC MIN
- 1.0 AVG MIN
- 40:1 MAX/MIN

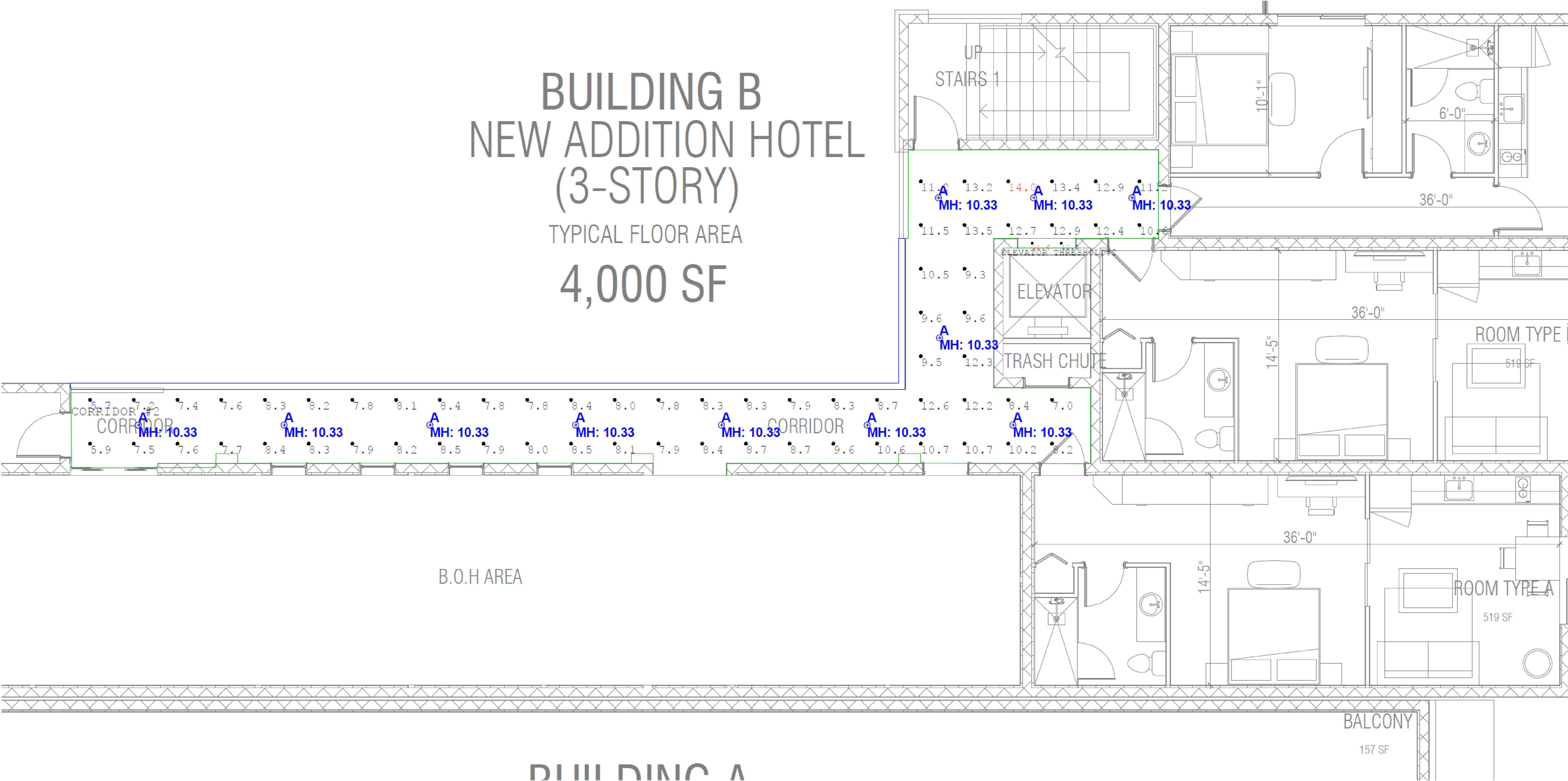
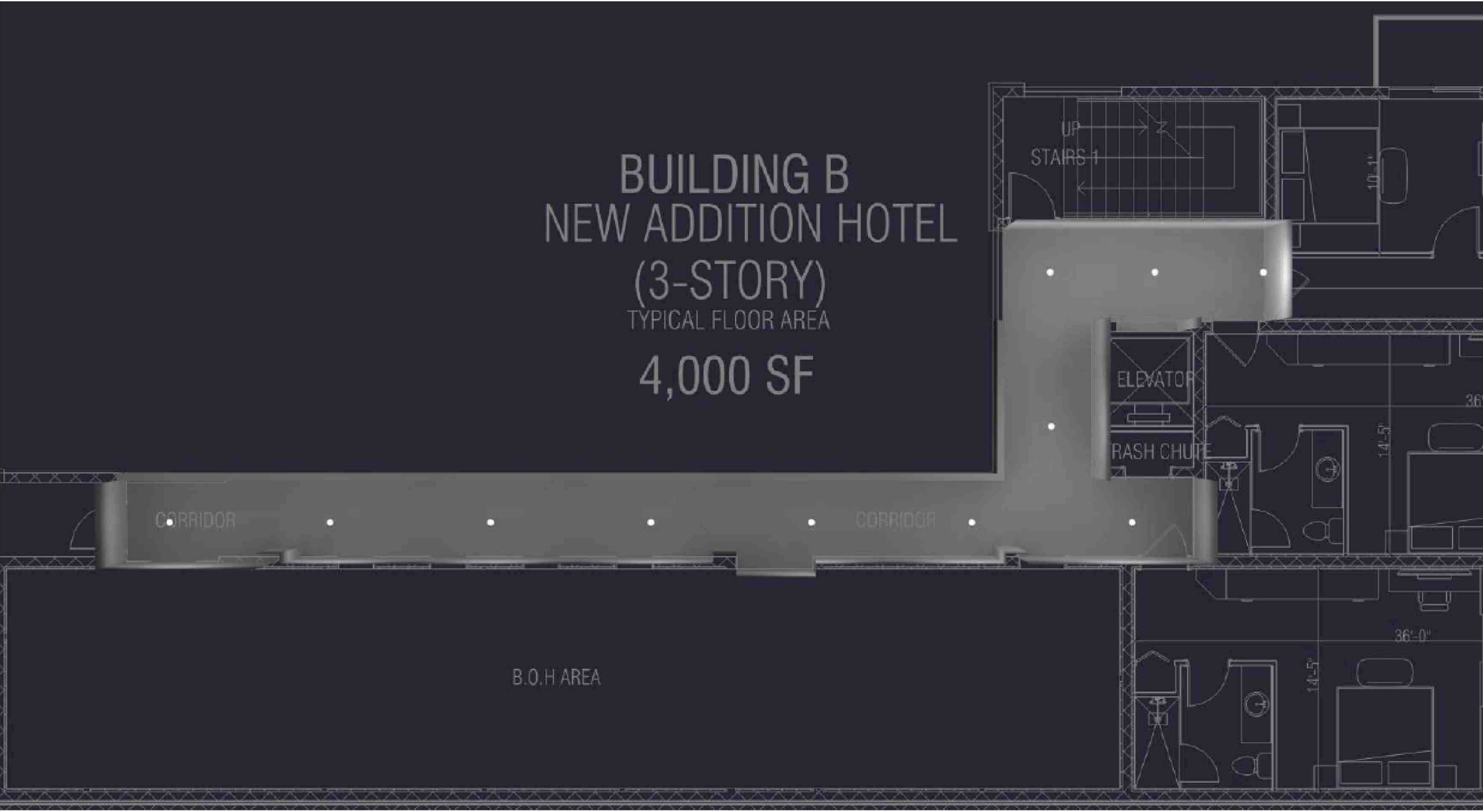


Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description
	25	A	Single	1193	0.900	16.95	423.75	LD4NCL2-LD4DR309B-SF

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
CORRIDOR #2_Floor	Illuminance	Fc	9.32	14.0	5.7	1.64	2.46	0
CORRIDOR_Floor	Illuminance	Fc	9.35	13.7	5.4	1.73	2.54	0
ELEVATOR THRESHOLD#1	Illuminance	Fc	11.70	11.8	11.6	1.01	1.02	0
ELEVATOR THRESHOLD#2	Illuminance	Fc	11.55	11.6	11.5	1.00	1.01	0
VESTIBULE_Floor	Illuminance	Fc	9.89	10.7	9.2	1.08	1.16	0

Room Summary		
Label	Type	Wall Ht.
CORRIDOR	Polygon-Flat	10.33
CORRIDOR #2	Polygon-Flat	10.33
VESTIBULE	Polygon-Flat	10.33

- NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
 - ROOMS WERE MODELED WITH STANDARD REFLECTANCES OF 80/50/20 U.N.O.
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 - LUMINAIRES PLACED IN PROPOSED LOCATIONS WITH PROPOSED OUTPUTS
 - ONLY SPECIFIED LUMINAIRES TAKEN INTO CONSIDERATION



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SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**

PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

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LANDSCAPE ARCHITECT
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SEAL & SIGNATURE

APPLICATION LOG

1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

No.	Description	Date

FIRST FLOOR

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

PH 1.3

Scale

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description
	14	A	Single	1193	0.900	16.95	237.3	LD4NCL2-LD4DR309B-SF
	11	AE	Single	1193	0.372	16.95	186.45	LD4NCL2-LD4DR309B-SF

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	
CORRIDOR #2_Floor	Illuminance	Fc	1.66	3.3	0.3	5.53	11.00	0	
CORRIDOR_Floor	Illuminance	Fc	1.66	3.2	0.3	5.53	10.67	0	
VESTIBULE_Floor	Illuminance	Fc	1.66	2.9	0.6	2.77	4.83	0	

Room Summary		
Label	Type	Wall Ht.
CORRIDOR	Polygon-Flat	10.33
CORRIDOR #2	Polygon-Flat	10.33
VESTIBULE	Polygon-Flat	10.33

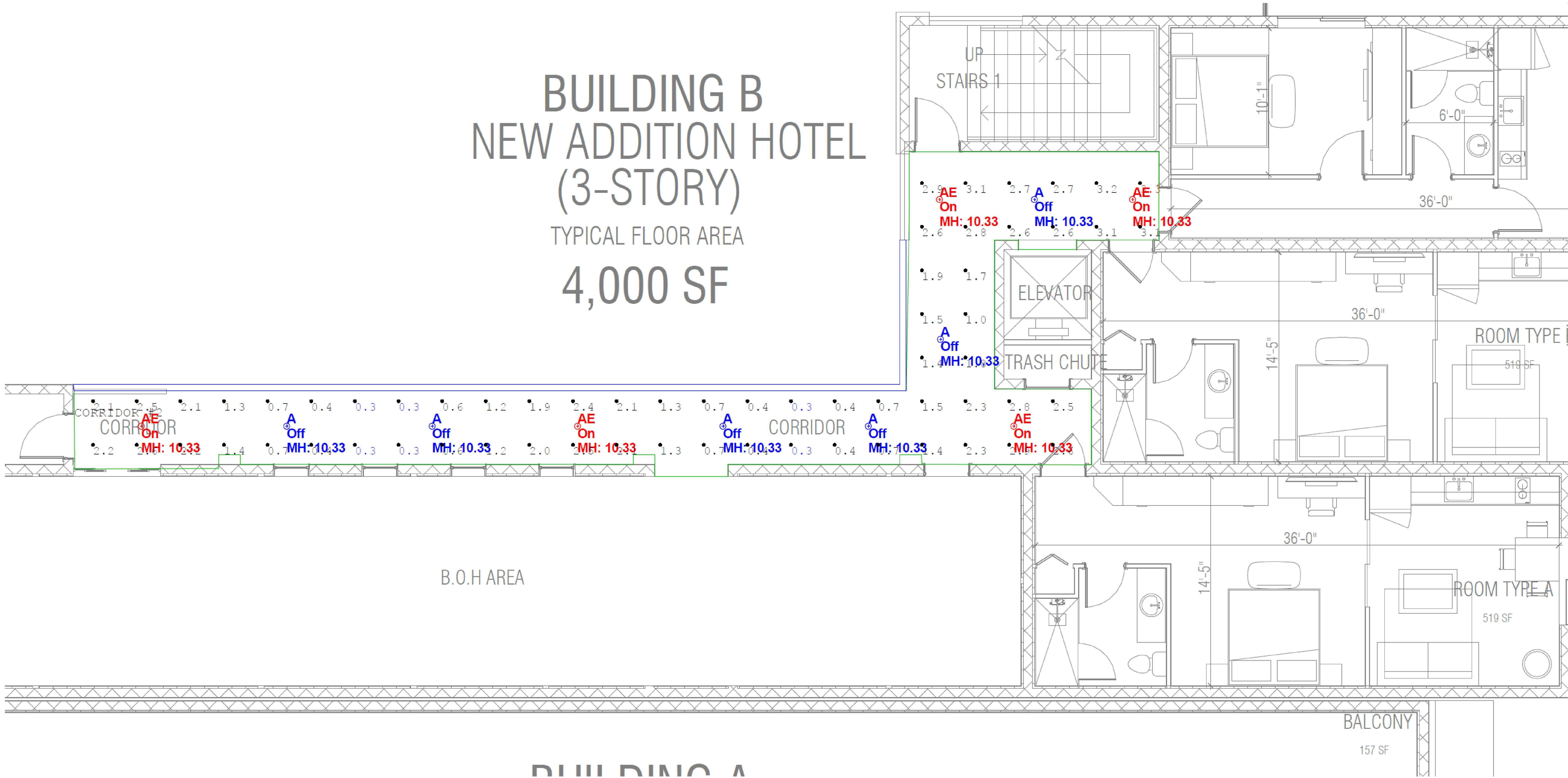
- NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
 - ROOMS WERE MODELED WITH STANDARD REFLECTANCES OF 80/50/20 U.N.O.
 - CEILING HEIGHTS ASSUMED WHEN NOT SPECIFIED
 - LUMINAIRES PLACED IN PROPOSED LOCATIONS WITH PROPOSED OUTPUTS
 - ONLY SPECIFIED LUMINAIRES TAKEN INTO CONSIDERATION
 - ONLY EM LOCATIONS ON FOR EM CALCULATIONS
 - ALL LOCATIONS TO BE POWERED BY INTERNAL BATTERY

TARGETING: NFPA STANDARDS FOR EM CALCULATIONS

- 0.1 FC MIN
- 1.0 AVG MIN
- 40:1 MAX/MIN



BUILDING B
NEW ADDITION HOTEL
(3-STORY)
TYPICAL FLOOR AREA
4,000 SF



SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**

PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM

OWNER ADDRESS:

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LANDSCAPE ARCHITECT
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GABRIELA@THEMIRROROFPARADISE.COM

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MEP ENGINEERING
TBD
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ADDRESS

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Austin Fox
Date:
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APPLICATION LOG

1	PPE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7 / 2025

REVISION LOG

No.	Description	Date

FIRST FLOOR EM

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

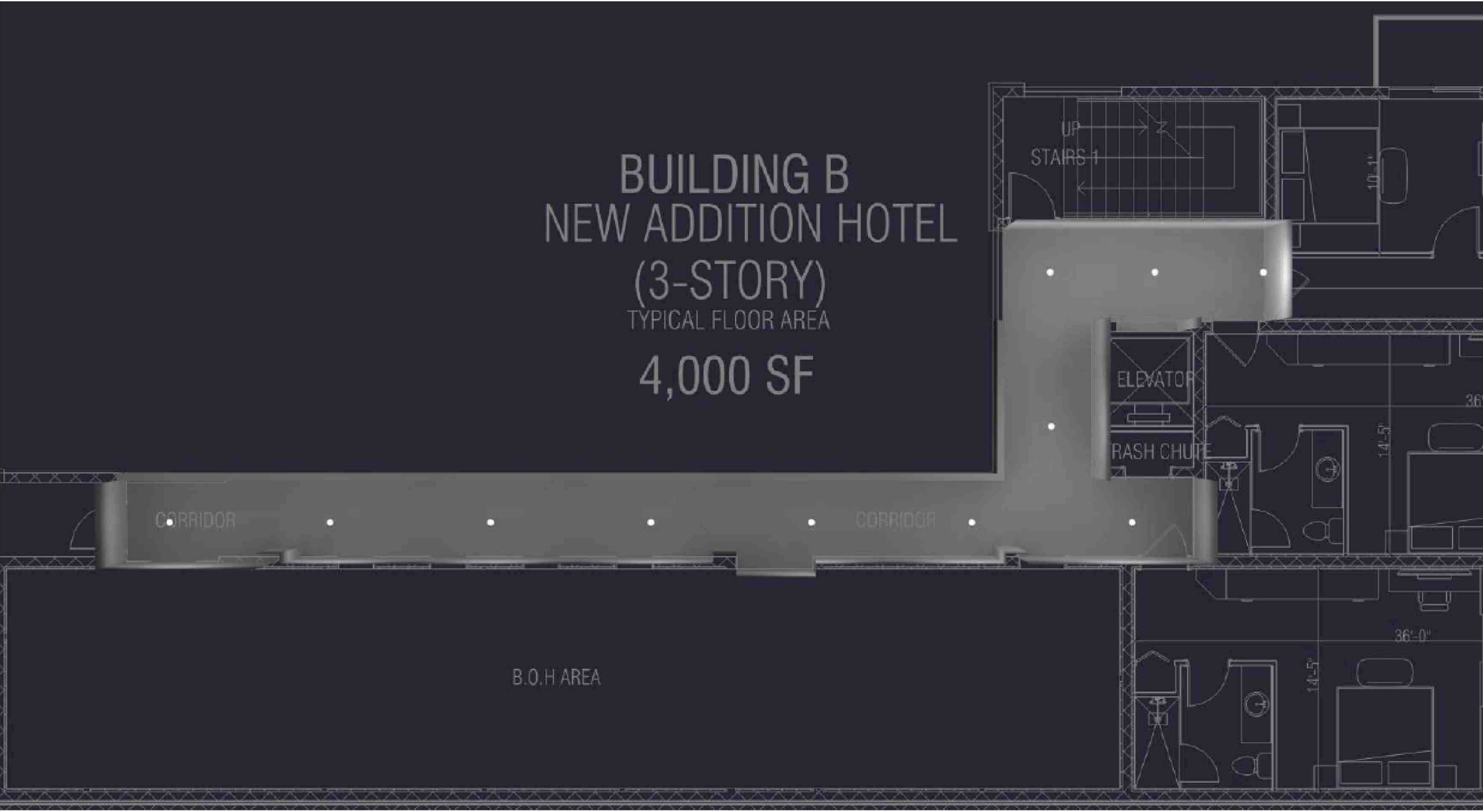
PH 1.4

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description
⊕	25	A	Single	1193	0.900	16.95	423.75	LD4NCL2-LD4DR309B-SF

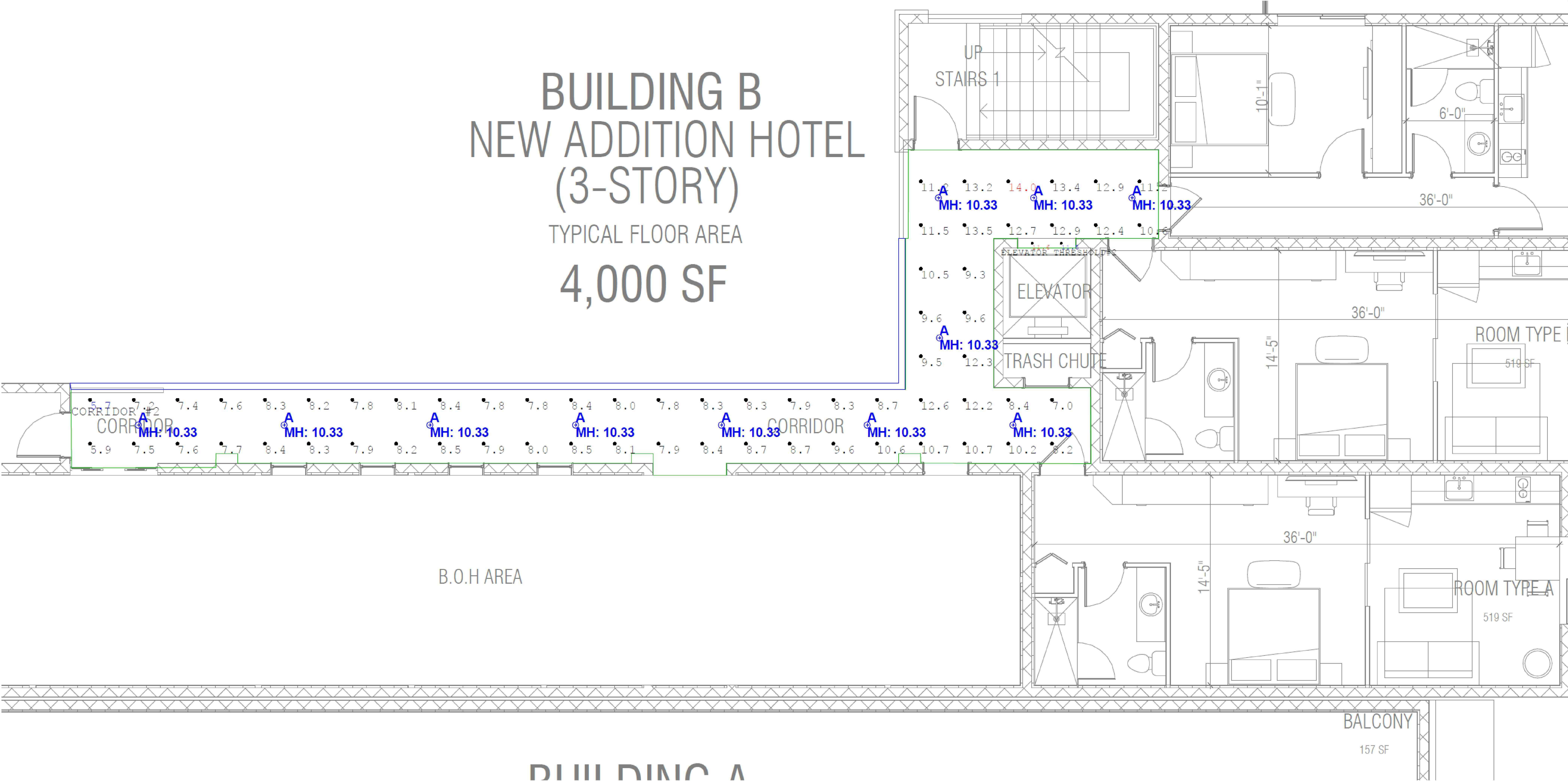
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
CORRIDOR #2_Floor	Illuminance	Fc	9.32	14.0	5.7	1.64	2.46	0
CORRIDOR_Floor	Illuminance	Fc	9.35	13.7	5.4	1.73	2.54	0
ELEVATOR THRESHOLD#1	Illuminance	Fc	11.70	11.8	11.6	1.01	1.02	0
ELEVATOR THRESHOLD#2	Illuminance	Fc	11.55	11.6	11.5	1.00	1.01	0
VESTIBULE_Floor	Illuminance	Fc	9.89	10.7	9.2	1.08	1.16	0

Room Summary		
Label	Type	Wall Ht.
CORRIDOR	Polygon-Flat	10.33
CORRIDOR #2	Polygon-Flat	10.33
VESTIBULE	Polygon-Flat	10.33

- NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
 - ROOMS WERE MODELED WITH STANDARD REFLECTANCES OF 80/50/20 U.N.O.
 - CEILING HEIGHTS ASSUMED WHEN NOT SPECIFIED
 - LUMINAIRES PLACED IN PROPOSED LOCATIONS WITH PROPOSED OUTPUTS
 - ONLY SPECIFIED LUMINAIRES TAKEN INTO CONSIDERATION



BUILDING B
NEW ADDITION HOTEL
(3-STORY)
TYPICAL FLOOR AREA
4,000 SF



SITE PLAN
SUBMITTAL
(DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**

PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM

OWNER ADDRESS:

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LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
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GABRIELA@THEMIRROROFPARADISE.COM

STRUCTURAL ENGINEER:
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INFO
ADDRESS

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Date: 2025.07.17 15:30:18 -04'00'

SEAL & SIGNATURE

APPLICATION LOG

No.	Description	Date
1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

No.	Description	Date

SECOND FLOOR

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

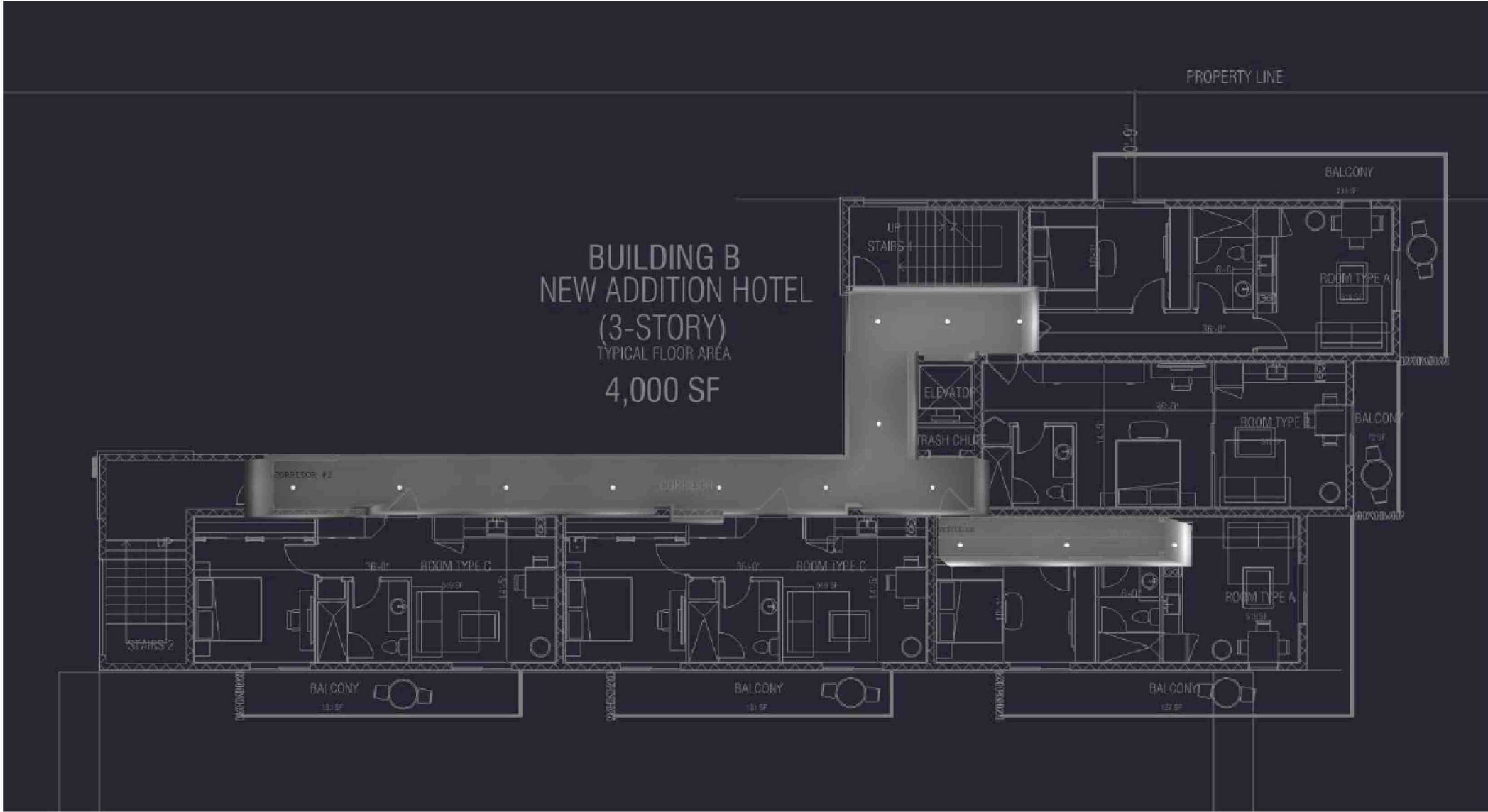
PH 1.5

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description
⊕	14	A	Single	1193	0.900	16.95	237.3	LD4NCL2-LD4DR309B-SF

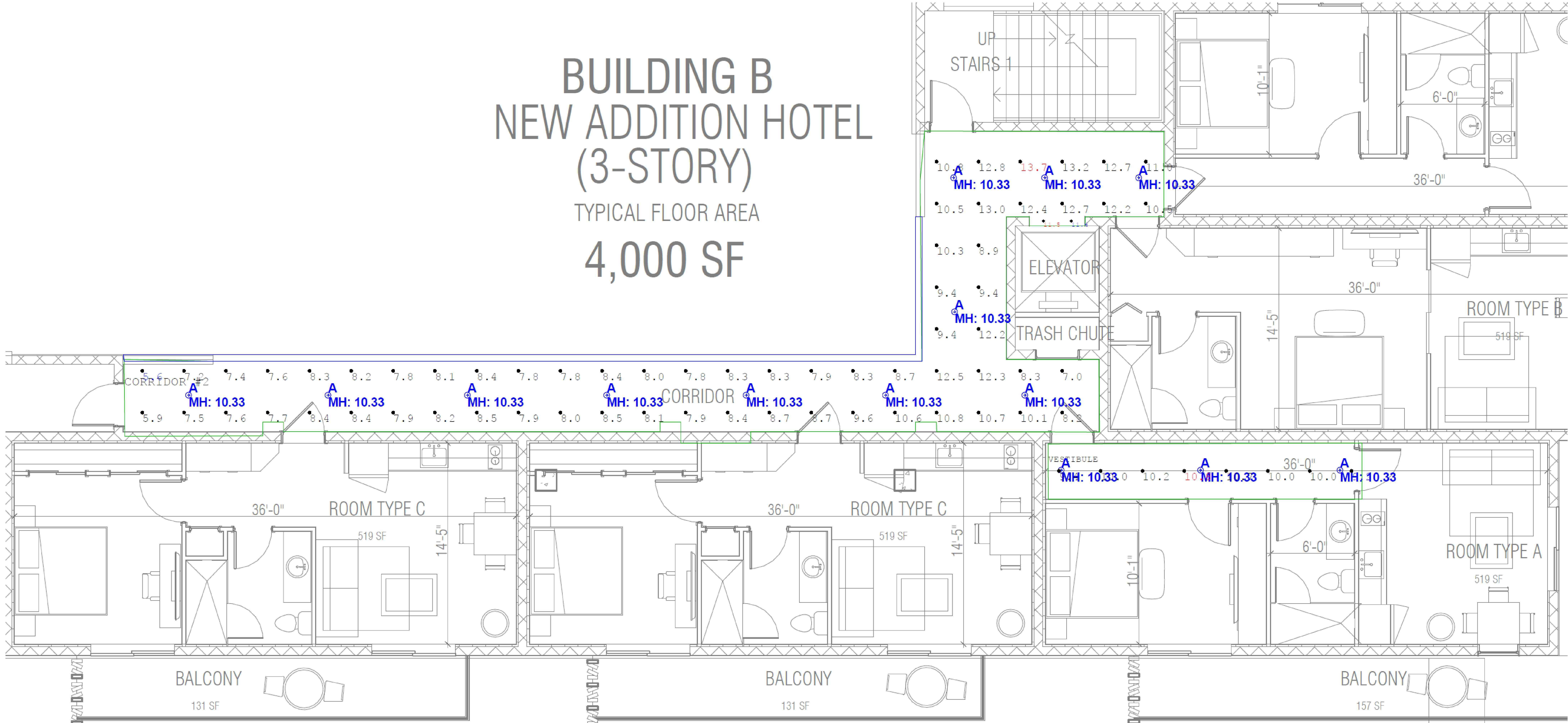
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
CORRIDOR #2_Floor	Illuminance	Fc	9.24	13.7	5.6	1.65	2.45	0
ELEVATOR THRESHOLD	Illuminance	Fc	11.45	11.5	11.4	1.00	1.01	0
VESTIBULE_Floor	Illuminance	Fc	10.04	10.8	9.2	1.09	1.17	0

Room Summary		
Label	Type	Wall Ht.
CORRIDOR #2	Polygon-Flat	10.33
VESTIBULE	Polygon-Flat	10.33

- NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
 - ROOM WERE MODELED WITH STANDARD REFLECTANCES OF 80/50/20 U.N.O.
 - CEILING HEIGHTS ASSUMED WHEN NOT SPECIFIED
 - LUMINAIRES PLACED IN PROPOSED LOCATIONS WITH PROPOSED OUTPUTS
 - ONLY SPECIFIED LOCATIONS TAKEN INTO CONSIDERATION



BUILDING B
NEW ADDITION HOTEL
(3-STORY)
TYPICAL FLOOR AREA
4,000 SF



SITE PLAN
SUBMITTAL
(DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**

PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM

OWNER ADDRESS:

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LANDSCAPE ARCHITECT
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PH: 954-478-3084
GABRIELA@THEMIRROROFPARADISE.COM

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APPLICATION LOG

1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

No.	Description	Date

THIRD FLOOR

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

PH 1.7

Scale

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description
⊕	8	A	Single	1193	0.900	16.95	135.6	LD4NCL2-LD4DR309B-SF
⊗	6	AE	Single	1193	0.372	16.95	101.7	LD4NCL2-LD4DR309B-SF

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	
CORRIDOR #2_Floor	Illuminance	Fc	1.66	3.3	0.3	5.53	11.00	0	
VESTIBULE_Floor	Illuminance	Fc	1.66	2.9	0.6	2.77	4.83	0	

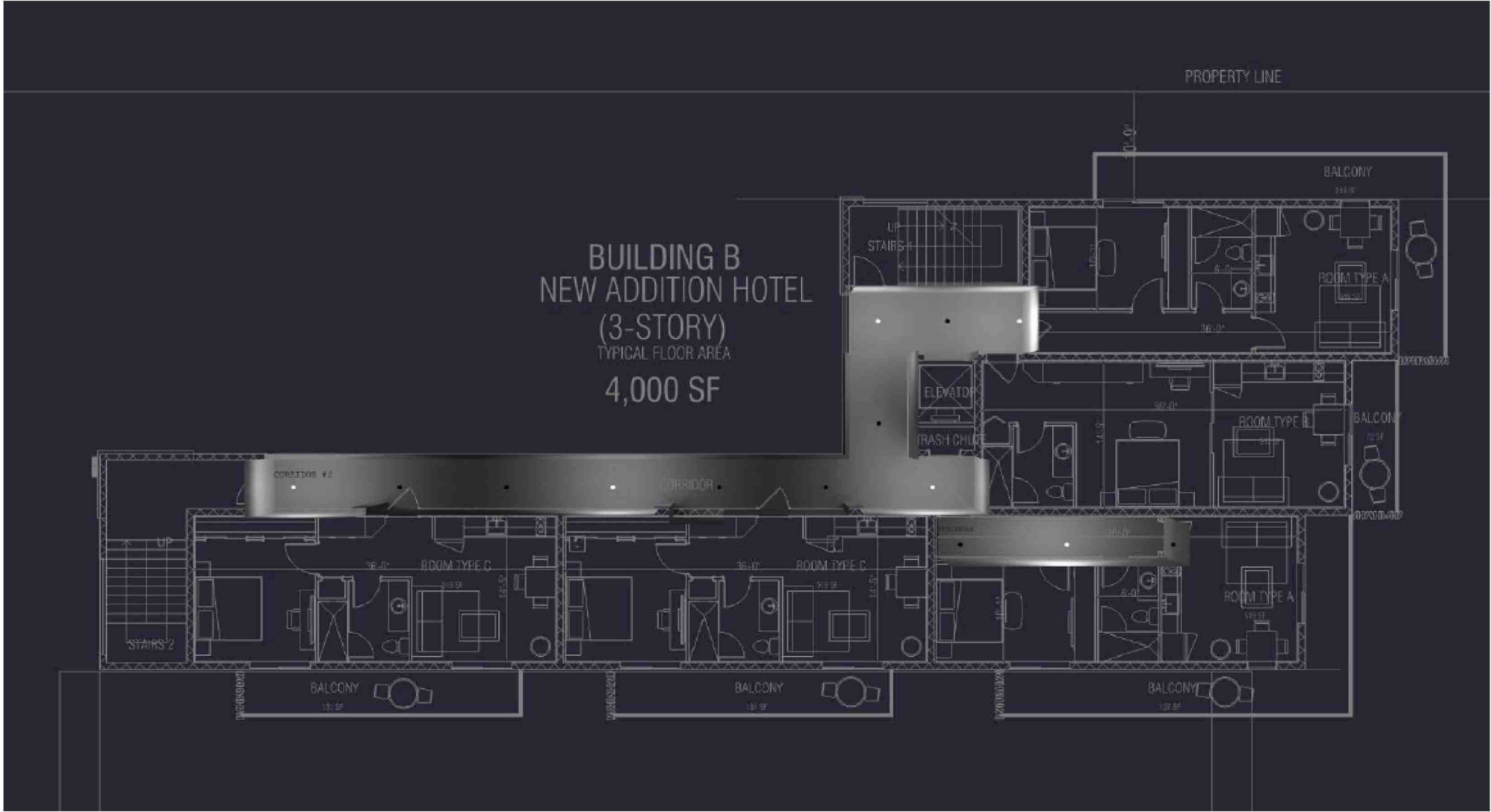
Room Summary		
Label	Type	Wall Ht.
CORRIDOR #2	Polygon-Flat	10.33
VESTIBULE	Polygon-Flat	10.33

NOTES:

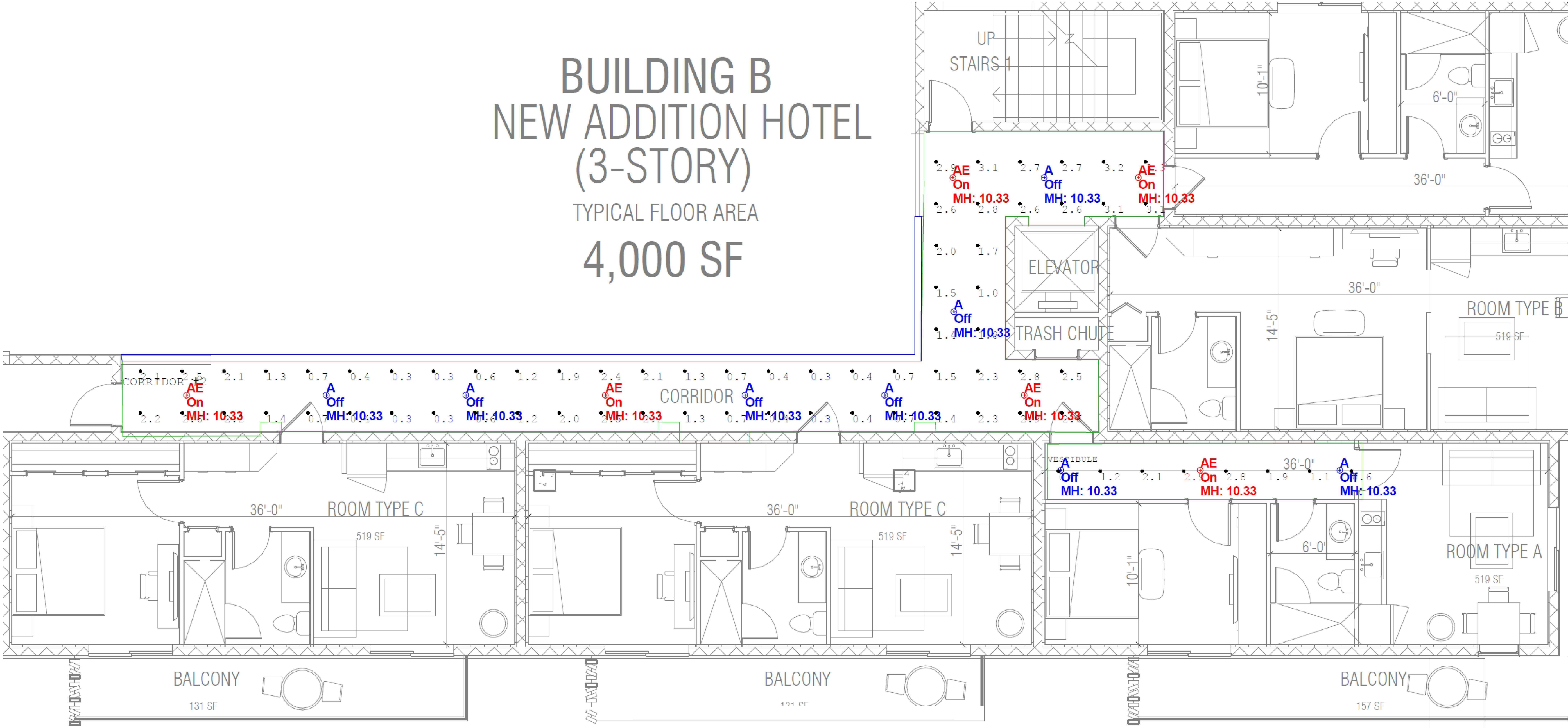
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- ONLY SPECIFIED LOCATIONS TAKEN INTO CONSIDERATION
- ONLY EM LOCATIONS ON FOR EM CALCULATIONS
- ALL LOCATIONS TO BE POWERED BY INTERNAL BATTERY

TARGETING: NFPA STANDARDS FOR EM CALCULATIONS

- 0.1 FC MIN
- 1.0 AVG MIN
- 40:1 MAX/MIN



BUILDING B NEW ADDITION HOTEL (3-STORY) TYPICAL FLOOR AREA 4,000 SF



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SITE PLAN SUBMITTAL (DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**

PROJECT ADDRESS:
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LAUDERDALE BY THE SEA, FL 33308

OWNER NAME:
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OWNER ADDRESS:

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STRUCTURAL ENGINEER:
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MEP ENGINEERING
TBD
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Austin Fox
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15:31:09
-04'00'

SEAL & SIGNATURE

APPLICATION LOG

1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2 /2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

No.	Description	Date

THIRD FLOOR EM

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

PH 1.8

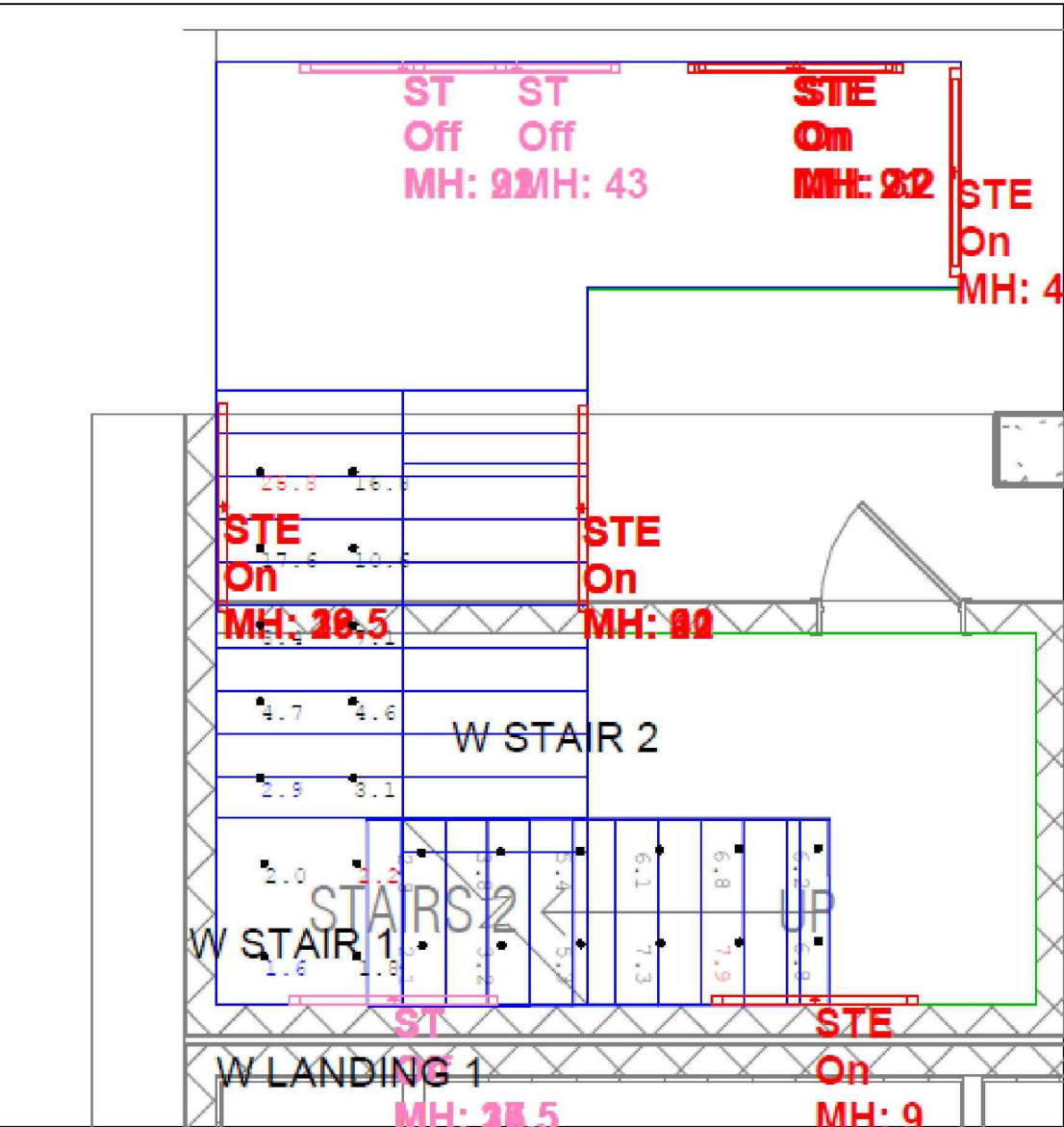
Scale

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description
	16	ST	Single	1532	0.887	14.1	225.6	HP-2-P-D-4ft-S-830-DAO
	22	STE	Single	1532	0.562	14.1	310.2	HP-2-P-D-4ft-S-830-DAO

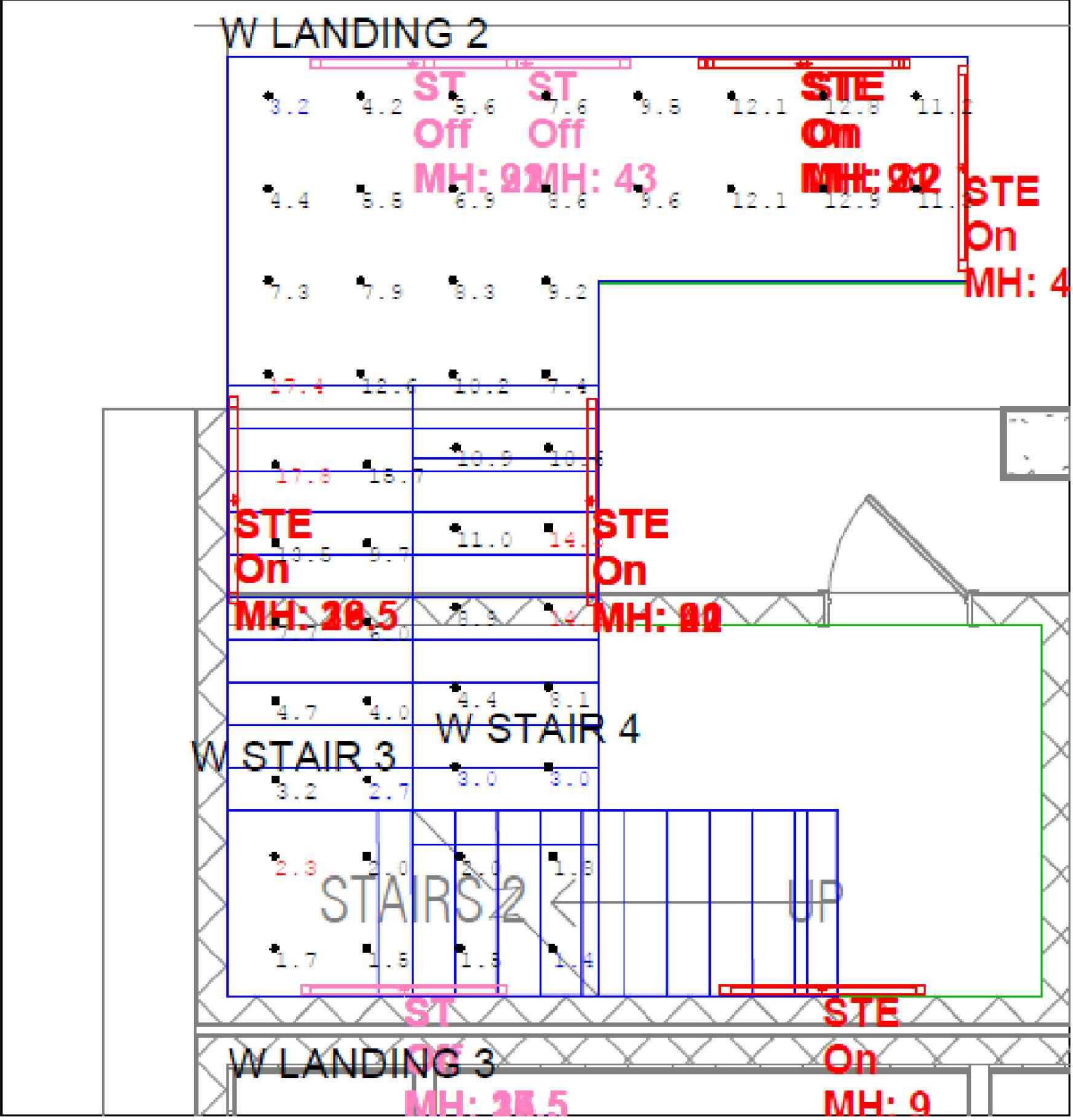
Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	
N LANDING 1	Illuminance	Fc	4.04	5.3	3.0	1.35	1.77	6.4	
N LANDING 2	Illuminance	Fc	3.65	5.5	2.5	1.46	2.20	12.7	
N LANDING 3	Illuminance	Fc	3.89	5.3	2.7	1.44	1.96	18.2	
N LANDING 4	Illuminance	Fc	4.00	5.3	2.9	1.38	1.83	23.7	
N LANDING 5	Illuminance	Fc	3.93	5.3	2.8	1.40	1.89	29.2	
N LANDING 6	Illuminance	Fc	4.04	5.4	2.9	1.39	1.86	34.7	
N LANDING 7	Illuminance	Fc	3.84	5.1	2.8	1.37	1.82	40.2	
N LANDING 8	Illuminance	Fc	2.26	3.4	1.3	1.74	2.62	45.7	
NORTH STAIR Floor	Illuminance	Fc	3.45	4.4	2.6	1.33	1.89	0	
W LANDING 1	Illuminance	Fc	1.90	2.2	1.6	1.19	1.38	6.4	
W LANDING 2	Illuminance	Fc	9.08	17.4	3.2	2.84	5.44	12.7	
W LANDING 3	Illuminance	Fc	1.78	2.3	1.4	1.27	1.64	18.2	
W LANDING 4	Illuminance	Fc	6.29	12.6	2.8	2.25	4.50	23.7	
W LANDING 5	Illuminance	Fc	2.85	3.4	2.4	1.19	1.42	29.2	
W LANDING 6	Illuminance	Fc	5.61	7.7	3.9	1.44	1.97	34.7	
N STAIR 1	Illuminance	Fc	7.24	8.5	4.7	1.54	1.81	0.6 to 6.4	
N STAIR 2	Illuminance	Fc	7.50	9.2	5.0	1.50	1.84	6.9 to 12.7	
N STAIR 3	Illuminance	Fc	7.96	9.9	5.3	1.50	1.87	13.3 to 18.2	
N STAIR 4	Illuminance	Fc	7.40	9.4	4.9	1.51	1.92	18.7 to 23.7	
N STAIR 5	Illuminance	Fc	7.94	10.0	5.1	1.56	1.96	24.2 to 29.2	
N STAIR 6	Illuminance	Fc	7.55	9.8	4.6	1.64	2.13	29.7 to 34.7	
N STAIR 7	Illuminance	Fc	7.83	9.5	5.5	1.42	1.73	35.2 to 40.2	
N STAIR 8	Illuminance	Fc	6.06	7.0	4.4	1.38	1.59	40.7 to 45.7	
W STAIR 1	Illuminance	Fc	5.31	7.9	2.1	2.53	3.76	0.6 to 6.4	
W STAIR 2	Illuminance	Fc	10.16	25.8	2.9	3.50	8.90	7 to 12.7	
W STAIR 3	Illuminance	Fc	8.89	14.5	3.0	2.96	4.83	13.3 to 18.2	
W STAIR 4	Illuminance	Fc	8.50	17.8	2.7	3.15	6.59	18.7 to 23.7	
W STAIR 5	Illuminance	Fc	10.63	16.1	4.4	2.42	3.66	24.2 to 29.2	
W STAIR 6	Illuminance	Fc	9.20	16.3	4.1	2.24	3.98	29.7 to 34.7	

Room Summary		
Label	Type	Wall Ht.
NORTH STAIR	Polygon-Flat	53.646
WEST STAIR	Polygon-Flat	45.5

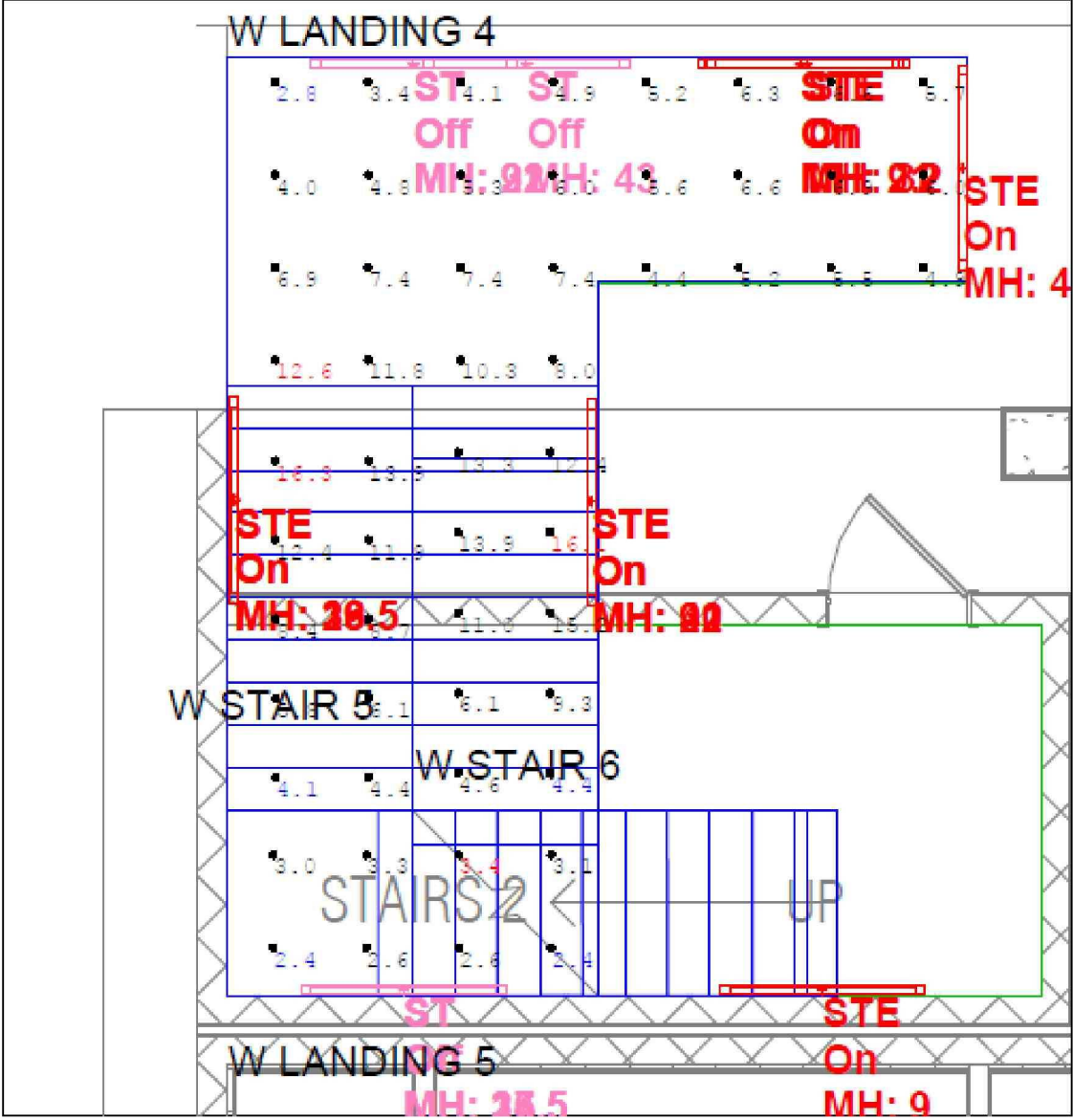
NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
- ROOMS WERE MODELED WITH STANDARD REFLECTANCES OF 80/50/20 U.N.O.
- LUMINAIRES PLACED IN PROPOSED LOCATIONS WITH PROPOSED OUTPUTS
- ONLY EM LOCATIONS ON FOR EM CALCULATIONS
- ALL LOCATIONS TO BE POWERED BY INTERNAL BATTERY



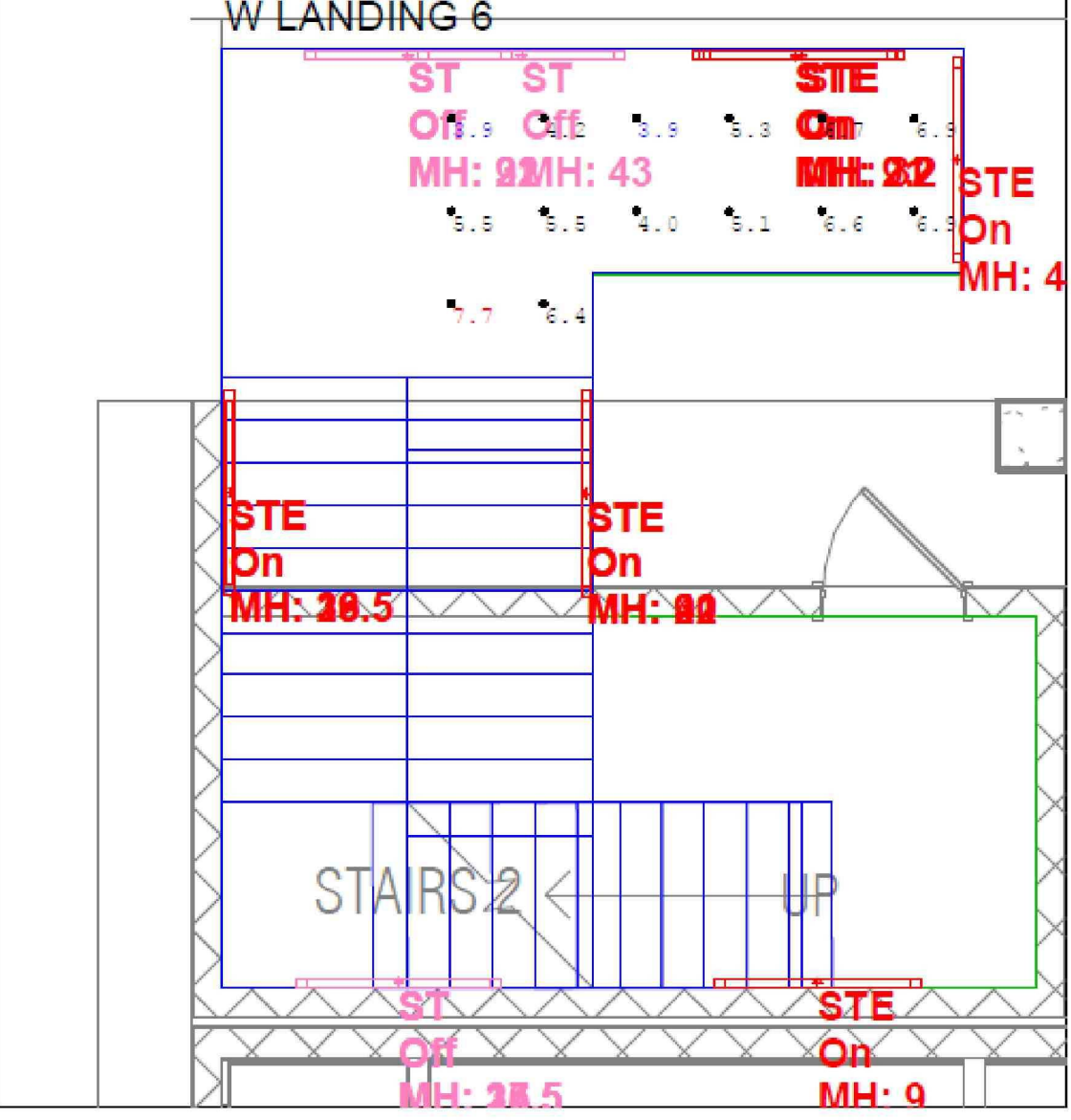
1:W STAIR
Scale: 1 inch= 4 Ft.



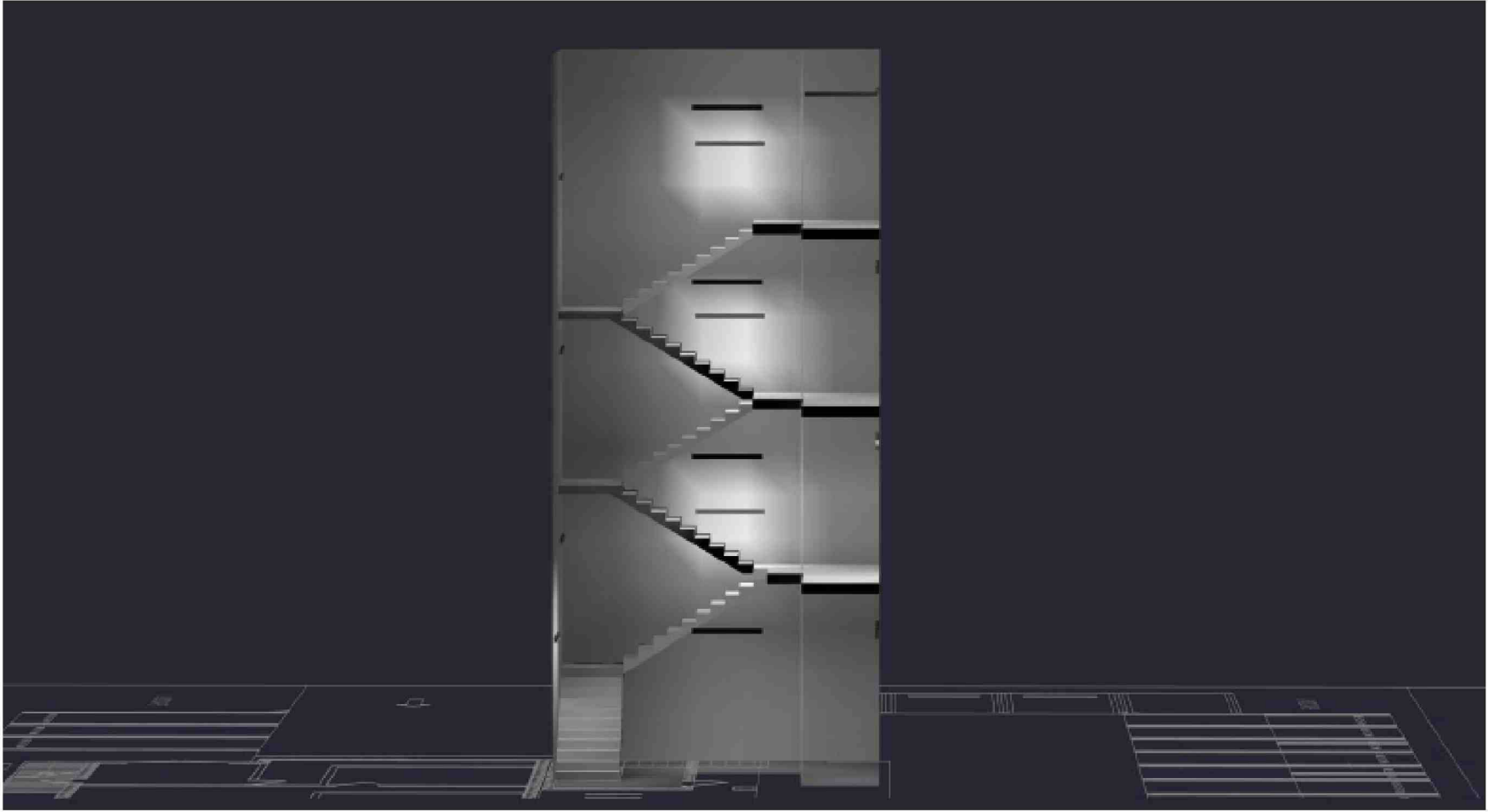
2:W STAIR
Scale: 1 inch= 4 Ft.



3:W STAIR
Scale: 1 inch= 4 Ft.

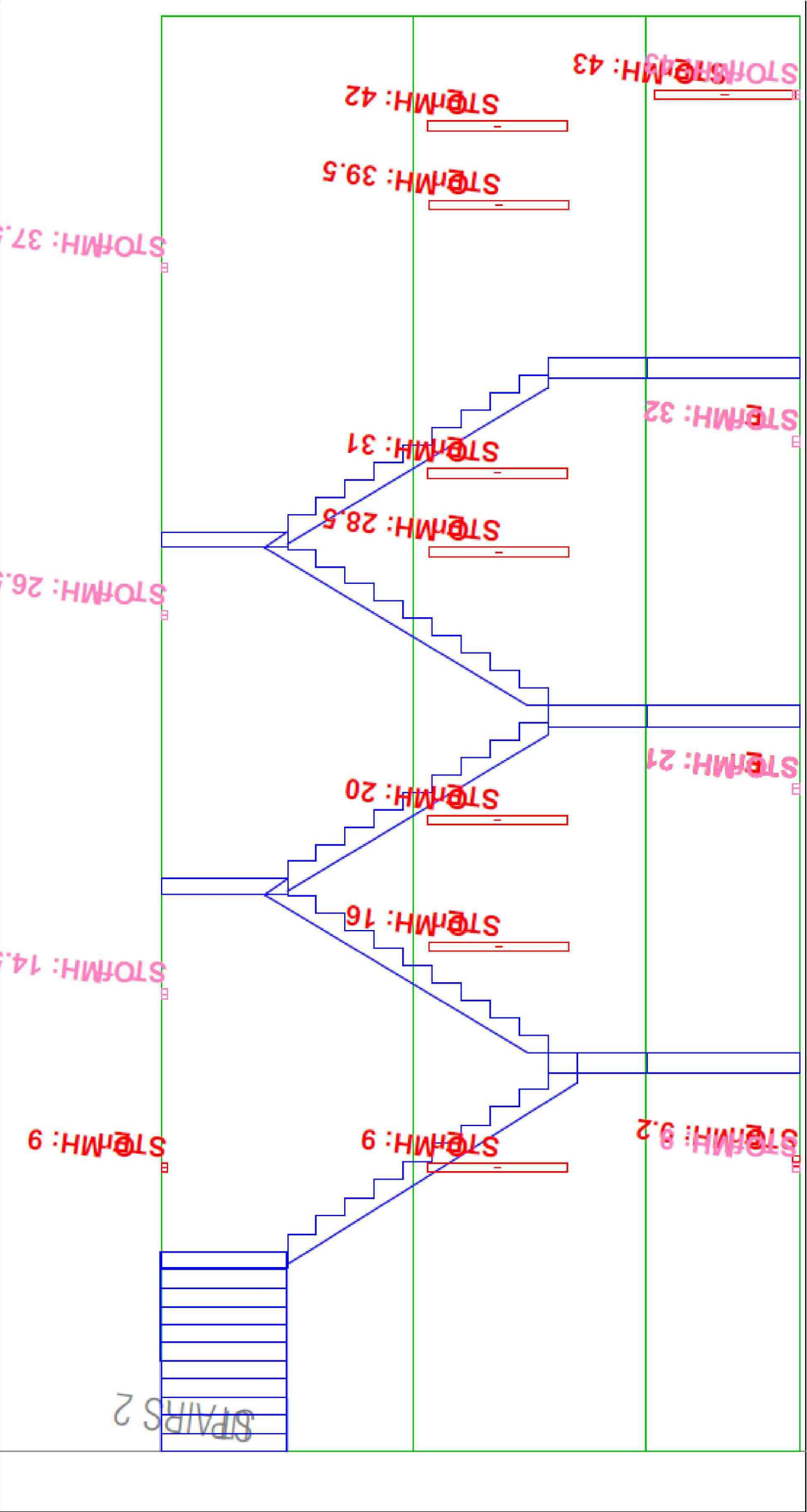


4:W STAIR
Scale: 1 inch= 4 Ft.



TARGETING: NFPA CRITERIA FOR EM CALCULATIONS

- 0.1 FC MIN
- 1.0 AVG MIN
- 40:1 MAX/MIN



SIDE:W STAIR SIDE
Scale: 1 inch= 4 Ft.

ALL DRAWINGS AND DETAILS INDICATED BY AND REPRESENTED BY THE ARCHITECT ARE THE PROPERTY OF AUSTIN FOX ARCHITECTURE AND NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF AUSTIN FOX ARCHITECTURE. ANY UNAUTHORIZED USE OF THESE DRAWINGS OR DETAILS WITHOUT THE WRITTEN PERMISSION OF AUSTIN FOX ARCHITECTURE IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THESE DRAWINGS OR DETAILS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

SITE PLAN
SUBMITTAL
(DD SET)

PROJECT NAME:
**OCEAN TREASURE
HOTEL**
PROJECT ADDRESS:
4308 & 4312 EL MAR DRIVE
LAUDERDALE BY THE SEA, FL 33308
OWNER NAME:
ROSS TANNENBAUM
DYLAN TANNENBAUM
OWNER ADDRESS:

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
INFO@AF-ARCHITECT.COM
AR101117

CIVIL ENGINEER
EA3 CIVIL ENGINEERING
ERIC ARENCIBIA, P.E.
WWW.EA3CIVILENGINEERING.COM
PH: 754-777-7993
ERICARENCIBIA@EA3CIVIL.COM

LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
GABRIELA FOJT, RLA, ISA
2700 E OAKLAND PARK BLVD, SUITE C
FORT LAUDERDALE, FL 33308
PH: 954-478-3084
GABRIELA@THEMIRROROFPARADISE.COM

STRUCTURAL ENGINEER:
TBD
INFO
ADDRESS

MEP ENGINEERING
TBD
INFO
ADDRESS

Digitally
signed by
Austin Fox
Date:
2025.07.17
15:31:43
-04'00'

SEAL & SIGNATURE

APPLICATION LOG		
1	PRE APPLICATION SUBMISSION	DEC/11/2024
2	SITE PLAN PRE-APPROVAL COMMENTS	MAR/ 2/ 2025
3	SITE PLAN SUBMISSION	JUL /7/ 2025

REVISION LOG

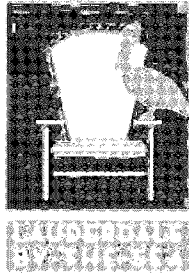
No.	Description	Date

STAIRS EM

Project number AF2441
Date June 17, 2025
Drawn by STAFF
Checked by AF

PH 2.0

Scale



**MINOR SITE PLAN DEVELOPMENT ORDER
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Development Order 2019-L1-SPM-02**

PROJECT NAME: Ocean Treasure

ADDRESS OF PROPERTY: 4308 El Mar Drive

FOLIO #: 494318010180

PROPERTY OWNER: Ocean Treasure SFP, LLC

APPLICANT: Ryan Barna

APPLICANT ADDRESS: 10491 SW 54th Street, Cooper City, FL 33328

REQUEST: Pursuant to Section 30-51(d)(1) of the Town's Code of Ordinances, the Applicant has requested a Minor (Level 1) Site Plan Modification to install a new pool, a pool enclosure, and landscaping on the property known as the Ocean Treasure Hotel, located at 4308 EL Mar Drive (**Exhibit A**).

SECTION 1. FINDINGS. THIS MATTER came before the Development Services Department of the TOWN of LAUDERDALE-BY-THE-SEA, Florida, on April 8, 2019. The Town Manager, finds as follows:

- 1) The application meets the classification of a Minor (Level 1) Site Plan Modification having no adverse effect on the approved site and development plan, no impact on adjacent and nearby properties and no aesthetic impact when viewed from a public right-of-way; and
- 2) 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 Minor (Level 1) Site Plan Modification to install a new pool, pool enclosure and landscaping for the property located at 4308 El Mar Drive is hereby approved as shown on the plans, attached as **Exhibit A**, except conditions set forth in Section 3 below and any other applicable provisions of the Town Code or Florida Building Code.

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

1. The Applicant shall secure a building permit for the project within twelve (12) months of the date of the development order approval.
2. The construction shall be in accordance with the submitted plans for the Site Plan Modification application entitled "Site Plan," and revised on April 29, 2019 and incorporated into this document as **Exhibit A**, except as modifications may be required by as part of the building permit review process.
3. The pool shall be installed in accordance with setback requirements as outlined in the Town's code.
4. The pool shall be installed in accordance with the requirements of the Florida Building Code and Broward County Health Department.
5. The IPE fence that is to be installed shall not exceed 48 inches in height.
6. The proposed bamboo to be installed shall not exceed 48 inches in height.
7. The Silver Buttonwood to be installed shall not exceed 48 inches in height.
8. The approved Site 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.
9. All applicable state and federal permits shall be obtained before commencement of construction.
10. 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. A building permit will not be issued until all outstanding debts to the Town are paid in full.

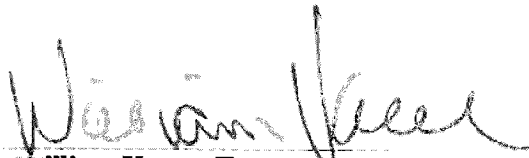
SECTION 4. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Development Order shall be considered a violation of the Town Code and persons

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 30-123(d) and Section 30-531 of the Town Code, the Applicant may appeal this decision to the Town Commission, in accordance with Section 30-531.

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

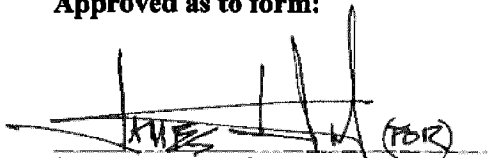
APPROVED this 10 day of May, 2019


William Vance, Town Manager

ATTEST:


Tedra Allen, Town Clerk, CMC

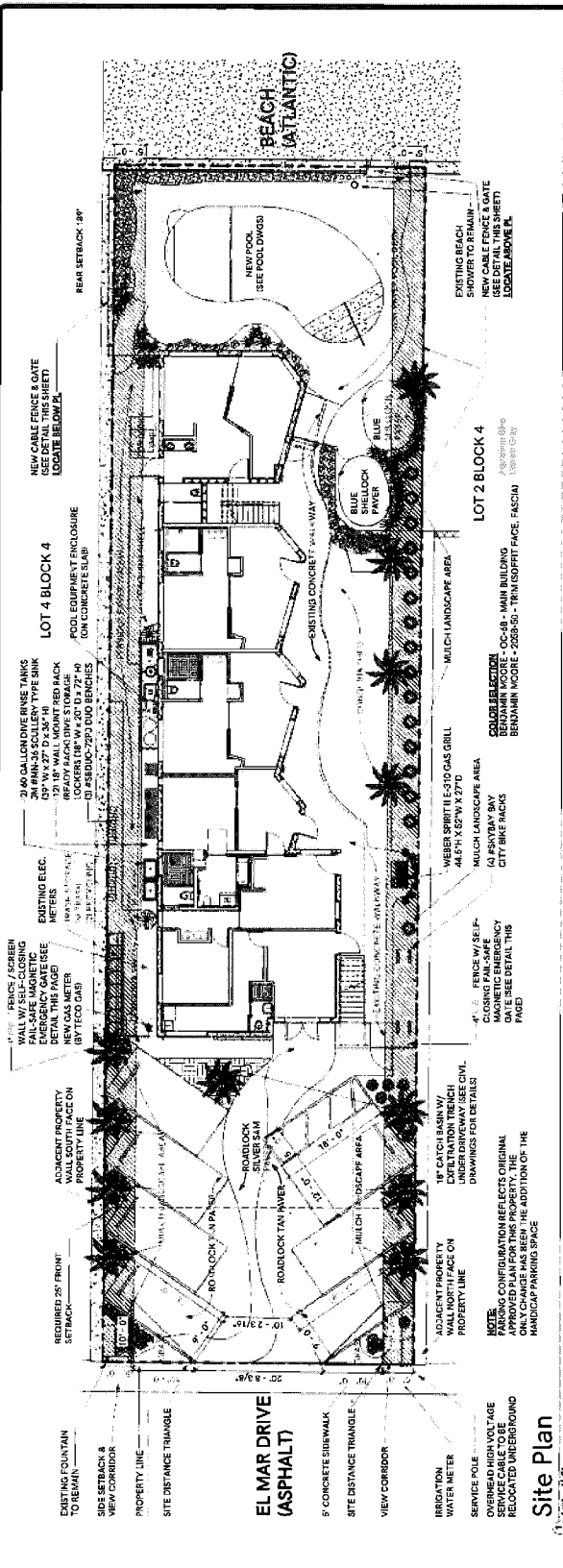
Approved as to form:


Susan L. Trevarthen, Town Attorney

REVISIONS	BY
10/20/2012	8-15

Developer: Ocean Treasure SFP
LLC
10491 SW 54TH ST
COOPER CITY, FL 33328
Project: Ocean Treasure
4308 El Mar Drive
Lauderdale-By-The-Sea, FL

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CHECKED
IN
DATE
QUOTA
TOTAL
AIRPORT TIME
JOB NO.
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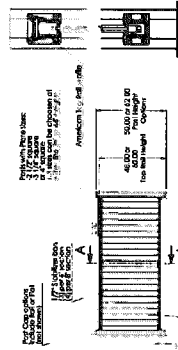
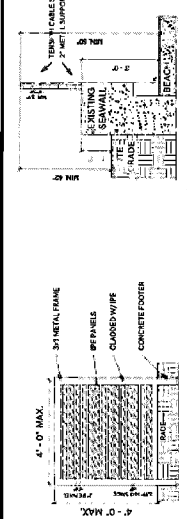
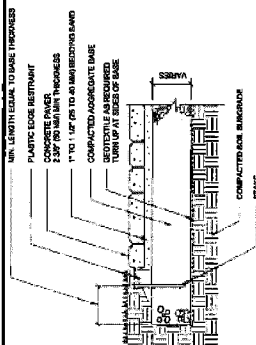
Site Plan

$$12\frac{1}{2}'' = 1'-0''$$

SITE DATA TABLE

ADDRESS: 4308 EL MAR DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308
LEGAL DESCRIPTION: LAUDERDALE BY THE SEA 6-2 B LOT 3 BLK 4 ACCORDING TO THE PLAY THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TYPE OF REQUIREMENT		EXISTING	PROPOSED
LAND USE CATEGORY		MULTIFAMILY (READ 1M)	MULTIFAMILY (READ 1M)
ZONING CATEGORY		RH-25	RH-25
USES		03 MULT-FAMILY - 10 UNITS OR MORE	03 MULT-FAMILY - 10 UNITS OR MORE
SITE AREA		9,409 S.F.	9,439 S.F.
GROUND FLOOR COVERAGE		2,469 S.F.	2,469 S.F.
TOTAL FLOOR AREA		5,124 S.F.	5,124 S.F.
DENSITY		ELEVEN (11) HOTEL UNITS WITHOUT KITCHENS	ELEVEN (11) HOTEL UNITS WITHOUT KITCHENS
UNITS / ACRE		11 APT UNITS	11 HOTEL UNITS
HEIGHT		33 FT. MAX	19 FT.
SIDE SETBACKS		5 FT. MIN	5 FT.
REAR SETBACK		26 FT. MIN	92.4 FT.
FRONT SETBACK		25 FT. LENGTH MAX	189 FT. LENGTH
PERMIORE AREA		4,157 S.F. (81%)	2,419 S.F. (48.1%)
IMPERVIOUS AREA		757,172 SQ. FT.	7,209 S.F. (1.5%)
PAVING REQUIRED		11 (1) SPACE PER UNIT	8 SPACES
LOADING AREA		1 HANDICAP SPACE	1 HANDICAP SPACE
LOT AREA		11 APT MAX (20 S.F. PER APT) (20,400 S.F. / 891 S.F.)	11 HOTEL UNITS



1 per 2.7 seconds (1 mil) 1.312
aircraft type code, flight manual key

1

NETLINK VERTICAL CABLE FENCE
172" = 1'-0"

Roadlock - Atlantic Series - Silver Sam

Artistic Pavers MFG.
#RLPSLVSAM12 - 12 x 12 x 2 3/8" Driveway Paver

Roadlock - Atlantic Series - Tan

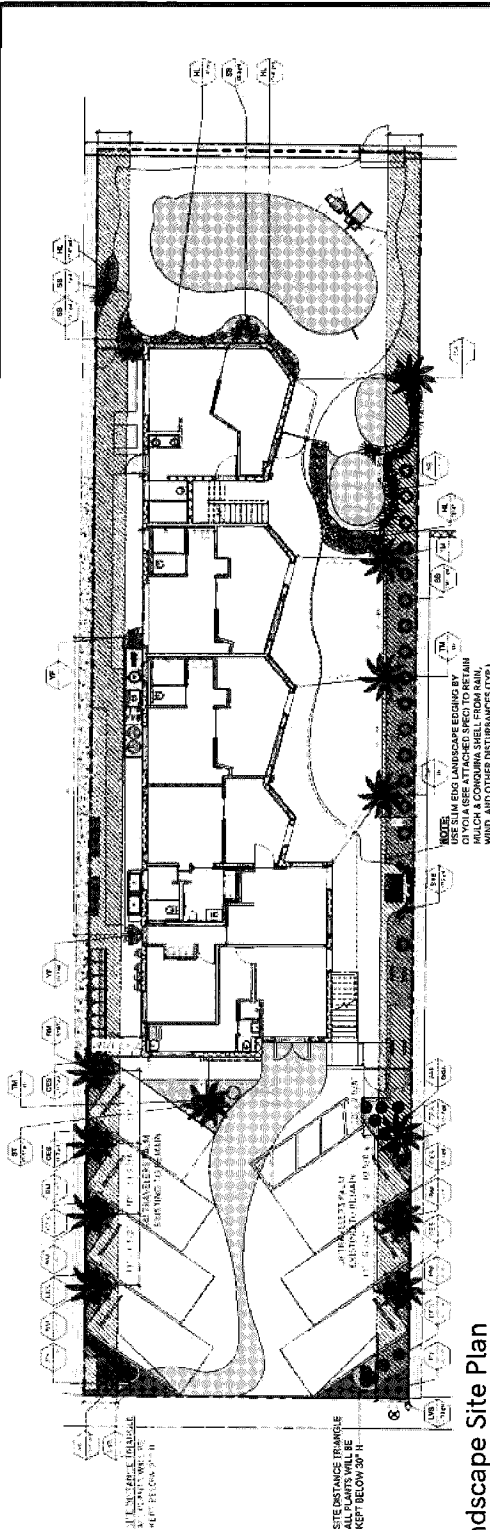
Artistic Pavers MFG.
#SURLPTAN12 - 12 x 12 x 2 3/8" Driveway Paver

Shellock - Custom Series - Blue Shellock

Artistic Pavers MFG.
8 x 8 x 1 5/8" Pedestrian Paver

Steplock Shellock - Atlantic Series - Tan

Artistic Pavers MFG.
#SLPANT8 - 8 x 8 x 1 5/8" Pedestrian Paver



Landscape Site Plan

[illegible]

PROPERTY LINE	SYMBOL LEGEND
OVERHEAD	
POOL FENCE	
  	     
 	BEACH SAND PERCHOID PAVER MULCH TAN PAVER SILVER SAW PAVER CONGLUMA SHELL SEAHORSE NUPHAR LIN VIEW CORRIDOR

LANDSCAPE NOTES:

LANDSCAPE PLAN HAS BEEN DESIGNED SO THAT LANDSCAVING SHALL NOT BE UNDESIRABLY AFFECTED BY SHADOWS, UNDESIRABLE TRAVELING WINDS, OVERHEAD OBSTRUCTIONS, UTILITY SERVICES, DEEP SHADOWS, UNUSUAL SOIL CONDITIONS, AND OTHER FACTORS.

ALL LANDSCAVING AND IRRIGATION OF LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED PRACTICES.

ALL LANDSCAPING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SOUND LANDSCAPING PRACTICES. ALL LANDSCAPING MATERIALS SHALL BE GRADED AT LEAST FLORIDA NUMBER 10 OR BETTER ACCORDING TO THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF "THE PLANT INDUSTRY STANDARDS."

ALL LANDSCAPING MATERIAL SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24 INCHES AND BACKFILLED WITH A SUITABLE SOIL CONSISTING OF 90 PERCENT COMPOSTED ORGANIC MATTER, WELL-MIXED WITH NATIVE SOIL.

PLANTING BEDS SHALL BE FREE FROM COMPACTION, EROSION, AND PLANTED WITH GROUND COVER OR LAWN OR WHEN NOT OTHERWISE PROVIDED IN THESE REGULATIONS, MULCHED WITH AN APPROPRIATED ORGANIC FINISHED MAZE OF LANDSCAPING MEDIA SHALL BE PLACED AT OR BELOW THE GRADE OF ADJACENT VEHICULAR USE AREAS OR PUBLIC SIDEWALKS. EXCEPT FOR MONITORING OR TO ASSIST XERISCAPE PLANTINGS, ANY OVERFLOW OR UNDESIGNED OR CLEARED PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR SO AS TO DRAIN OR ERODED SOIL IN AN EFFORT TO PREVENT DUST OR SOIL EROSION.

PLANTINGS SHALL BE PLANTED TO GROW AND TO ADJUST XERISCAPE PLANTINGS, ANY OVERFLOW OR UNDESIGNED OR CLEARED PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR SO AS TO DRAIN OR ERODED SOIL IN AN EFFORT TO PREVENT DUST OR SOIL EROSION.

UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRAINAGE WHERE POSSIBLE. IF THIS IS NOT POSSIBLE, A TUNNEL MADE BY A POWER-DRAWN SOIL AUGER SHALL BE USED TO PASS THE UTILITY LINES UNDER THE TREE CANOPY.

THE SYSTEMS OF ANY EXISTING ROAD AND TRUNKERS CLOSE TO TRUNKERS SHALL BE IN GOOD HAND AND ADJUSTED AS NECESSARY TO AVOID DAMAGE TO MAJOR ROOTS. CONTINUOUS FOOTERS FOR ROADS SHALL BE EXCAVATED AT THE POINT THESE MAJOR ROOTS ARE ENCOUNTERED AND THESE ROOTS BROADCAST.

NO EXCAVATION OR OTHER SURFACE DISTURBANCE MAY BE UNDERTAKEN, INCLUDING THE REPAIR OF DRIVEWAYS, WITHOUT THE PROTECTION OF UTILITY LINES. WITHIN THE DRAINAGE OF ANY TREE WITH A CALIPER OF 18 INCHES OR MORE IN DIAMETER.

ALL NEWLY PLANTED TREES SHALL BE PROPERLY GUYED AND STAKED AT THE TIME OF PLANTING TO INSURE THE PROPER GROWTH OF THE TREE. TREES SHALL BE GUYED IN THE EVENT OF BLOWDOWN OR OTHER FAILURE OF THE STAKING AND GUYING.

THEY SHALL BE UNLIMBED, CUT DOWN, TREELESS, REMOVE, OR EFFECTIVELY DESTROY THROUGH DAMAGING ANY TREE WITHIN THE TOWN WHICH HAS A CALIPER OF FOUR INCHES OR LARGER WITHOUT FIRST OBTAINING A PERMIT FROM THE TOWN ENGINEER.

THE TOWN ENGINEER SHALL BE NOTIFIED AT LEAST 72 HOURS BEFORE ANY TREE THAT HAS A CALIPER OF FOUR INCHES OR LARGER TO REMAIN ON ANY PROPERTY.

THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION OF THE DRAINAGES AND AS HEREIN SPECIFIED, THE FURNISHING OF THE COMPLETE PLANT MATERIAL, PLANTINGS, AND ALL MATERIALS CALLED FOR AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANTS.

THE TOWN ENGINEER SHALL BE NOTIFIED AT LEAST 72 HOURS BEFORE ANY TREE THAT HAS A CALIPER OF FOUR INCHES OR LARGER TO REMAIN ON ANY PROPERTY.

ACCEPTANCE BY THE OWNER AND THE DRAINAGE OF ALL GUARANTEED PROVISIONS HEREIN IS REQUIRED.

TYPE OF REQUIREMENT	REQUIREMENT PERMITTED	EXISTING	PROPOSED
SITE AREA	9,639 S.F.	9,639 S.F.	9,639 S.F.
LANDSCAPE SERVICE AREA	25% (24,110 SQ. FT.)	3,860 S.F. (24%)	2,483 S.F. (25%)
SETBACK AREA	3,368 SQ. FT.	3,368 SQ. FT.	3,368 SQ. FT.
LANDSCAPE SETBACK AREA	25% (242 SQ. FT.)	942 SQ. FT.	1,345 SQ. FT. (40%)
TREES REQUIRED	10 TREES 11 TREE / 1,000 SF	10 TREES	12 TREES
TOTAL VUA	20% (44,150. FT.)	2,070 S.F.	2,070 S.F.
LANDSCAPE VUA		448 SQ. FT. (2%)	

REVISIONS	BY

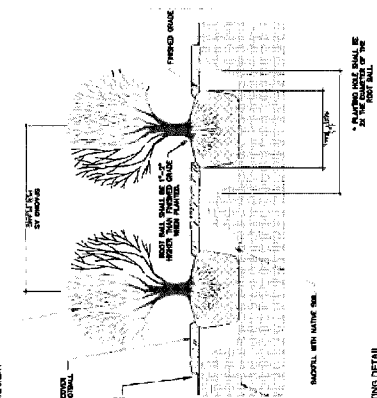
Project: Ocean Treasure
4308 El Mar Drive
Lauderdale-By-The-Sea, FL

Developer: Ocean Treasure SFP
LTC
10491 SW 54TH ST
COOPER CITY, FL 33328

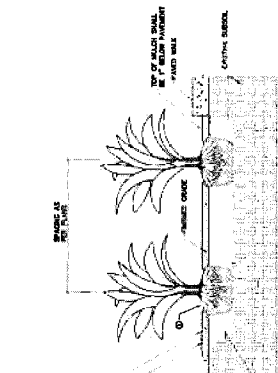
REVISIONS	BY

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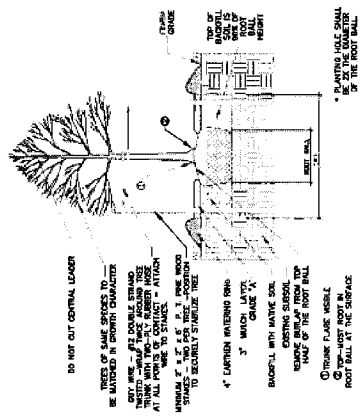
20' 0" 25' 0" 30' 0" 35' 0" 40' 0" 45' 0" 50' 0" 55' 0" 60' 0" 65' 0" 70' 0" 75' 0" 80' 0" 85' 0" 90' 0" 95' 0" 100' 0"



3. TYPICAL SHRUB PLANTING DETAIL
N.T.S.

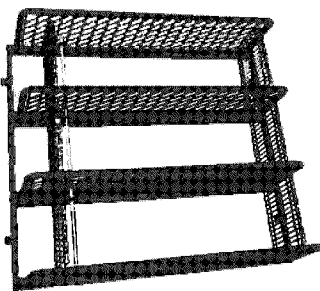


2. TYPICAL GROUND COVER DETAIL
N.T.S.

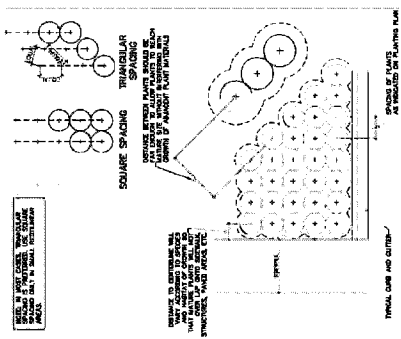


1. SMALL TREE PLANTING DETAIL
N.T.S.

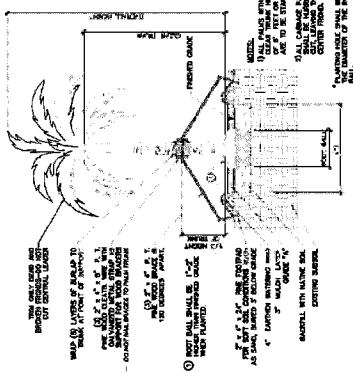
WALL MOUNTED RED RACK
18" W x 20" D x 72" H



6. WALL MOUNT DEVELOPER DETAIL
N.T.S.



5. TYPICAL CONTAINER SPACING
N.T.S.



4. PLAN PLANTING DETAIL
N.T.S.



Know what's below.
Call before you dig.



7. WALL MOUNT DEVELOPER DETAIL
N.T.S.



2. TYPICAL GROUND COVER DETAIL
N.T.S.



1. SMALL TREE PLANTING DETAIL
N.T.S.



4. PLAN PLANTING DETAIL
N.T.S.



6. WALL MOUNT DEVELOPER DETAIL
N.T.S.



2. TYPICAL GROUND COVER DETAIL
N.T.S.



1. SMALL TREE PLANTING DETAIL
N.T.S.



4. PLAN PLANTING DETAIL
N.T.S.

- (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.

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

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



New Motel Project

4308 + 4312 El Mar Drive

Lauderdale By-The-Sea, FL 33308

Citizen Participation Meeting Summary on August 18, 2025

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Project Presentation with Renderings (pages 12-25)

Application and Development Summary

Project Summary

The proposed new motel development is located at 4312 El Mar Drive, Lauderdale By-The-Sea, Florida 33308 and will be combined with the current Ocean Treasure located next door at 4308 El Mar Drive. The two lots allow for a density of 22 total units, which allows us to build 13 new units since Ocean Treasure will have 9 if this development gets approved. This project would entail demolishing the current Courtyard Villa motel and putting in its place a beautiful 3-story motel that would match the aesthetics of Ocean Treasure and the surrounding town. The plan is to combine the two plots with a unity of title and make it all one property under the same name of Ocean Treasure. We have built a great reputation over the last 5 and half years with Ocean Treasure and hope to expand on that with this new development.

With this new development comes some important improvements to the town and surrounding areas. The current parking situation at both motels does not meet current code, as it is all back-out parking that goes directly over the busy El Mar sidewalk and into El Mar Drive. Our new plan combines the parking on both properties so that we no longer have back-out parking, with enough space to offer two lanes so that cars can come and go as they please. We are also expanding on the view corridor as the current Courtyard Villa has zero view corridor as it stands today. The new development will have a 97% increase in its view corridor, with only a small bit of it taken up by the front of vehicles. We are proud of this new design and think that the entire town of Lauderdale By-The-Sea will be too as it enhances the most dilapidated building in the town and transforms it into a gorgeous new 3-story development that matches the midcentury modern aesthetics that makes the town so unique and beloved.

Citizen Participation Meeting Summary

The Citizen Participation meeting was held on Monday August 18, 2025, at 6:00pm in Jarvis Hall located at 4505 N. Ocean Drive in Lauderdale By-The-Sea, FL 33308. The meeting was successful in assisting the townspeople in understanding how the new development would impact the surrounding neighborhood.

The meeting lasted approximately an hour and we were able to discuss important issues that some people had, and we were able to find a good solution to alleviate each issue.

Attendees List

There were four members of the community that attended the citizen participation meeting.

Meeting Attendees:

1. Rich Hilchey
2. Dorothy Siebert
3. Diane Kanell
4. Megan Locay

Community Member Comments

Mr. Rich Hilchey is a resident of Oriana at Lauderdale located at 4316 El Mar Drive which is a direct neighbor to 4312 El Mar Drive. He had two issues to address:

1. The resident's first issue was with the balconies facing his unit on the North side of the proposed development. He asked if we could get rid of the portion of the balcony that faced his unit.

Applicant Response:

We think this request is completely reasonable and have decided to remove the portion of the balcony that faces North, so that now the balcony only faces East towards the ocean. This will completely alleviate Mr. Hilchey's issue.

2. The resident's second issue was with the electric pole located on the sidewalk between our two plots. He requested that we remove the pole and bring the power underground so that the sidewalk area would look better for residents and pedestrians.

Applicant Response:

We will work hard to remove this electric pole, and we are required to bring the power underground anyway as LBTS code requires us to do so. That being said, the pole is owned by FPL and ultimately the decision to remove the pole or not is entirely up to them. We agree that we want this pole gone, and hope that there are no reasons why the pole must stay even after bringing our power underground. We will have to follow FPL's decision on this, so I cannot promise that the pole will be removed.

Community Member Comments Cont.

Dorothy Siebert is another resident of Oriana at Lauderdale who had one issue to address with us:

1. Her issue was to request that the electric pole be removed as Mr. Hilchey requested earlier. She just wanted to emphasize her desire that the pole be removed.

Applicant Response:

Please refer to our previous response to Mr. Hilchey. Ultimately the removal of the pole is up to FPL, but we will push hard to get it removed as we bring our power underground.

Community Member Comments Cont.

Megan Locay is the property manager of Oriana at Lauderdale and she had three issues to address with us.

1. Ms. Locay's first issue was similar to Mr. Hilchey's in that she wants us to remove the North facing portions of the proposed balconies so that they only face East.

Applicant Response:

To reiterate, we think this request is completely reasonable and have decided to remove the portion of the balcony that faces North, so that now the balcony only faces East towards the ocean. This will completely alleviate Ms. Locay's issue.

2. Ms. Locay's second issue also pertains to these balconies. She requested that a covering of sorts be placed in front of the window facing the North so that our guests could not look into the Oriana units next to us.

Applicant Response:

As a result of removing the portion of the balcony that faced North, there is no way to add the slats we used to create privacy on our other balconies. We feel that we have mitigated the issue as much as possible so that our guests do not see freely into the neighboring units at Oriana, and we have consulted with Ms. Locay on the changes we made and she is content with them. We still need the window on the North corner of the property to allow for enough natural light in the unit.

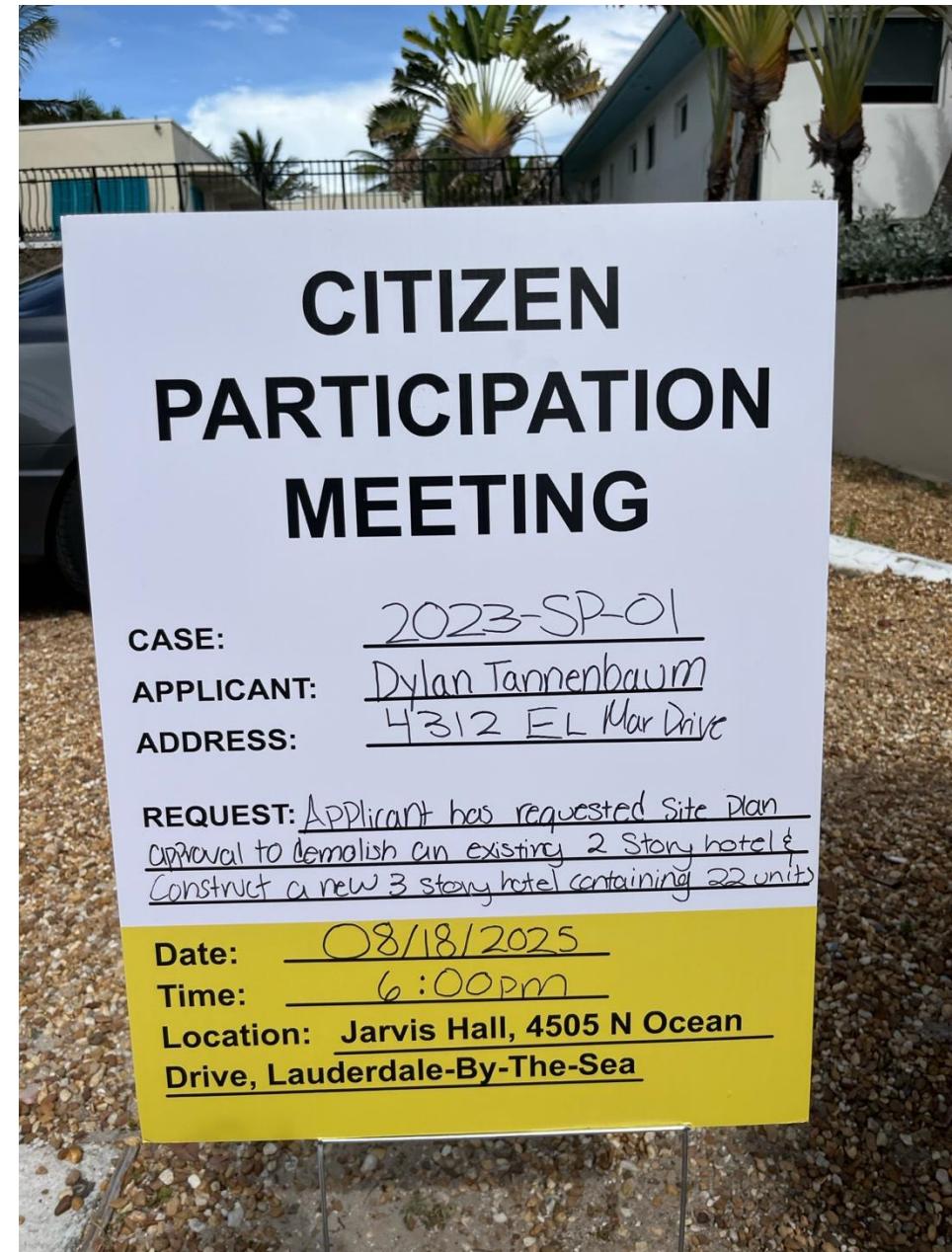
3. Ms. Locay's third issue pertains to the parking along the perimeter of the building. She would like us to have a hedge of some sort to block the car lights so that when they park they do not disturb Oriana residents next door.

Applicant Response:

This is another completely reasonable request and we will work hard to make sure that the car lights are covered from being seen by our neighbor. We will work with the town to find the best way to do so by finding the right landscaping or fencing needed to cover the lights.

Appendix

Notice of Meeting



**CITIZEN
PARTICIPATION
MEETING**

CASE: 2023-SP-01

APPLICANT: Dylan Tannenbaum

ADDRESS: 4312 EL Mar Drive

REQUEST: Applicant has requested Site Plan
Approval to demolish an existing 2 Story hotel &
Construct a new 3 story hotel containing 22 units

Date: 08/18/2025

Time: 6:00pm

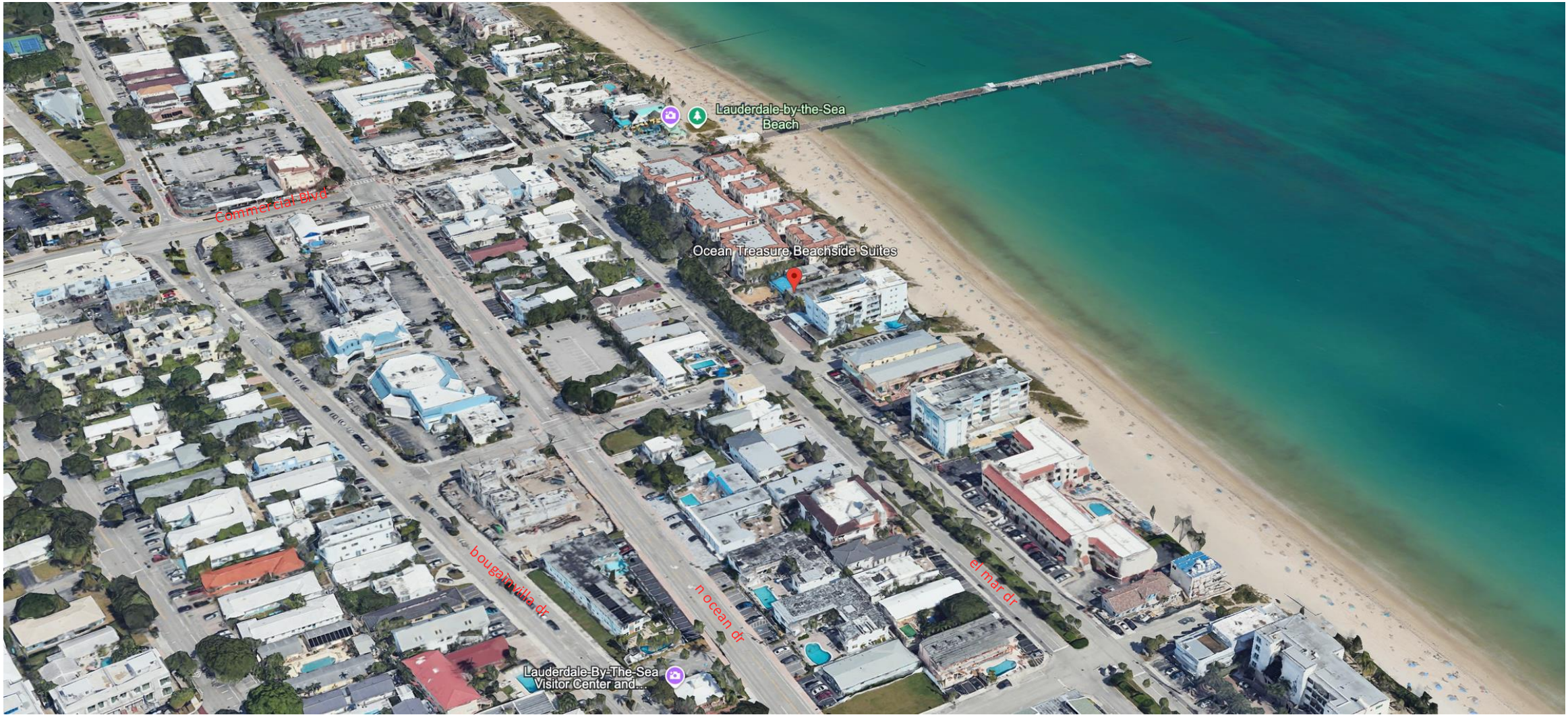
Location: Jarvis Hall, 4505 N Ocean
Drive, Lauderdale-By-The-Sea

Project Presentation With Renderings

Ocean Treasure

4308 + 4312 El Mar Dr
Lauderdale By The Sea, FL
33308



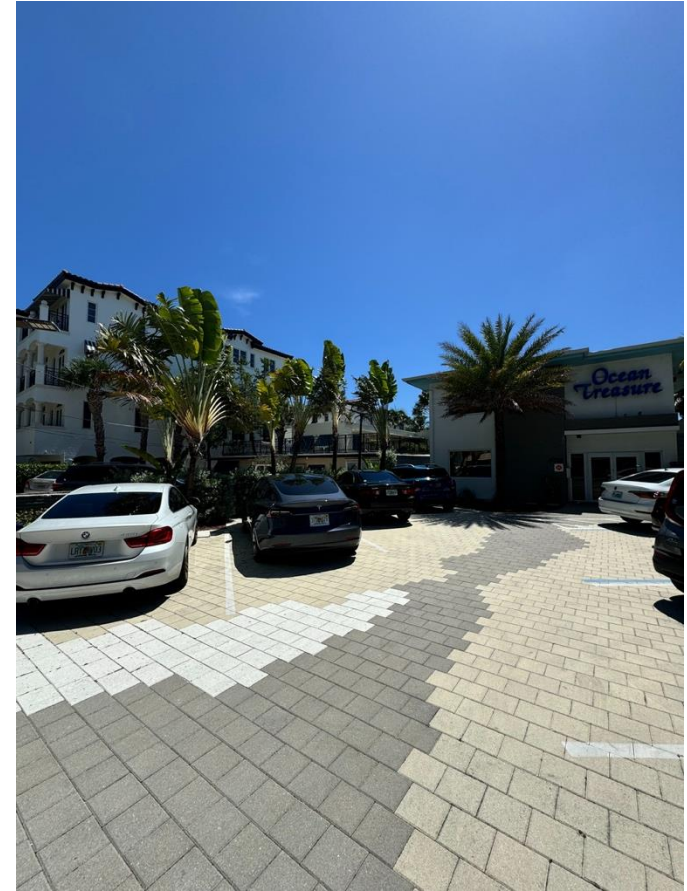




Existing
View Corridor(Front)



Existing
Front view



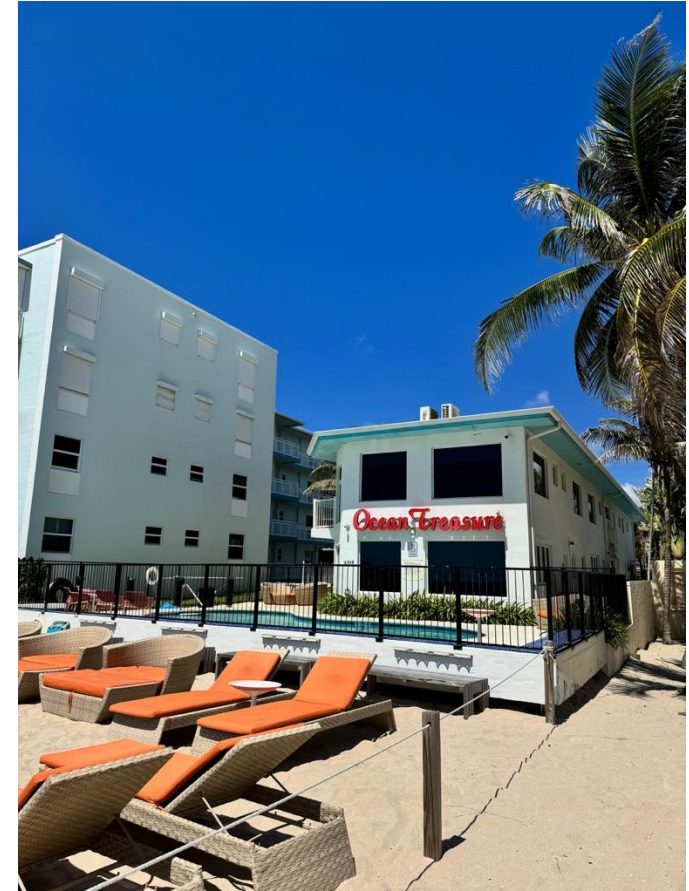
Existing
Front view



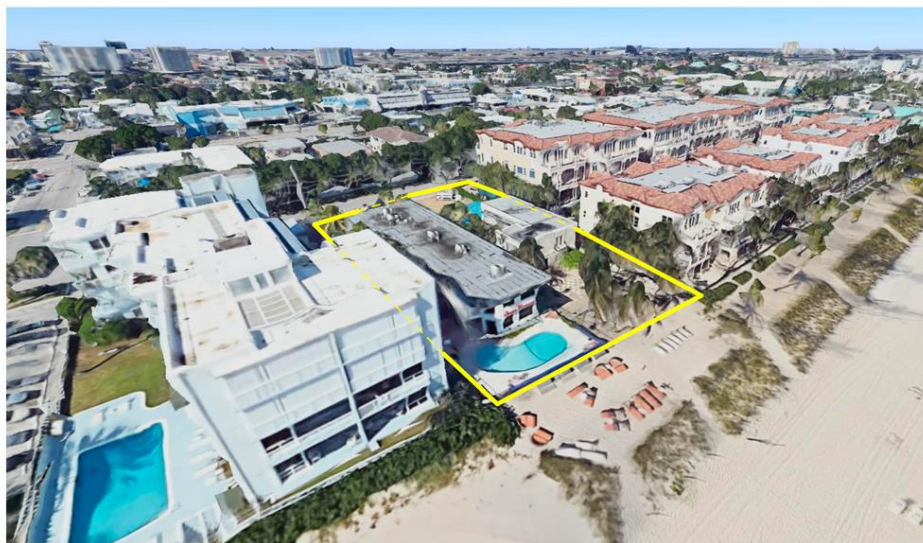
Existing
View Corridor(Rear)



Existing
Rear view

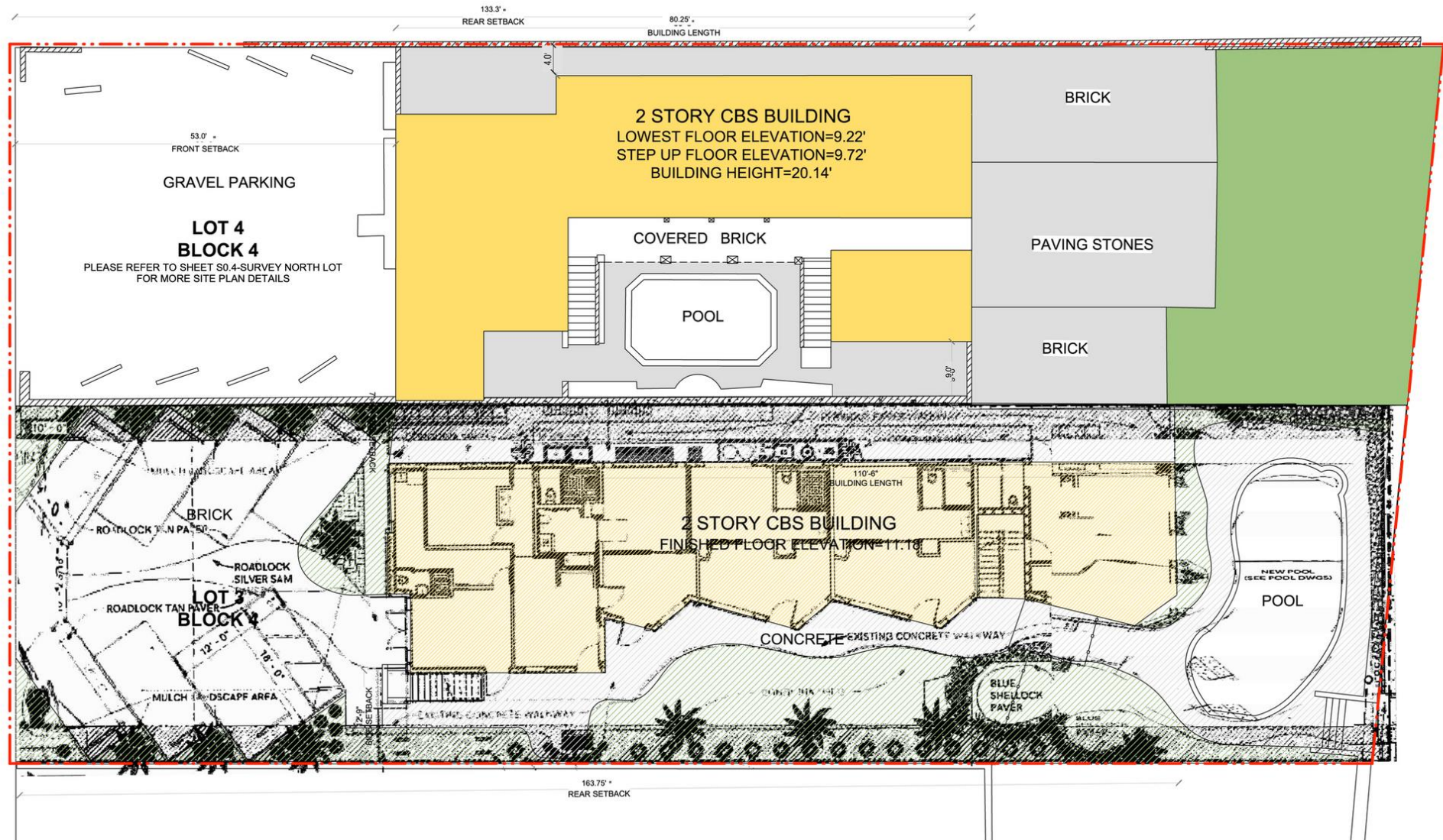


Existing
Rear view

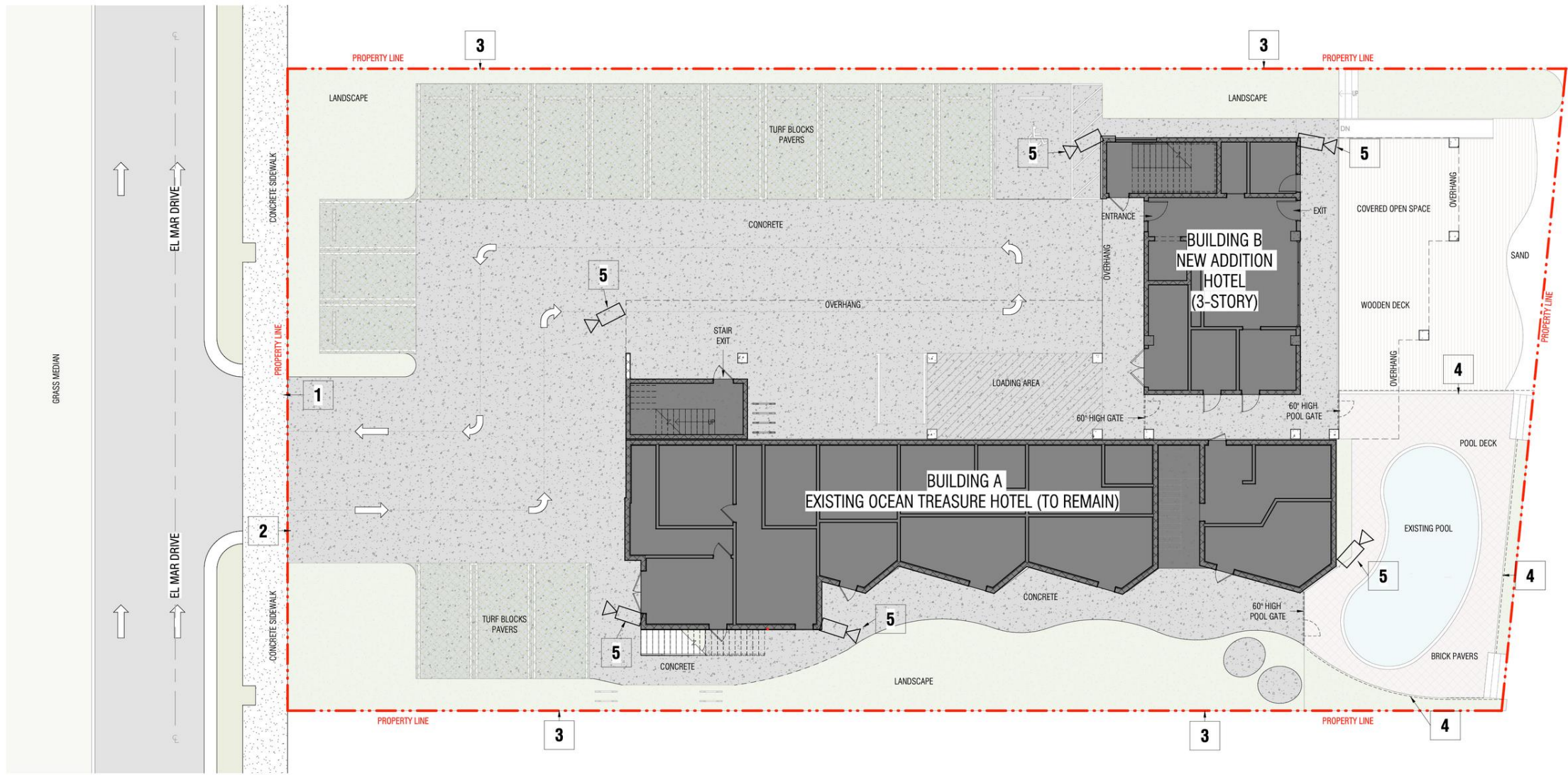


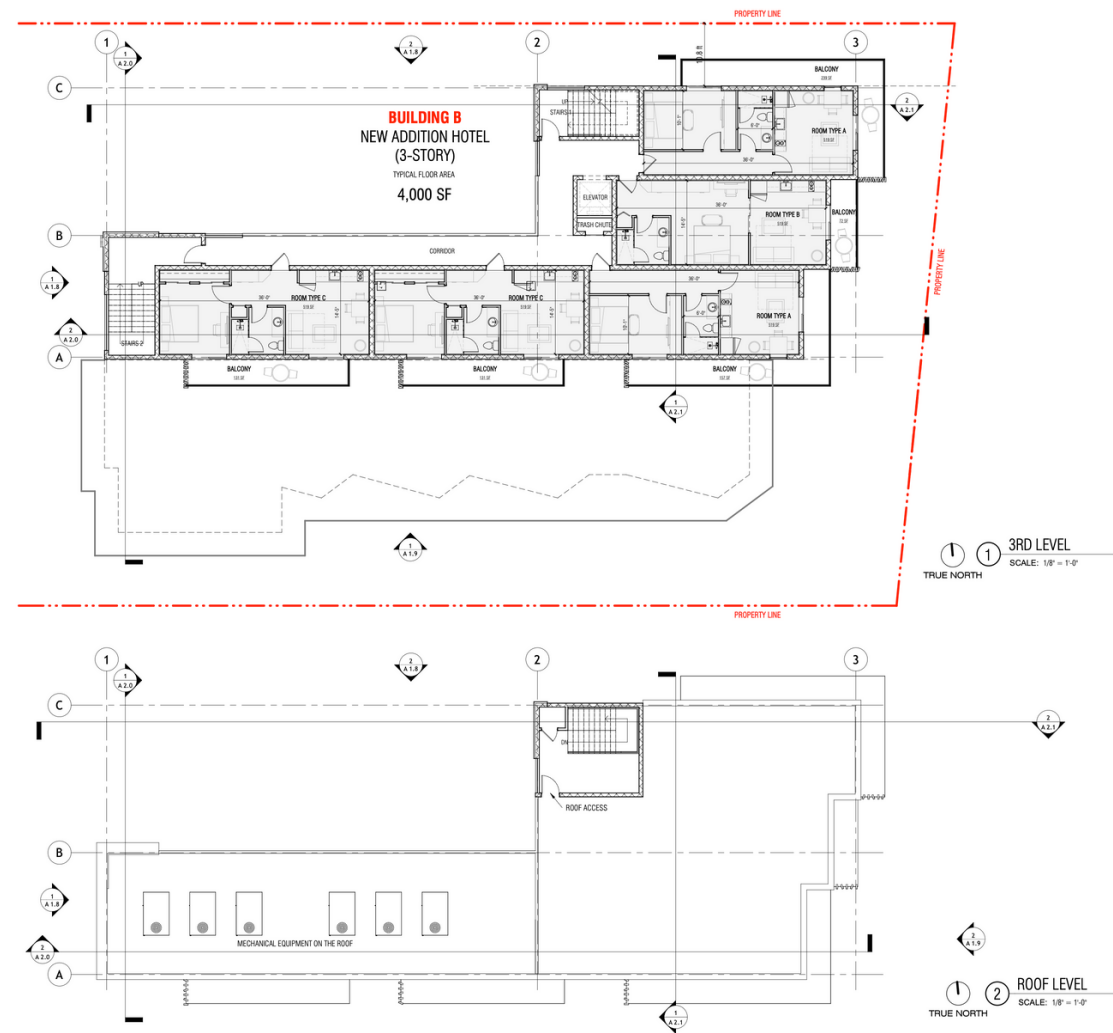
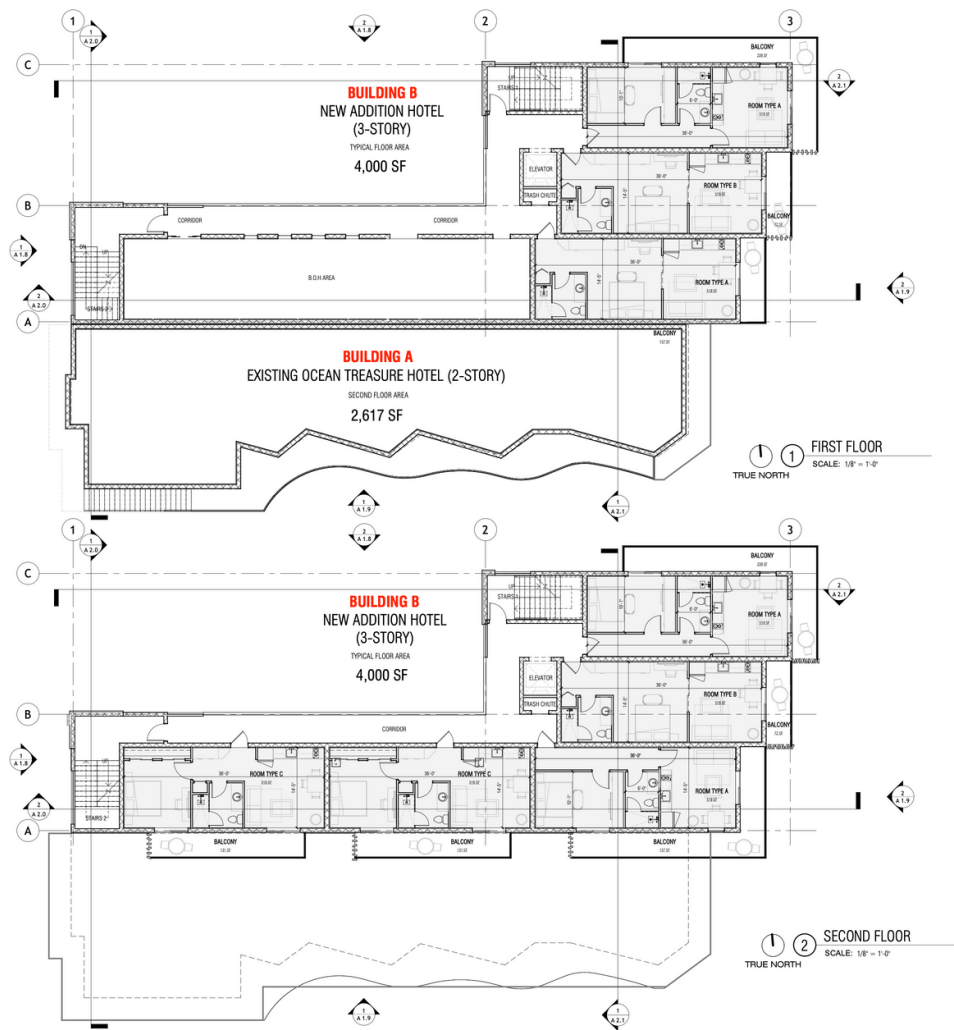
① AREAL VIEWS
SCALE: 1/8" = 1'-0"

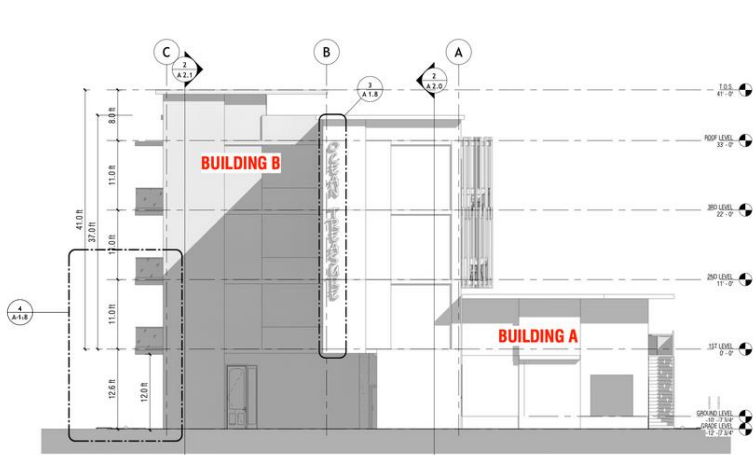
EL MAR DRIVE



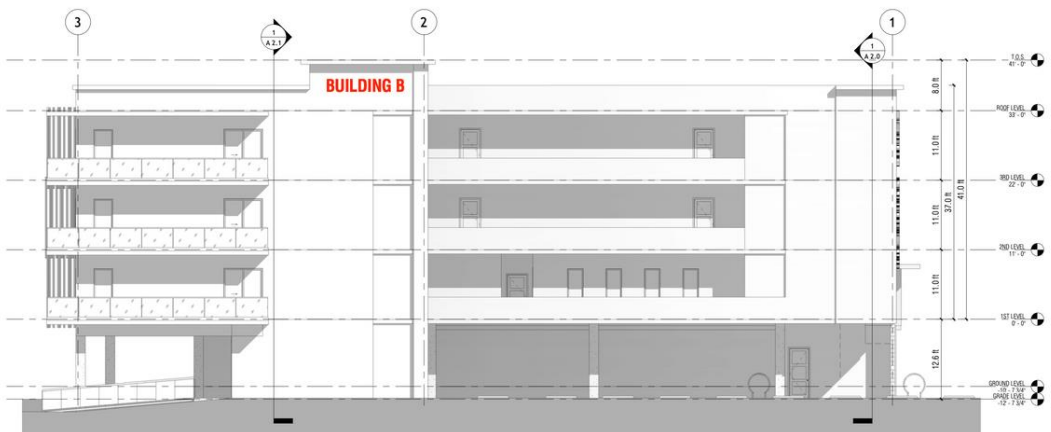




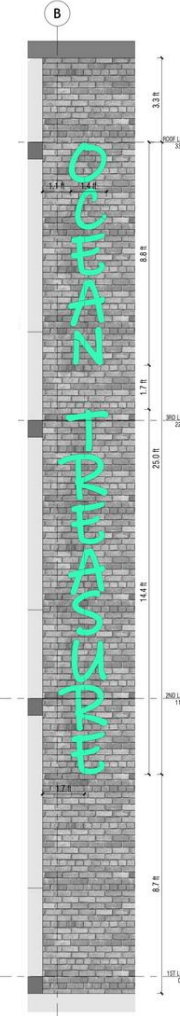




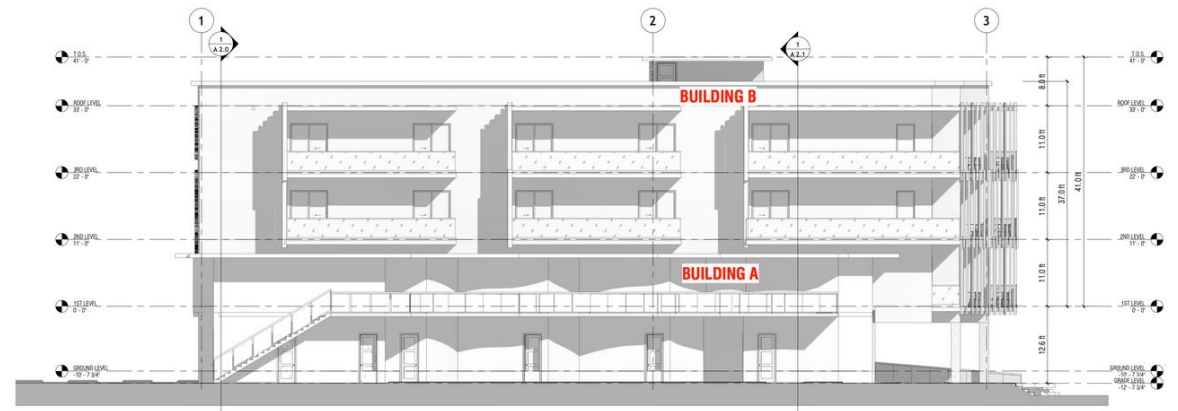
① WEST ELEVATION
SCALE: 1/8" = 1'-0"



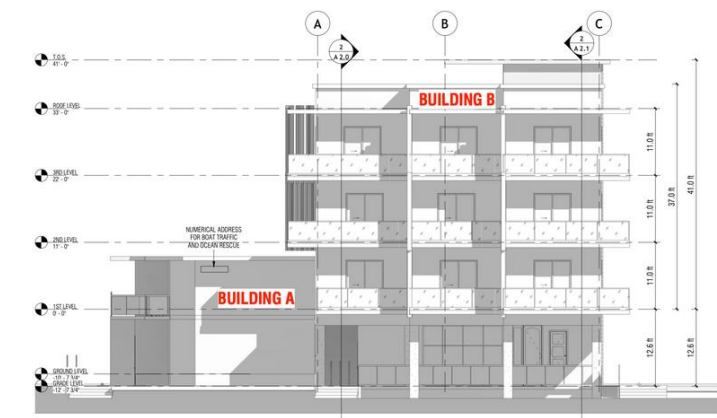
② NORTH ELEVATION
SCALE: 1/8" = 1'-0"



③ SIGN LOGO
SCALE: 1/2" = 1'-0"



① SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



② EAST ELEVATION
SCALE: 1/8" = 1'-0"

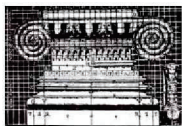




Renderings

08-18-25
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LEO HANSEN, A.I.A., ARCHITECT
901 S. Federal Highway Fort Lauderdale, FL 33301 lchaia9093@gmail.com 954-527-5973

MEMORANDUM: ARCHITECTURAL REVIEW

To: Jhanelle Campbell, Development Services Director
Town of Lauderdale-by-the-Sea
Re: Architectural Review (ULDR Sec. 30-51)
Project: Ocean Treasure
Review No.: 2023-SP-01-2
Project Address: 4308 and 4312 El Mar Drive
Date: May 27, 2025

The applicant has proposed a new three-story addition to the existing Ocean Treasure Hotel at 4308 and 4312 El Mar Drive. The existing two-story hotel is a representative specimen of the Mid-Century Modern architecture that is the preferred architectural style of the town. The applicant has carefully planned the addition to complement the character of the existing building and the town in general.

The existing building has the following Mid-Century Modern features:

- Emphasis on horizontal orientation
- Intersecting planes are illustrated in vertical walls that penetrate horizontal flat or angled roofs
- Slump Brick
- Decorative signage
- Acute dramatic angles

The new addition has the following features:

- Slump Brick
- Decorative ventilating masonry
- Emphasis on horizontal orientation
- Decorative signage
- Asymmetry

In addition, the design minimizes the impact of the height differential by using like overhangs, materials, and the above items. Our office recommends approval of the project.

Leo Hansen
Leo Hansen, A.I.A., Architect

- (1) No building within the jurisdictional boundaries of the Town, as they existed on March 20, 2006, shall have more than four (4) stories above grade, and the maximum height of buildings within the Town that have four (4) stories above grade shall be forty-four (44) feet above grade, as defined in the Florida Building Code, or above a horizontal plane eighteen inches above the crown of the roadway at the highest point adjoining the property on which the building is located, whichever of those two levels is higher. The maximum height for all other buildings within the Town shall be thirty-three (33) feet
 - (a) Above grade, as defined in the Florida Building Code, or
 - (b) Above a horizontal plane eighteen inches above the crown of the roadway at the highest point adjoining the property on which the building is located, or
 - (c) Above the minimum elevation for a habitable, finished floor permitted under applicable federal or Florida state regulations,

Whichever of those three levels is highest. Height shall be measured from the applicable base level specified above to the highest point on a flat roof, or to the median elevation between the peak of a sloped roof and the lowest edge of the sloped roof. 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 roofs structures, including parapet walls, shall not exceed four feet in height above the maximum allowed building height.

- (2) In any building within the Town that has more than three (3) stories above grade, the first story shall be at grade level and shall be used for parking, either with or without toll collection booths. The first story may also be used for storage, refuse, security, registration, maintenance, and/or access, either with or without a lobby, provided that at least one-half ($\frac{1}{2}$) of the square footage of the first story is used for parking. Only within districts of the Town zoned for business ("B") use, the first story of buildings having more than three (3) stories above grade may also be devoted to non-residential commercial uses, provided that dedicated parking required by Town ordinance or code for the proposed buildings is provided off-street at a location on or adjacent to the property on which the buildings are situate, and designed so as to enable the parked vehicles to egress the parking space without having to back out into traffic. In any building within the Town that has more than three (3) stories above grade, the first story shall be restricted to the above enumerated uses, and may be used for no other purpose whatsoever. For the purposes of this provision of the Charter, a story is at grade level if its floor is at or below grade and its ceiling is above grade; a story that is at grade level is also above grade. Nothing in this paragraph shall be construed so as to prohibit any building within the Town that has more than three (3) stories above grade from also having one (1) or more subterranean stories below grade, provided, however, that in any building within the Town that has more than three (3) stories above grade, all subterranean stories shall be subject to the same restrictions on use as are established in this paragraph for the first story.

(3)

Buildings which exceed thirty three (33) feet above grade, and which exceed thirty three (33) feet above the horizontal plane eighteen inches above the crown of the roadway at the highest point adjoining the property on which the building is located, but which are nevertheless allowed under subparagraph (1)(c) of this Section, and which do not include a non-habitable first floor with ample parking as required by Town ordinance or code, in accordance with the number and type of units in those buildings, must have dedicated off-street parking at a location on or adjacent to the property on which the buildings are situate. Parking for buildings in this category must be designed so as to enable the parked vehicles to egress the parking space without having to back out into traffic.

- (4) All existing buildings within the Town that were legally in compliance with existing height and use restrictions on March 20, 2006, or were grandfathered on that date, but that either exceed the maximum building height limit established in paragraph (1), above, of this section of the Charter, or that fail to comply, where applicable, with the restrictions on use established in paragraph (2), above, of this section of the Charter, (hereinafter referred to as "Non-conforming Buildings") shall be considered legal, but non-conforming.
- (5) Notwithstanding the maximum building height limit established in paragraph (1), above, of this section of the Charter, an existing non-conforming building may be replaced by a new nonconforming building when, and only when:
 - (a) The existing non-conforming building has:
 - (i) Been destroyed by fire, natural disaster, or other act of God; and
 - (ii) The property owner has submitted and received Town approval of a site plan depicting the replacement building; and
 - (iii) Construction of the replacement building is commenced within twelve (12) months of the date of destruction; or
 - (b) The existing non-conforming building is:
 - (i) Demolished as part of a Town approved redevelopment of the property; and
 - (ii) Prior to demolition, the property owner has submitted and received Town approval of a site plan depicting the replacement building; and
 - (iii) Construction of the replacement building is commenced within six (6) months of the date of site plan approval.
 - (c) The Town Commission may grant one (1) or more six (6) month extensions to the time periods for commencement of construction established in paragraphs (5)(a)(iii) and (5)(b)(iii), above, provided a written request for extension is filed with the Town Clerk prior to (in the case of a first request for extension) the expiration of the initial applicable time period for commencement of construction or prior to (in the case of a subsequent request for extension) the expiration of the most recent extension of the applicable time period for commencement of construction.
 - (d) All new non-conforming buildings constructed pursuant to the provisions of either paragraph (5)(a) or (5)(b), above, shall comply, where applicable, with the restrictions on use established in paragraph (2), above, and the provisions for parking availability established in paragraph (3), above, of this section of the Charter.

- (e) The maximum allowable height of any new non-conforming building constructed pursuant to the provisions of either paragraph (5)(a) or (5)(b), above, shall not exceed the original height of the non-conforming building which it replaces, plus any additional height which (because of the requirements of state or federal law, or because of the restrictions on use established in paragraph (2), above, of this section of the charter) may be necessary to obtain the same number of habitable stories as was contained in the original non-conforming building. Nothing in this section of the Charter shall be construed to prevent a new non-conforming building from being constructed to a lesser height or from containing fewer habitable stories than that of the original non-conforming building which it replaces. For the purposes of this provision of the Charter, the term "habitable story" means any story or part thereof that is used as a home or place of abode, either permanent or temporary, by one (1) or more persons.
- (f) The maximum allowable square footage of any new nonconforming building constructed pursuant to the provisions of either paragraph (5)(a) or (5)(b), above, shall not exceed the original square footage of the non-conforming building which it replaces, plus any additional square footage which (because of the requirements of state or federal law, or because of the restrictions on use established in paragraph (2), above, of this section of the Charter) may be necessary to obtain the same number of habitable square feet as was contained in the original non-conforming building. Nothing in this section of the Charter shall be construed to prevent a new nonconforming building from being constructed either with less total square footage or with less habitable square footage than that of the original non-conforming building which it replaces. For the purposes of this section of the Charter, the term "habitable square footage" means the square footage of that portion of a building that is used as a home or place of abode, either permanent or temporary, by one (1) or more persons.
- (6) The maximum building height limits, the restrictions on use and the maximum allowable square footage, and the provisions governing parking established in paragraphs (1), (2), (3) and (5), above, of this section of the Charter, shall be applicable to all real property located within the boundaries of the Town as the boundaries exist on March 20, 2006.
- (7) Every resident of the Town shall have the standing to enforce the maximum building height limits and the maximum allowable square footage established in paragraphs (1), (2) and (5), above, of this section of the Charter, by means of a suit in equity seeking either mandamus; prohibition; or any combination thereof, but nothing in this provision of the Charter shall be construed to either create a cause of action at law for money damages, or to authorize a court of equity to award money damages as an incident to equitable relief, or to authorize an award of attorney's fees to the prevailing party or to any other party.
- (8) The maximum building height limit established in paragraph (1), above, of this section of the Charter, supersedes any existing zoning ordinance or land development regulation to the extent that said zoning ordinance or land development regulation establishes anywhere within the Town a maximum building height limit greater than that established in paragraph (1), above, of this section of the Charter, but nothing in this section of the Charter shall be construed to supersede, modify or repeal any existing zoning ordinance or land development regulation that establishes anywhere within the Town a maximum building height limit lower than that established in paragraph (1), above, of this section of the Charter.

- (9) The Town Commission may not increase, by ordinance or by variance, the maximum building height limits established in paragraphs (1) and (5), above, of this section of the Charter, nor may the Town Commission modify, amend or repeal, by ordinance or by variance, the restrictions on use established in paragraph (2), above, or the provisions for parking availability established in paragraphs (2), (3) or (5), above, of this section of the Charter, nor may the Town Commission increase, by ordinance or by variance, the maximum allowable square footage established in paragraph (5), above, of this section of the Charter. The maximum height limits established for residential zoning districts including, but not limited to, R-5, RS-4, RS-5, RD-10, RM-15, RM-16, RM-25 and PUD in the Town's land development code as of March 20, 2006, may be increased, or such districts re-zoned for any other use whatsoever, only by a referendum vote of the registered voters of the Town in the manner established in Article IV, Section 4.7 [50] of this Charter for the repeal or amendment of initiated ordinances. The Town may not create new categories of zoning without approval of such categories by a similar referendum vote; and all provisions of such new categories of zoning must be submitted to the voters for approval.
- (10) The maximum building height limits established in paragraphs (1) and (5), above, of this section of the Charter, may be increased only by an amendment to or by repeal of this section of the Charter. The restrictions on use established in paragraph (2), above, and the provisions governing parking availability established in paragraphs (2), (3) and (5), above, of this section of the Charter, may be modified, amended or repealed only by an amendment to or by repeal of this section of the Charter. The maximum allowable square footage established in paragraph (5), above, of this provision of the Charter, may be increased only by an amendment to, or by repeal of this section of the Charter. Except as expressly provided below, this section of the Charter may be amended or repealed only by means of a majority vote of the registered voters of the Town at a referendum election held either on the same day as a regularly scheduled November general election or on the same day as a regularly scheduled municipal general election. The amendment or repeal of this section of the Charter at a special election held on a day other than a regularly scheduled November general election or on a day other than a regularly scheduled municipal general election is expressly prohibited, except that a special election or special election by mail may be held to correct, to the minimum practicable extent, a provision adjudged by a court of competent jurisdiction to violate the State or Federal Constitution or any valid state or federal law, but only after such adjudication is affirmed on appeal. Amendments approved at a special election may include no elements not directly related to such court adjudication.
- (11) These provisions of the Charter shall be effective immediately upon adoption by a majority of the registered voters of the Town voting in a referendum to amend the Charter so as to include these provisions. Upon adoption, the maximum building height limits, the restrictions on use, the maximum allowable square footage and the provisions governing parking availability established in paragraphs (1), (2), (3) and (5), above, of this section of the Charter, shall immediately apply to all real property located within the boundaries of the entire Town. Upon adoption of these provisions, and pending amendment of any portion or portions of the Town's Code of Ordinances inconsistent with this section of the Charter, the more stringent provisions of this section shall apply.

(a) *Use.* ^[11]

No building or premises shall be used and no building with the usual accessories shall be erected or altered other than a building or premises arranged, intended or designed for any one or more of the following uses:

(1) *Permitted uses south of Pine Avenue.*

- a. Apartment house; and
- b. Hotel.

(2) *Permitted uses north of Pine Avenue.* ^[12]

- a. Multiple-family dwelling.
- b. Hotel, motel or timeshare apartment.
- c. Townhouse.

(3) *Prohibited uses for properties adjacent to El Mar Drive.*

- a. Single-family residence.
- b. Duplex.
- c. Church or parish building.

(4) *Conditional uses south of Pine Avenue.* The following uses may be permitted, subject to the requirements for conditional use review as set forth in section 30-126 of this Code:

- a. Single-family residence;
- b. Duplex, subject to the notice requirement of subsection 30-221(f) (the reconstruction of a split lot duplex property is subject to section 30-137, nonconforming uses);
- c. Group or foster homes (as defined in the Town's land use plan as special residential facilities category 1 and 2);
- d. Church or parish building.

(5) *Conditional uses north of Pine Avenue.* The following uses may be permitted, subject to the requirements for conditional use review as set forth in section 30-126 of this Code:

- a. Adult day care.
- b. Nursing home.

(6) *Temporary uses.* A temporary real estate sales office may be permitted on a site under the following conditions:

- a. The parcel has an active Town Commission approved site plan or building permit;
- b. There are adequate parking spaces for the sales use based upon the office parking requirements established in section 30-318 of this Code;
- c. The office does not exceed 1,000 square feet;
- d. The office is approved by the Town Commission in conjunction with the Commission's approval of the site plan, or by other separate consideration;

- e. The office shall not be allowed to remain in use for more than six months from the effective date of the temporary office approval or, if applicable, the related temporary office building permit, whichever is later, unless time extensions are granted by the Town Commission.

(7) *Special accessory uses.*

- a. Hotels, motels and apartment hotels located south of Pine Avenue, with a minimum of 100 dwelling units or more may provide restaurants and gift shops when the uses are an ancillary use to the primary hotels or residential use, subject to the following:
 - 1. The maximum size of floor area of said uses, either individually or in total, shall not exceed 4,000 square feet or five percent of the total building floor area.
- b. Hotels and motels located north of Pine Avenue may have the following accessory uses:
 - 1. Hotels and motels having 50 or more units may have restaurants and gift shops. Such uses shall be located within the principal building(s) although outside seating may be provided in conjunction with a restaurant.
 - 2. Hotels, motels and community residential facilities having 100 or more units may provide retail stores, personal service shops and convention facilities for guests or residents. Such uses shall be located within the principal building(s) and shall only be accessed through the main lobby of the facility.
 - 3. The aggregate gross floor area of all permitted accessory uses shall not exceed 30 percent of the gross floor area of the principal building(s) on the lot.
- c. Parking shall be permitted as an accessory use.
- d. Bicycle parking when accessory to a hotel or apartment hotel use, shall be permitted in lieu of providing required off-street parking, as specified in section 30-318, minimum parking requirements, (i) hotels, motels, and apartment hotels.
- e. Vacation rental is a permitted accessory use if a vacation rental certificate is first obtained pursuant to section 30-327.

(b) *Site plans to be approved.*

- (1) Any development in the RM-25 district shall be permitted only upon review and approval of plans for such development by the procedures provided in article IV of this chapter.
- (2) In reviewing development plans, the Planning and Zoning Board and Town Commission shall consider the effect of the proposed development on existing and future buildings in the vicinity and may impose conditions and restrictions upon the construction, location and operation of any development, including but not limited to lighting, building, setbacks, off-street parking and loading, vehicular accessway and landscaping, as may be deemed necessary to promote the general objective of this subdivision and to minimize any injury to the value of the property in the neighborhood.
- (3) All buildings or structures shall be of C.B.S. or reinforced concrete construction and shall be designed with every practical consideration for appearance, safety, fire protection, health, light and air.

(c)

Height. No building shall be erected or altered exceeding three 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.

(d) Reserved.

(e) Reserved.

(f) *Size of buildings.* Minimum ground floor area, 1,200 square feet on inland lots, 1,300 square feet on waterfront lots.

(g) *Buildings facing two streets.* Any building extending from street to street shall have two building fronts, and observe applicable setbacks on both streets with the exception of Block 30 between Datura Avenue and Hibiscus Avenue where the setback on Bougainvilla Drive shall be a minimum of 20 feet.

(h) *Setbacks.*

(1) *Front setbacks south of Pine Avenue.*

- a. Except as provided in this subsection, no building shall be set closer than 25 feet to the street line upon which the front of said building shall face, provided that each building shall be considered as having one front, and provided that in no event shall the setback from the front line be greater than 35 feet.
- b. In the case of a building being erected on a lot where there is a building on each of the adjacent lots, the setback need not be greater than that of the building set farthest back from the street line.
- c. In the case of a building being erected on a lot where there is a building on only one adjacent lot, the setback need not be greater than ten feet more than the setback of the adjacent building.

(2) *Front setbacks north of Pine Avenue.*

- a. Every individual plot used for non-residential uses shall maintain a setback along any street side of at least 30 feet.
- b. Every individual plot used for multiple-family dwellings consisting of three or more dwelling units shall maintain a setback along all street sides of at least 25 feet.

(3) *Rear setbacks south of Pine Avenue.*

- a. *Structures east of El Mar Drive.* No part of any building or seawall on the east side of El Mar Drive shall extend eastward from El Mar Drive to a distance greater than the distance specifically shown for the respective lots in the tabulation set out in this subsection:

Block	Lot	Feet
1(A)	1	137
	2	137

	3	137
	4	137
	5	137
	6	137
	7	137
	8	138
	9	139
	10	140
	11	141
2	1	146
	2	146
	3	146
	4	146
	5	146
	6	146
	7	146
	8	146
	9	147
	10	148
	11	149

	12	150
3	1	152
	2	153
	3	154
	4	155
	5	158
	6	161
	7	164
	8	167
	9	170
	10	173
	11	177
	12	178
4	1	179
	2	184
	3	189
	4	194
	5	199
	6	200
	7	200

	8	200
	9	201
	10	201
	11	201
	12	201
5	7	201
6	7	201
7	1	210
	2	203
	3	196
	4	192
	5	188
	6	184
	7	179
	8	173
	9	167
	10	161
	11	155
	12	149
	13	143

8	1	138
	2	131
	3	125
	4	125
	5	125
	6	125
	7	121
	8	117
	9	113
	10	109
	11	105
	12	101
	13	106
	14	111
	15	117
	16	122
	17	127
9	1	136
	2	136
	3	136

	4	136
	5	136
	6	136
	7	136
	8	136
	9	136
	10	137
	11	138
	12	139
	13	140
	14	140
	15	142
	16	143
	17	144

b. *All other structures south of Pine Avenue.* No building or any part thereof shall be erected on any lot closer than ten feet from the rear lot line, provided that where the height of the building exceeds 22 feet, the ten-foot minimum setback shall be increased by one foot for each four feet by which the height of the building exceeds 22 feet.

(4) *Rear setbacks north of Pine Avenue.* No building or any part thereof shall be erected on any lot closer than five feet from the rear lot line.

(5) *Rear oceanfront setbacks.* Notwithstanding the setback requirements hereinbefore specified, all new buildings or additions to existing buildings shall be located a minimum of 50 feet landwards of the mean high waterline of the Atlantic Ocean, as required by the Florida Department of Environmental Protection.

(6) *Side setbacks south of Pine Avenue.*

- a. *Corner setback.* For a corner lot, the setback from the side street line shall be not less than ten feet, provided that if the height of the building exceeds 22 feet the setback shall be 15 feet.
- b. *Side setbacks.* Side setbacks shall not be less than ten feet, with the proviso that if the height of the building exceeds 22 feet, the ten-foot setback shall be increased by one foot for every two feet by which the height of the building exceeds 22 feet.
- c. *Waterfront setback.* No residence or accessory building thereof shall have a rear or side setback abutting the Intracoastal or an inland waterway, of less than 12 feet from the property line.

(7) *Side setbacks north of Pine Avenue.*

- a. *Corner setback.* For a corner lot, the setback from the side street shall be not less than 25 feet.
- b. *Side setbacks.* Side setbacks shall not be less than 20 feet.

(8) *Roof overhangs.*

- a. Front roof overhangs, cornices, eaves or balconies may encroach into the front yard setback no more than five feet.
- b. Side roof overhangs, cornices, eaves or balconies may not encroach closer than five feet to the side property line.
- c. Rear roof overhangs, cornices, eaves or balconies shall not extend closer than two feet to the rear property line.

(i) *View corridors.* Oceanfront development and redevelopment located east of El Mar Drive shall create and preserve view corridors to the ocean.

(1) *Location and size.*

- a. All side setbacks shall be designed as view corridors;
- b. A site shall provide view corridors that are no less than one foot in width for each ten feet of building length, provided that no view corridor shall be less than ten feet wide or if the property's side setback is less than ten feet, the width of the side setback;
- c. There shall be a view corridor provided on each side of each principal building on a multi-building site.

(2) *View requirements.* View corridors shall maintain a clear view from four feet to 12 feet above ground and shall be unencumbered with any structure, roadway, off-street parking area or landscaping that blocks the viewpoint of a pedestrian from the El Mar Drive right-of-way.

- a. The view corridor shall extend the full east to west length of the site.
- b. Bridges or corridors that are not fully enclosed and architectural features including roof overhangs that are 12 feet or more above ground shall be allowed within view corridors.
- c. There shall be no accessory structures, furniture, umbrellas, opaque fences, hedges or ground foliage, whether temporary or permanent in nature, in excess of four feet in any view corridor.
- d. All trees in the view corridor over four feet in height shall provide a clear trunk space of a minimum of 12 feet.

(j) *Length of building.*

- (1) No building shall be erected or altered to a length exceeding 200 lineal feet.
- (2) Bridges or corridors that are 12 feet or more above ground and are not fully enclosed shall not be counted towards the maximum building length if the buildings that they connect are at least ten feet apart.

(k) *Density and lot area.*

- (1) Required lot area shall be at least 1,742 feet per multiple-family kitchen dwelling unit and at least 871 square feet per hotel room (1,742 square feet for condominium).
- (2) Every individual lot north of Pine Avenue shall have at least one side which has a minimum dimension of 60 feet. The plot line which provides access to the plot must be a minimum of 19 feet.
- (3) The minimum lot size for all permitted non-residential uses north of Pine Avenue shall be one net acre, with a minimum street frontage of 150 feet.
- (4) Existing non-residential buildings on lots which are less than one net acre or do not meet the minimum street frontage may be expanded provided the expansion meets all requirements for setbacks, off-street parking, landscaping, and all other development standards in effect at the time of site plan submittal for the expansion.
- (5) Net density of development shall not exceed 25 kitchen dwelling units or 50 hotel rooms per acre of site (25 units per acre for condominiums and apartments).
- (6) In computing the permissible number of units for a given site, one-half or more of a unit shall be counted and permitted as a full unit in meeting density limits.
- (7) The square footage defined herein is intended to prohibit the flexibility of rental units constructed in RM-25 zoned areas contrary to the intent of the zoning code. Each unit or room with an attached bath and separate door leading to the outside or to a corridor, alley, or other outside exit shall be considered one rental accommodation unit.
- (8) Maximum density for category 3 community residential facilities shall be calculated as two bedrooms equals one dwelling unit.

(l) *Number of buildings.* Construction shall be limited to one building on lots of 80 feet or less in width.

(m) *Minimum building and dwelling unit sizes.*

- (1) *South of Pine Avenue.* 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.
- (2) *North of Pine Avenue.* The following minimum floor areas per dwelling unit shall be provided:
 - a. Multiple-family: 600 square feet.
Efficiency: 400 square feet.
 - b. Hotel room: 200 square feet.

(n)

Maximum lot coverage north of Pine Avenue. The combined area occupied by all buildings and roofed structures on lots located north of Pine Avenue shall not exceed 40 percent of the lot area.

(Ord. No. 316, § 1, 1-9-1990; Ord. No. 473, § 2, 5-22-2001; Ord. No. 03-507, § 2, 2-25-2003; Ord. No. 03-526, § 2, 10-28-2003; Ord. No. 2005-19, § 2, 12-13-2005; Ord. No. 2007-14, § 2(Exh. A), 9-25-2007; Ord. No. 2009-19, § 7, 5-26-2009; Ord. No. 2009-30, § 6, 12-1-2009; Ord. No. 2011-02, § 2, 3-22-2011; Ord. No. 2011-09, § 4, 5-24-2011; Ord. No. 2012-06, § 2, 3-27-2012; Ord. No. 2012-15, § 3, 10-9-2012; Ord. No. 2014-13, § 2, 10-28-2014; Ord. No. 2015-04, § 2, 3-24-2015; Ord. No. 2015-13, § 2, 10-13-2015; Ord. No. 2016-01, § 5, 2-9-2016; 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; Ord. No. 2018-27, § 2, 10-23-2018; Ord. No. 2021-09, § 2, 10-12-2021; Ord. No. 2022-03, § 2, 6-14-2022)

Footnotes:

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The term "villa" was deleted from this list of permitted and conditional uses. The term was not defined in either the original Broward County Code or the Town Code and is encompassed within the Town's definition of multi-family dwelling.

--- (12) ---

Several "uses" were removed from the regulatory listing for areas in this district north of Pine Avenue because they are already permitted in the district, but addressed elsewhere in the Town Code. The uses removed from this district specific list, and the location of the current Town Code regulatory section are: 1) accessory uses and structures (Town Code chapter 30, section 30-313); 2) home office (Town Code chapter 12, section 12-24); 3) yard sales (Town Code chapter 14.5, article I); 4) outdoor event (Town Code chapter 17, article VIII); 5) wireless communication facilities (Town Code chapter 30, section 30-325); and 6) essential services.

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

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

- (c) *Charter, sightseeing or fishing boats*: One parking space for each two seats or fraction thereof; required spaces shall be adjacent to the docks regularly used by the boat or within 400 feet thereof.
- (d) *Churches*: One parking space for each three fixed seats, plus one parking space for each 200 square feet of floor area in assembly rooms with movable seats. In churches in which occupants utilize benches, pews or other similar seating facilities, each 20 lineal inches of such seating facilities shall be counted as one seat for the purpose of computing off-street parking requirements.
- (e) *Convenience stores, grocery stores*: One parking space for each 125 square feet of floor area.
- (f) *Funeral homes*: One parking space for each four seats in public rooms.
- (g) *Furniture stores*: One parking space for each 500 square feet of floor area.
- (h) *Hospitals, sanitariums, asylums, orphanages, convalescent homes, homes for aged and infirm*: One parking space for each bed for patients plus one parking space for each two employees, including nurses, on the maximum shift.
- (i) *Hotels, motels and apartment hotels*:
- (1) *One parking space for each rentable tourist unit*. A rentable tourist unit is defined as a unit with an outside entry door and bathroom which can be rented individually. The unit may or may not have a kitchen. For example, a two-bedroom unit that can be converted to two separate units, each with outside door and bathroom, is counted as two rentable tourist units. A two-bedroom, one-bath unit with only one outside door is counted as one rentable tourist unit. If, in addition to rentable tourist units

there are other uses operated in conjunction with and/or as part of the hotel/motel, additional off-street parking spaces shall be provided for such other uses as would be required by this section if such uses were separate from the hotel/motel.

(2) *Exemption for bicycle and neighborhood/low speed vehicle parking.* A hotel or motel use located in the RM-25 zoning district may receive exemptions not to exceed a total of 50 spaces, for bicycle and/or neighborhood/low speed vehicle parking, subject to the following:

a. *Bicycle*

- i. Exemptions are limited to 15 percent of the total amount of required parking of the maximum number of exemptions;
- ii. A minimum of four bicycle parking spaces shall be provided on the same site as the hotel or motel for each exempted vehicular parking space;
- iii. Each bicycle parking space shall provide for a minimum area of 18 inches by six feet. A reduced minimum area per bicycle may be approved by the Town Manager for bicycle racks that are designed as public art.
- iv. A hotel or motel that utilizes this exemption shall provide bicycles for use by hotel/motel guests at least equal to 50 percent of the total number of bicycles spaces provided.

b. *Neighborhood/Low Speed Vehicles*

1. Exemptions are limited to ten percent of the total amount of required parking not to exceed the maximum number of exemptions;
2. A minimum of one neighborhood/low speed vehicle space shall be provided on the same site as the hotel or motel for each exempted vehicular parking space.
3. A hotel or motel that utilizes this exemption shall provide neighborhood/low speed vehicles for use by hotel/motel guests at least equal to 50 percent of the total number of spaces provided. In no event shall less than one neighborhood/low speed vehicle be provided.

(j) *Leased and rental vehicles:* One space for each leased car maintained on premises plus one space for each employee.

(k) *Marinas and yacht basins:* One parking space for each boat slip and one parking space for each employee. Charter boats are regulated under (c) above.

(l) *Medical, dental lab, chiropractic, health studio, etc., clinics:* One parking space for each 200 square feet of floor area.

(m) *Multiple-family dwellings:* One and one-half parking spaces for each unit with less than three bedrooms, and two parking spaces for each unit with three or more bedrooms, plus one guest space for every five units. If, in addition to dwelling units, there are other uses operated in conjunction with and/or as a part of the multiple dwelling, additional off-street parking spaces shall be provided for such other uses as would be required by this section, if such uses were separate from the multiple dwelling.

(n) *Outside seating for restaurants located on private property.* Outside seating areas located on private property shall provide parking spaces as follows:

- (1) Dining that is located under the structural roof of a building shall provide seating required for restaurants (s) below.
 - (2) The first 1,000 square feet of outdoor seating area that is open to the elements and not located under a structural roof of the building or permanent structure shall be exempt from parking requirements. Parking shall be provided for all square footage over the first 1,000 square feet at the rate of one space for each 100 square feet of customer service area shall be provided.
- (o) *Personal service shops*: One parking space for each 200 square feet of service floor area including barber shops and beauty shops.
- (p) *Pier*: Zero parking spaces for the pier deck area not associated with another use.
- (q) *Places of public assembly, including assembly halls, private clubs, exhibition halls, convention halls, dance halls, skating rinks, sports areas, community centers, libraries and museums*: One parking space for each three fixed seats, plus one parking space for each 200 square feet of floor area in assembly rooms with movable seats or one parking space for each 200 square feet of net floor area utilized for customer service. In places of assembly in which occupants utilize benches, pews or other similar seating facilities, each 20 lineal inches of such seating facilities shall be counted as one seat for the purpose of computing off-street parking requirements.
- (r) *Restaurants, including sandwich shops, coffee shops, and any establishment or portion of an establishment dedicated to preparing and serving food to the public*: One parking space for each 50 square feet of gross floor area excluding food preparation areas, drink preparation areas, bathrooms, storage areas, and other areas not directly utilized by the public in patronizing such establishments, except that from March 8, 2011, until March 7, 2015, and as further limited below, no parking spaces shall be required for new restaurants or the expansion area of existing restaurants. This suspension of the parking requirement shall be known as the "Parking Exemption Program."
- (1) *Application required*. To qualify for the parking exemption program, a parking exemption application must be submitted, in a form to be approved by the Town, with all supporting documentation. The parking spaces shall be allocated on a first come, first serve basis, as measured by the Town's receipt of a complete application package.
 - (2) *Eligibility for program*. The application, and all supporting documents, including any applicable building permit or development approval applications, for the construction of a new restaurant or for a restaurant expansion, shall have been submitted and deemed to be complete by the Town prior to the program deadlines, and all required permits received and the restaurant subsequently built within the time periods specified in the Town's Code.
 - (3) *Program guidelines*.
 - a. *Districts*. There are hereby created two separate and distinct Parking Exemption Districts as follows:
 1. *Oceanfront Center*. The Oceanfront Center shall include all B-1 and B-1-A zoned land adjacent to State Road A1A or Commercial Boulevard, east of Seagrape and, for the purposes of determining underutilized spaces, shall include the El Prado and A1A parking lots.
 - 2.

Commercial Business District. The Commercial Business District shall include all B-1 and B-1-A zoned land adjacent to Commercial Boulevard, west of Seagrape.

b. *Exemption maximum.*

1. *District maximums.* The maximum number of spaces available for exemption in each parking district shall be established by resolution of the Town Commission.
2. *Oceanfront Center.* There shall be a maximum exemption of 30 parking spaces per eligible restaurant.
3. *Commercial Business District.* There shall be a maximum exemption of 50 parking spaces per eligible restaurant.

c. *Eligible restaurant.* An eligible restaurant shall be a commercial establishment where food and beverages are ordered and consumed on premises and serviced by its own kitchen. No restaurant kitchen may provide eligibility for parking exemption for more than one restaurant.

d. *Program duration.* The parking exemption program shall last in each district for a period of four years, from March 8, 2011, to March 7, 2015, or until the maximum number of parking exemptions is allocated, whichever is earlier. However, during the four-year period, but after the initial allocation of the maximum number of parking exemptions in a district, the parking exemption program may be reactivated in that district if additional parking spaces are added to the total number of spaces available within the district, either by action of the Town Commission or expiration or loss of parking exemptions. Notwithstanding the foregoing, the Town Commission, may, for any reason and in its sole discretion, discontinue this parking exemption program at any point during the four years.

e. *Effect on 1995 exemption of pre-existing buildings, structures and uses from the parking requirement.* The parking exemption program provided herein is supplemental to, and in no way changes the parking exemption established in 1995 in section 30-314(b). Any parking space exemptions provided under the parking exemption program are in addition to any parking credits that may exist under the 1995 program.

(4) *Status following end of program.*

a. *Nonconforming.* At the end of the parking exemption program, all restaurants built under the parking exemption program will become nonconforming uses, and shall be subject to the requirements of the nonconforming use provisions of the Town's Code of Ordinances. Notwithstanding the foregoing, restaurants or expansions of restaurants built under the parking exemption program may be completely remodeled or rebuilt without providing additional parking, as originally permitted through the parking exemption program, as long as the square footage of customer service area is not increased.

b. *Availability of exemptions to successor businesses.* If an eligible restaurant has opened and is operating with any exemptions obtained pursuant to the parking exemption program those exemptions will remain with the property for the benefit of future uses, even after the restaurant receiving the exemption is gone.

c.

Changes in square footage or use. The parking space exemptions obtained pursuant to the parking exemption program shall remain with the property. The use of the property may change and the square footage may increase or decrease without losing the parking exemption spaces. If a change of use or expansion creates the need for additional parking spaces under the Code standards in effect at the time of building permit, those additional spaces must be provided.

(5) *Reports.*

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

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

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

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

Shopping Center Size in GLA	Base Rate (1 Space for Each) (square feet)	Special Uses Requiring Additional Spaces Above Base Rate
Less than 50,000	225	10 spaces for each 1,000 s.f. of food service
		3 spaces for each 100 cinema seats
		1 space for each 700 s.f. of office use > 10% of GLA
50,000—100,000	250	10 spaces for each 1,000 s.f. of food service
		3 spaces for each 100 cinema seats
		1 space for each 700 s.f. of office use > 10% of GLA
100,000—200,000	250	6 spaces for each 1,000 s.f. of food service

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

(u) *Single-family and duplex dwellings:* Two parking spaces for each dwelling.

(v) *Theaters, movies or otherwise:* One space for every three fixed seats, plus one parking space for each 200 square feet of floor area in assembly rooms with movable seats.

(w) *Uses not specifically mentioned:* The requirements of off-street parking for any uses not specifically mentioned in this section shall be one space for every 200 square feet of floor area.

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

Development depicted in a site plan shall meet the following requirements:

(a) *Site plan design.*

(1) Off-street parking facilities.

- a. *General design requirements.* Internal site circulation shall follow a functional classification and hierarchical design criteria to assure that the movements between the public right-of-way and the parking stall are conducted in an efficient and orderly manner. All streams of departing traffic from the parking stalls in a parking lot shall be assembled and delivered to an internal collector facility that combines them into a few concentrated streams which will then be connected to the public right-of-way at a properly spaced access location(s).
- b. *Functional elements of on-site circulation system.* Car parking stalls, parking aisles, driveways, reservoir areas and entrances are the basic functional elements of the on-site circulation system. Additional elements, including but not being limited to perimeter roads, rear collector roads, service roads within the proposed development, left-turning lanes, right-turning lanes, traffic lights, frontage roads in the public right-of-way immediately adjacent to the proposed development may also be required, pursuant to this article.

1. *Parking stalls and aisles.*

- i. The minimum size (in feet) of a vehicular parking stall space shall be as follows:

9' × 18'—Standard space.

8.5' × 20'—Parallel space.

10' × 25'—Loading space.

12' × 18'—Handicap space.

8' × 15'—Compact space.

8' × 11'—Neighborhood/low speed vehicle space.

8.5' × 18' for each vehicle with a maximum stacking of two vehicles (36 feet)—Tandem employee/valet space.

- ii. All required parking stalls shall have direct and unobstructed access from a parking aisle unless waived by the DSD and appropriate board or commission.
- iii. No parking stall shall directly abut a driveway unless waived by the DSD and appropriate board or commission.
- iv. Access for emergency vehicles shall be in accordance with NFPA1 Florida Fire Prevention Code.

v.

All off-street parking areas shall be so arranged and marked as to provide for orderly safe loading, unloading, parking and storage of vehicles with individual parking stalls clearly defined, with directional arrows and traffic signs provided as necessary for traffic control.

- vi. Acceptable plans must illustrate that proper consideration has been given to the surrounding street plan, traffic volumes, proposed street improvements, vehicular street capacities, pedestrian movements and safety.
- vii. All parking areas shall be so arranged that if there are ten or more contiguous parking stalls along the same parking aisle, the eleventh space shall be a landscaped peninsula a minimum of five feet in width. Other suitable solutions or innovative designs may be substituted when approved by the DSD and appropriate board or commission.
- viii. Acceptable plans for off-street parking shall designate not more than 25 percent of the total parking spaces as compact parking spaces.
- ix. Handicapped parking spaces and passenger loading zones shall be comply with F.S. §§ 316.1955, 316.1956 and 553.48 and the "Florida Accessibility Code for Building Construction." All required signs identifying disabled/handicapped parking spaces shall indicate the amount of fine assessed for illegal parking in the disabled/handicapped space. Disabled/handicapped parking spaces shall be counted as spaces which satisfy required parking.

2. *Driveways.*

- i. All parking aisles shall connect to a driveway.
- ii. A parking lot which exceeds 60 parking stalls shall be designed with at least one two-way directional driveway loop system connecting the entrance to the parking stalls and the principal building. Other innovative designs may be substituted when approved by the DSD and appropriate board or commission.
- iii. The minimum separation distance between a driveway, service drive, parking stall, or parking aisle, and a structure or property line shall be five feet, except at a drive-in teller or pick-up window. The minimum separation distance between a driveway, service drive, or parking aisles and a right-of-way shall be ten feet where there is no connection between the driveway and the street.
- iv. Two-way on-site access driveways that do not directly abut parking spaces shall be a minimum of 20 feet wide. Otherwise, driveways shall be a minimum of 24 feet wide. Required widths shall be increased according to vehicle type or if the number of parking stalls connected or the number of trips generated justifies such increase.
- v. One-way on-site access driveways that do not directly abut parking spaces shall be a minimum of 12 feet wide. Otherwise, driveways shall be a minimum of 14 feet wide. Required widths shall be increased according to vehicle type or if the number of parking stalls connected or the number of trips generated justifies such an increase in width.

vi.

Any off-street parking facility shall have either driveway approaches of sufficient width to allow for two-way traffic, or one-way driveways connected to aisles, parking areas or maneuvering areas in such a manner as to permit traffic to both enter and leave the property, facing forward, at the same time. A driveway which is only wide enough for one-way traffic shall not be used for two-way access.

vii. Driving aisles: Two-way driving aisles shall be a minimum of 24 feet wide: one-way driving aisles shall be a minimum of 12 feet wide, clearly marked for one-way traffic.

viii. Drive-through lane requirements: Businesses that provide a drive-through service are required to provide drive-through service lane or lanes, that comply with the following requirements:

aa. Drive-through service lane(s), whether for stacking or queuing, must be separate and distinct lanes from the circulation lanes necessary for entering or exiting the property.

bb. Each drive-through lane shall be separated from other on-site lanes. Each such drive-through lane shall be curbed, striped, marked or otherwise distinctly delineated.

cc. Drive-through lanes shall not conflict, or otherwise hamper access, to or from any parking space.

dd. Pedestrian walkways shall be clearly separated from drive-through lanes.

ee. No drive-through speaker box shall be directed to face a residential zoning district.

ff. Stacking spaces necessary for the provisions of drive-through lanes shall be determined using the following table:

Type of Facility	Inbound Vehicles	Outbound Vehicles
Drive-thru bank tellers	6 spaces per service position	1 space per service position
Drive-thru bank, automatic tellers	3 spaces per service position	1 space per service position
Drive-thru restaurant (measured from pick-up window)	6 spaces per service position	1 space per service position
Drive-thru coffee/espresso restaurant or café	3 spaces per service position	1 space per service position
Laundry	3 spaces per service position	1 space per service position

- gg. A stacking space is hereby defined as a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A stacking space shall be 20 feet long by ten feet wide. A stacking space shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - hh. Inbound stacking requirements shall be counted from the first stopping point. Outbound stacking requirements shall be counted from the last stopping point.
 - ii. Each stacking space shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using, or leaving the site. The design configuration shall ensure that backing into the public street is prevented.
 - jj. Each proposed drive-through business shall be analyzed for consideration of vehicular circulation for other cars, pedestrian circulation, and ADA accessibility.
 - kk. Any business not listed shall have the same requirements as the most similar use described above, as determined by the DSD.
- 3. Circulation design. A parking lot abutting a trafficway shall be designed for full on-site circulation. A parking lot abutting a street other than a trafficway may be designed for partial on-site circulation.
 - 4. Hotels and motels located on residentially zoned property shall be permitted to have back out parking into any public right-of-way except A1A if no traffic hazard is created.
 - 5. Parking and loading areas to be curbed. Except for one-family and two-family dwellings, all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks located a minimum distance of seven feet behind the street right-of-way line and other property lines along sidewalks, safety islands, driveways, sight distance triangles, and other places as needed unless determined to be unnecessary by a finding of the Town that given the particular circumstances of the site such curb can be eliminated in certain areas without creating safety hazards. The raised curb shall be constructed in such a manner as to prevent vehicles from crossing sidewalks or other pedestrian walkways, other than by means of an approved driveway approach.

(2) *Loading facilities.*

- a. Off-street truck loading and unloading areas may be required for all buildings and establishments which receive and/or ship materials or merchandise by truck. The number of loading spaces, design of spaces and any exceptions to the requirement will be determined by the DSD and approving body. The determination will be based on a review of the site and surrounding properties, the current building configuration (if a renovation or site plan amendment) and the ability to provide required loading and unloading areas without reducing required parking spaces.

- b. Off-street truck loading shall be required except as provided in subsection c. below. If the off-street loading facilities are required, they shall be designed to accommodate both the parking and maneuvering of the design vehicle exclusive of those areas designated for aisles, driveways or parking stalls.
 - c. If off-street loading facilities are not required, then on-street loading vehicles shall be situated in such a way that the sidewalk and the street remains unobstructed and pedestrians and vehicles, respectively may pass.
- (3) *Vehicular reservoir areas.* Adequate reservoir capacity shall be required for both inbound and outbound vehicles to facilitate the safe and efficient movement between the public right-of-way and the development. An inbound reservoir shall be of sufficient size to ensure that vehicles will not obstruct the adjacent roadway, the sidewalk and the circulation within the facility. An outbound reservoir shall be required to eliminate backup and delay of vehicles within the development.
- a. *Design.* A reservoir area shall be designed to include a space of 12 feet wide by 20 feet long for each vehicle to be accommodated within the reservoir area and so that vehicles within the reservoir area do not block parking stalls, parking aisles or driveways of off-street parking facilities.
 - b. *Adjacent to trafficway.* The number of vehicles required to be accommodated within a reservoir area adjacent to a trafficway shall be established by the Town Engineer dependent on the proposed development and accepted industry standards.
 - c. *Adjacent to nontrafficway street.* All off-street parking facilities shall provide a reservoir area at the point(s) of connection of a driveway with a public right-of-way. The reservoir area for any residential use other than single-family detached or commercial use shall accommodate at least one percent of the number of parking stalls served by the driveway. For parking lots with fewer than 100 cars, the reservoir area shall be able to accommodate at least one car.
 - d. For a development adjacent to a nontrafficway street that generates less than 500 trips per day, a lesser number of stacking spaces may be authorized based on a traffic impact statement that indicates the characteristics of the proposed use or abutting right-of-way support a determination that the need for stacking spaces is less than required and the number of stacking spaces provided shall be sufficient to protect the safety of those traveling on and off site.
- (4) *Access for vehicles other than automobiles.*
- a. Structures intended for principal uses shall be made accessible to the following type of vehicles:
 - 1. Residential uses, other than single-family or duplex: Single unit truck (SU).
 - 2. Commercial uses: Single unit truck and semi-trailer (WB-40) combination intermediate.
 - 3. Definitions of, as well as required specifications for, the above vehicle types shall be those found in the American Association of State Highway and Transportation Officials (AASHTO) Geometric Highway Design.

All buildings other than single-family or duplex residences shall be accessible to fire apparatus from two sides. Fire engines shall be considered as a WB-40 as defined by the AASHTO Geometric Highway Design. The area required to meet the AASHTO design standards shall be paved or treated to ensure support to a 16-ton weight vehicle. This area shall be maintained free of trees and bushes and shall be clearly designated for this purpose.

- c. Fire lanes shall be provided for all buildings or any part thereof which are set back more than 150 feet from the ultimate right-of-way line of a public road, or which exceed 30 feet in height and are set back more than 50 feet from the ultimate right-of-way line of a public road. Fire lanes shall be at least 20 feet in width with a minimum of ten feet provided between the fire lane and any adjacent building. Any dead-end road more than 300 feet long shall be provided with a turnaround area at the closed end. The turn-around area shall be a minimum of 90 feet in diameter.
- d. Required parking spaces, parking aisles and driveways shall not be used as loading or parking areas for any type of vehicle, including emergency vehicles, other than automobiles.

(5) *Driveway entrance from public right-of-way, excluding single-family, two-family and townhome dwellings.* If a driveway connects development to a trafficway, or a street within a trafficway corridor, the provisions of subsection 30-122(b) shall apply. The following requirements apply to driveways connecting development to a nontrafficway corridor street. Single-family, two-family and townhome dwelling driveways are regulated in section 30-313 of the Town Code.

a. *Design requirements.*

- 1. The area within the development to which the driveway provides access shall be of sufficient size to allow all necessary functions for loading, unloading, and parking maneuvers to be carried out on private property and completely off the street right-of-way unless waived by the DSD.
- 2. The minimum distance from the ultimate right-of-way line at any ingress or egress driveway to any interior service drive or parking stall with direct access to such driveway shall be as noted in subsection (a)(9) of this section.

b. *Number and location of driveway entrances.* In order to provide the maximum safety with the least interference to the traffic flow on public streets, and to provide ease and convenience in ingress and egress to private property, the number and location of driveways shall be regulated relative to the intensity or size of the property served and the amount of frontage which that property has on a given street as follows:

- 1. One driveway shall be permitted for ingress and egress purposes to a single property or development.
- 2. Two driveways entering on a particular street from a single property or development may be permitted if all other requirements of this section are met and if the minimum driveway spacing between the two driveways equals or exceeds 50 feet.
- 3.

Three driveways entering on a particular street from a single property or development may be permitted if all other requirements of this section are met and if the minimum driveway spacing between adjacent driveways equals or exceeds 100 feet.

4. In general, not more than three driveways will be permitted from a single property or development. However, in the case of extensive property development (property exceeding ten acres in total land area and/or containing more than 1,000 parking stalls), additional driveways may be permitted provided all other requirements of this section are met and the minimum driveway spacing between adjacent driveways equals or exceeds 300 feet.
5. The minimum driveway spacing between driveways on adjacent properties shall be 50 feet. This driveway spacing may be modified by the DSD and appropriate board or commission if a traffic engineering study acceptable to the Town demonstrates that public safety will not be adversely affected by such modification.

c. *Driveway entrance width according to type.*

1. Ramp-type or swale-type driveway entrance. Except as provided in subsection 2., below, all driveways shall be constructed with the standard ramp-type or swale-type driveway entrance and shall conform to the width requirements in the Town's design standards.
2. Street-type driveway entrance. Construction of a street-type driveway shall be required for entrances of any development which includes a parking area for 300 or more vehicles or where the development anticipates substantial loading or trucking operations. Such driveway shall be a minimum width of 30 feet and a maximum width of 60 feet.

d. *Limitations on driveway entrance improvements.*

1. There shall be a minimum of 15 feet of straight tangent length between a driveway and the radius return or chord of the ultimate right-of-way line of an intersection of local streets. At all other intersections the minimum straight tangent length shall be 50 feet.
2. There shall be a minimum of 45 feet between the closest radius return of a driveway and the intersection of local street ultimate right-of-way lines. At all other intersections the distance shall be 80 feet.
3. No driveway entrance shall include any public facility such as traffic signal poles, crosswalks, loading zones, utility facilities, fire alarm supports, meter boxes, sewer clean outs, or other similar type structures.
4. Within the ultimate right-of-way limits, the maximum recommended driveway grade is approximately three percent. The maximum allowable grade is 4.2 percent or one-half inch per foot. The maximum slope immediately beyond the ultimate right-of-way line shall not change in excess of five percent for either angle of approach or break over angle. Variations from these standards shall be permitted if adherence to these standards would cause incompatibility with existing swales.

5.

Existing driveway approaches shall not be relocated, altered, or reconstructed without approval for relocation, alteration, or reconstruction of such driveway approaches. When the use of any driveway approach is changed, making any portion or all of the driveway approach unnecessary, the developer of the abutting property shall obtain a permit to abandon the driveway approach and shall, at the developer's expense, replace all necessary curbs, gutters, swale areas and sidewalks.

6. If the closest intersection involves two streets classified as arterial or collector, then traffic movements to and from any driveway within 125 feet of an intersection with a collector and 250 feet of an intersection with an arterial shall be limited to right turns only unless waived by the DSD and appropriate board or commission.
 7. No driveway shall be constructed prior to issuance of a permit for work in the right-of-way by the appropriate governmental agency.
- (6) *Limitations on improvements in the ultimate right-of-way.* No obstructions of any type which are deemed unsafe by FDOT or the Town shall be left in the ultimate right-of-way as a result of any improvements in the ultimate right-of-way.
- (7) *Sight distance.*
- a. *Cross-visibility requirements at the intersection of driveways and public rights-of-way.* If a driveway intersects a public right-of-way, there shall be no sight obstruction within a triangular area of property on both sides of a driveway formed by the intersection of each side of the driveway and the ultimate right-of-way line with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides.
 - b. *Cross-visibility requirements at pedestrian crosswalks and other areas of pedestrian concentration.* If a crosswalk intersects a vehicular access aisle, driveway or an ultimate right-of-way, there shall be no sight obstruction within a triangular area of property on both sides of a crosswalk or walkway formed by the intersection of each side of the walkway and the ultimate right-of-way line or aisle with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two sides.
 - c. *Sight triangles.*
 1. Within the triangular areas described above, it shall not be permissible to install, set out or maintain, or to allow the installation, setting out or maintenance of, either temporarily or permanently, any vehicular parking space, sign, wall, hedge, shrubbery, tree, earth mound, natural growth or other obstruction of any kind which obstructs cross-visibility at a level between 30 inches and eight feet above the level of the center of the adjacent intersection. Any wall or fence within the sight triangle must be constructed in such a manner as to provide adequate cross-visibility over or through the structure between 30 inches and eight feet in height above the driving surface.
 2. The following will be permitted within the triangular area described above:
 - i.

Trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the area between 30 inches and eight feet above the level of the center of the adjacent intersection. Trees must be so located so as not to create a traffic hazard. Landscaping except required grass or ground cover shall not be located closer than five feet from the edge of any roadway pavement, and three feet from the edge of any alley or driveway pavement.

ii. Fire hydrants, public utility poles, street markers and traffic control devices.

- (8) *Design of trafficway corridors.* A site connected to a street at any point within a trafficway corridor shall meet the design criteria, requirements and standards of the Broward County Land Development Code.
- (9) *Design of nontrafficway corridors.* A site connected to a street which is not within a trafficway corridor shall meet the design criteria, requirements and standards of subsection 30-122(b).
- (10) *Required pervious area and green space.*
- a. Commercial and mixed use developments in the B-1 or B-1-A zoning district which front Commercial Boulevard: 0 percent.
 - b. All other commercial and mixed use developments in the B-1 or B-1-A zoning district: 15 percent.
 - c. Residential uses: 25 percent.
 - d. For the purposes of this requirement all other use, such as, but not limited to, utilities, transportation and office park, shall be included in the commercial category. In mixed use developments, the most restrictive of the applicable impervious area limitations shall be utilized.
 - e. If a property fronts the beach and the property owner has riparian rights on the beach, the portion of the property that has beach area cannot be counted towards the required landscaped pervious area.
 - f. The requirements of this subsection do not exempt any property from compliance with article VII, Landscape Code Requirements.
 - g. Pervious areas may be used to satisfy requirements for landscaping and setbacks, buffer strips, drain fields, passive recreation areas, or any other purpose that does not require covering with a material that prevents infiltration of water into the ground.
 - h. In the case of the use of an impervious material which does not cover all the surface to which it is applied, credit towards the computation of the pervious area shall be given according to the percentage of pervious area that is retained. However, pervious brick material may not be counted towards the required landscaped pervious area.
 - i. In cases where the ULDR allows some required parking stalls to be grassed, no credit towards the computation of pervious area shall be granted for such areas.
 - j. Each proposed development shall include provisions for the application of best management practices to enhance retention areas such as grass ponds, grass swales, French drains, or combinations thereof, and shall meet all requirements of the applicable 208 Areawide Wastewater Treatment Management Plan.

Natural Resource Areas. If a proposed development includes all or any part of any lands identified as a Natural Resource Area by Broward County, or any lands for which a notice of public hearing for designation as a Natural Resource Area has been given, the proposed development shall incorporate the Natural Resource Area in such a fashion as to significantly conserve the integrity of the area as appropriate to the affected resource. The proposed development shall be subject to the following requirements:

- a. A generalized resource survey (GRS) shall accompany a development application. Said GRS shall be conducted by a professional with appropriate expertise for the resource involved. The survey may be in the form of an aerial or field survey showing the approximate location and extent of the resource on the site, and shall be accompanied by photographs illustrating significant areas. The GRS shall be prepared at the same scale as the proposed site plan. Said survey shall contain a brief written assessment of the resources which have been identified.
 - b. Resource area modification. Negative development impacts upon natural resource areas are to be discouraged. However, upon demonstration by the applicant that one or more of the following conditions exist, a modification to the natural resource area may be proposed:
 1. *Street opening.* The location of the natural resource area on the property prevents the opening of reasonable and necessary travel lanes in a public ROW;
 2. *Utilities and drainage.* The location of the natural resource area on the property prevents the construction of utility lines or drainage facilities which cannot feasibly be rerouted;
 3. *Property access.* The location of the natural resource area on the property prevents all reasonable access to the property; or
 4. *Property use.* The location of the natural resource area on the property precludes all reasonable use of the property.
 - c. Resource management plan. Any proposed development activity which would negatively impact the natural resource area must be mitigated through a long term resource management plan, approvable by the Broward County Planning and Development Management Division, which significantly improves the viability of the remainder of the resource. Said resource management plan must be based upon the generalized resource survey and provide for the enhancement and/or the restoration of the ecological value of the remainder of the natural resource area through the proposed mitigation.
 - d. No development order shall be issued until an agreement providing for implementation of the resource management plan has been executed and recorded, and any covenants, easements or physical improvements required by the plan are in place; or
 - e. No certificate of occupancy shall be issued for developments that include natural resource areas unless it is determined that the applicable provisions of the resource management plan and agreement specified in subsection d., above, have been met.
- (12) *Sidewalks.* Except as required in articles X and XI, all sidewalks shall be provided as follows:
- a.

Location. Sidewalks shall be constructed adjacent to all trafficways delineated on the Broward County Trafficways Plan, as amended, all functionally classified County collector roads and local streets. Sidewalks shall be provided on both sides of the local street except when the DSD approves an alternate pedestrian circulation plan submitted by the applicant, or the Town Commission waives the sidewalk requirements on one or both sides of the local street.

- b. *Dimensions and construction standards.* Sidewalks shall be at least five feet wide and shall be constructed in accordance with the Minimum Construction Standards Applicable to Public Rights-of-Way along roadways under Broward County jurisdiction and all applicable the Town Code and design standards along local streets. The sidewalk shall be separated from the trafficway or street by a curb or swale.
 - c. *Pedestrian barriers.* The DSD and appropriate board or commission may require that a site plan indicate fences, hedges, berms, other landscaping, or other barriers on site plans in order to discourage pedestrians from crossing hazardous streets at unsafe points or at numerous points. When possible, sites shall be designed so as to promote pedestrian street crossings only at traffic control signals, crosswalks, or intersections.
 - d. *Accessibility to disabled.* Sidewalks shall be constructed to provide accessibility to disabled persons at intersections, midblock crossings, bus stops, bus bays, bus shelters and sidewalk connections to the road surface or drop curb ramps. Sidewalks shall not be constructed within utility easements where existing or future utility poles, service boxes, or other obstructions will reduce the width of the sidewalk below five feet, or as mandated for accessibility by the Americans with Disabilities Act, as same may be amended from time to time.
- (13) *Water, wastewater and stormwater easements.* If a water, wastewater or stormwater line to be maintained by the Town, City of Fort Lauderdale or Pompano Beach is to be installed, it shall be installed within a dedicated easement, or a dedicated right-of-way if approved by the relevant maintaining authority, which meets the following standards:
- a. An easement adjacent to a dedicated road right-of-way shall be a minimum of 12 feet in width, shall run parallel to the dedicated road right-of-way and shall not be included as part of the road dedication.
 - b. A lot line easement shall be a minimum of 15 feet in total width. Such easement may be mutually shared by adjoining lots or parcels.
 - c. A maintenance easement in which both water and wastewater lines are to be installed shall be a minimum of 20 feet in total width. Such easement may be mutually shared by adjoining lots or parcels.
 - d. The width of an easement immediately adjacent to a building or structure shall be determined by the following factors: Type of pipeline (water, wastewater, stormwater or force main), size and elevation of line, damage to buildings or structures in the case of failure, and accessibility to utility maintenance equipment.

Architectural review criteria. The Planning and Zoning Board and/or the Town Commission, as applicable, shall evaluate the building elevations, floor plans, building materials and building colors submitted by the applicant in terms of the following criteria:

- a. Consistency and harmony with the design of the existing and approved development within the surrounding area.
- b. The extent to which the project design contributes to and enhances the quality of development within the Town and is consistent with the intent of this article.
- c. The extent to which the design of the project is consistent with sound and accepted architectural, planning and engineering principles.
- d. Compliance with article II, Development Review Requirements, division 1, Architectural Review Requirements, of this chapter.

(15) *Review of potential impacts on adjacent development.* The proposed development shall include a review of potential impacts on adjacent development, to ensure development is compatible and harmonious with adjacent land uses and does not adversely impact land use activities and residential areas in the immediate vicinity. Such review shall include, but is not limited to, the following site plan development characteristics:

- a. Location of building(s), dimensions, height, and floor area ratio.
- b. Location and extent of parking, access drives and service areas.
- c. Traffic generation and traffic circulation.
- d. Hours of operation.
- e. Trash management plan.
- f. Alteration of light, air, odors, shadows, and noise levels.
- g. Setbacks and buffers such as fences, walls, landscaping and open space treatment.

(b) *Access to trafficway corridors.* In order to provide safe and adequate access between proposed development and trafficways, a trafficway corridor shall meet the requirements of the Broward County Land Development Code.

(c) *Design standards and requirements for traffic control on local streets.*

(1) General requirements applicable to all local streets not located within a trafficways corridor.

- a. *Improvements required.* An applicant shall construct or bond for the construction, prior to issuance of any development order, all roadway and drainage improvements for those rights-of-way lying within or adjacent to the proposed development and necessary to accommodate the traffic generated by the development. Such improvements shall be in accordance with the applicable portions of the following: The Town's Design Standards, Resolution No. 85-3606, "Minimum Construction Standards Applicable to Public Rights-of-Way Under Broward County Jurisdiction," set out in the Broward County Administrative Code, the Manual for Uniform Minimum Standards for the Design, Construction and Maintenance of Streets and Highways (the "Green Book"), the Grading and Drainage Regulations and Standards, Water Management

1. *On-site improvements.* A developer shall be required to construct or bond for the construction of those on-site improvements required by the provisions of this section and any additional improvements necessary for traffic safety, including but not limited to the following: pavement, rock base, fill, curbs, gutters, sidewalks, bikeways, guardrail, shoulder areas, swales, roadside recovery areas, bridges, drainage outlets, catch basins, drainage pipes, culverts, drainage ditches, headwalls, endwalls, rip-rap, traffic signals and interconnecting facilities, traffic control signs and pavement markings, street name signs, identification signs, left and right turn lanes, median openings, bus turnouts, and traffic separators.
2. *Off-site improvements.* A developer shall be required to construct or bond for the construction of those roadway and drainage improvements on property adjacent to the proposed development necessary to connect the new development to an existing adequately paved adjacent street system unless waived by the DSD and the appropriate board or commission and public agency.
- b. *Access to development.* Every lot or parcel shall be served from a publicly dedicated street; provided, however, that a developer may retain as private a local street or a collector nontrafficway street if the following conditions are met:
 1. Public right-of-way is not required in order to serve adjacent development that is existing or projected on the Town's certified land use plan;
 2. A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities; and
 3. A reciprocal easement for ingress and egress is granted all residents of the development; and
 4. Private local or collector streets comply with all applicable construction standards contained in the "Minimum Construction Standards Applicable to Public Rights-of-Way Under Broward County Jurisdiction," adopted by Resolution No. 85-3606, set out in the Broward County Administrative Code.
- c. *Right-of-way required.* An applicant will be required to dedicate right-of-way in addition to the right-of-way requirements of the Town's design standards in the following situations:
 1. If proposed access from the development to an existing dedicated and accepted street does not meet the total right-of-way requirement for a complete road,
 2. If a development has a greater impact on an existing road than that for which the roadway width had previously been designed.
 3. If a development abuts or contains an existing street of inadequate right-of-way width.
- d. *Alleys.*

1. Alleys may be provided to serve residential, business, commercial and industrial areas and shall be a minimum of 30 feet in width.
2. Changes in direction of the alignment of an alley shall be made on a centerline radius of not less than 50 feet.
3. Dead-end alleys shall be prohibited where possible, but if unavoidable, shall be provided with adequate turnaround and facilities for service trucks at the dead-end, with a minimum external diameter of 100 feet of right-of-way, or as determined to be adequate by the DSD and the appropriate board or commission.
4. At intersections with streets or other alleys, a corner chord right-of-way based on not less than a 20-foot radius shall be provided by dedication or, if acceptable to the DSD and Town Commission, by grant of easement.

e. *Blocks.*

1. The length, width and shape of blocks shall be determined with due regard to:
 - i. Provisions of adequate building sites, suitable to the needs of the use contemplated.
 - ii. Zoning requirements as to the lot sizes and dimensions.
 - iii. Need for convenient and safe access, circulation and control of pedestrian and vehicular traffic.
 - iv. Limitations and opportunities of topographic features.
2. Pedestrian crosswalks, of not less than ten feet in width, may be required in blocks if necessary to provide safe and convenient access to schools, playgrounds, shopping centers, transportation or other community facilities.

f. *Lots.*

1. The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to the topography and to the character of the area.
2. Lot dimensions and areas shall not be less than those specified by the applicable zoning regulations.
3. Side lot lines shall be substantially at right angles or radial to street lines.
4. The minimum arc frontage for lots abutting the turnaround of a cul-de-sac shall be 25 feet for residential uses and 60 feet for uses other than residential.

- (2) *Design criteria for local streets by development type.* The design of local streets shall comply with the requirements of the provisions of the Town's design standards depending on the type of development proposed. Deviations may be allowed but only where approved by the DSD and Town Commission upon a finding that substantially equivalent protection of the public safety can be achieved by alternative standards; provided, however, that no alternative standard having more than a ten percent deviation from the numerical standard stated below shall be permitted. If a proposed development includes more than one type of use, the highest criteria shall apply.

a.

Residential development. Residential streets shall be adequate to permit neighborhood traffic circulation to flow from the highest element of the hierarchical classification, the expressway, arterial or collector, to the lowest element, the local residential street. Circulation within a residential development shall be adequate when the criteria of the Town's standards are met and when collectors and local streets are provided which meet the standards of the comprehensive plan.

1. *Residential collector street.* The residential collector street serves as the principal circulation facility within the residential neighborhood unit. Its function is to collect traffic from the interior and deliver it to the closest perimeter intraneighborhood transportation between the residential units and the local centers of attraction such as neighborhood shopping centers, schools, and neighborhood parks.
 2. *Local residential street.* The primary function of the local street is to provide the access of vehicles to single-family residential development fronting on the street. Local streets shall provide access to low density residential development and connect local traffic from private driveways to collector streets. Local streets are required when connections of driveways or private streets to the collector would be otherwise closer than 250 feet.
- b. *Commercial development.* Commercial development shall be designed to satisfy the needs generated by residential development. The size and location of the proposed commercial development shall be appropriate to support the proposed use.
1. *Pedestrian access.* Neighborhood and community commercial facilities shall have an efficient and direct pedestrian way connection to the residential areas the facilities are intended to serve. The design of local commercial facilities shall allow pedestrian and bike riders direct access from adjacent neighborhood areas, with due consideration to the elimination of points of conflict between pedestrians and vehicles.

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

Sec. 30-122. Site plan requirements.

Development depicted in a site plan shall meet the following requirements:

(a) *Site plan design.*

(1) Off-street parking facilities.

- a. *General design requirements.* Internal site circulation shall follow a functional classification and hierarchical design criteria to assure that the movements between the public right-of-way and the parking stall are conducted in an efficient and orderly manner. All streams of departing traffic from the parking stalls in a parking lot shall be assembled and delivered to an internal collector facility that combines them into a few concentrated streams which will then be connected to the public right-of-way at a properly spaced access location(s).
- b. *Functional elements of on-site circulation system.* Car parking stalls, parking aisles, driveways, reservoir areas and entrances are the basic functional elements of the on-site circulation system. Additional elements, including but not being limited to perimeter roads, rear collector roads, service roads within the proposed development, left-turning lanes, right-turning lanes, traffic lights, frontage roads in the public right-of-way immediately adjacent to the proposed development may also be required, pursuant to this article.

1. *Parking stalls and aisles.*

- i. The minimum size (in feet) of a vehicular parking stall space shall be as follows:

9' × 18'—Standard space.

8.5' × 20'—Parallel space.

10' × 25'—Loading space.

12' × 18'—Handicap space.

8' × 15'—Compact space.

8' × 11'—Neighborhood/low speed vehicle space.

8.5' × 18' for each vehicle with a maximum stacking of two vehicles (36 feet)—Tandem employee/valet space.

- ii. All required parking stalls shall have direct and unobstructed access from a parking aisle unless waived by the DSD and appropriate board or commission.
- iii. No parking stall shall directly abut a driveway unless waived by the DSD and appropriate board or commission.
- iv. Access for emergency vehicles shall be in accordance with NFPA1 Florida Fire Prevention Code.
- v. All off-street parking areas shall be so arranged and marked as to provide for orderly safe loading, unloading, parking and storage of vehicles with individual parking stalls clearly defined, with directional arrows and traffic signs provided as necessary for traffic control.
- vi. Acceptable plans must illustrate that proper consideration has been given to the surrounding street plan, traffic volumes, proposed street

improvements, vehicular street capacities, pedestrian movements and safety.

- vii. All parking areas shall be so arranged that if there are ten or more contiguous parking stalls along the same parking aisle, the eleventh space shall be a landscaped peninsula a minimum of five feet in width. Other suitable solutions or innovative designs may be substituted when approved by the DSD and appropriate board or commission.
- viii. Acceptable plans for off-street parking shall designate not more than 25 percent of the total parking spaces as compact parking spaces.
- ix. Handicapped parking spaces and passenger loading zones shall be comply with F.S. §§ 316.1955, 316.1956 and 553.48 and the "Florida Accessibility Code for Building Construction." All required signs identifying disabled/handicapped parking spaces shall indicate the amount of fine assessed for illegal parking in the disabled/handicapped space. Disabled/handicapped parking spaces shall be counted as spaces which satisfy required parking.

2. *Driveways.*

- i. All parking aisles shall connect to a driveway.
- ii. A parking lot which exceeds 60 parking stalls shall be designed with at least one two-way directional driveway loop system connecting the entrance to the parking stalls and the principal building. Other innovative designs may be substituted when approved by the DSD and appropriate board or commission.
- iii. The minimum separation distance between a driveway, service drive, parking stall, or parking aisle, and a structure or property line shall be five feet, except at a drive-in teller or pick-up window. The minimum separation distance between a driveway, service drive, or parking aisles and a right-of-way shall be ten feet where there is no connection between the driveway and the street.
- iv. Two-way on-site access driveways that do not directly abut parking spaces shall be a minimum of 20 feet wide. Otherwise, driveways shall be a minimum of 24 feet wide. Required widths shall be increased according to vehicle type or if the number of parking stalls connected or the number of trips generated justifies such increase.
- v. One-way on-site access driveways that do not directly abut parking spaces shall be a minimum of 12 feet wide. Otherwise, driveways shall be a minimum of 14 feet wide. Required widths shall be increased according to vehicle type or if the number of parking stalls connected or the number of trips generated justifies such an increase in width.
- vi. Any off-street parking facility shall have either driveway approaches of sufficient width to allow for two-way traffic, or one-way driveways connected to aisles, parking areas or maneuvering areas in such a manner as to permit traffic to both enter and leave the property, facing forward, at the same time. A driveway which is only wide enough for one-way traffic shall not be used for two-way access.

- vii. Driving aisles: Two-way driving aisles shall be a minimum of 24 feet wide: one-way driving aisles shall be a minimum of 12 feet wide, clearly marked for one-way traffic.
- viii. Drive-through lane requirements: Businesses that provide a drive-through service are required to provide drive-through service lane or lanes, that comply with the following requirements:
 - aa. Drive-through service lane(s), whether for stacking or queuing, must be separate and distinct lanes from the circulation lanes necessary for entering or exiting the property.
 - bb. Each drive-through lane shall be separated from other on-site lanes. Each such drive-through lane shall be curbed, striped, marked or otherwise distinctly delineated.
 - cc. Drive-through lanes shall not conflict, or otherwise hamper access, to or from any parking space.
 - dd. Pedestrian walkways shall be clearly separated from drive-through lanes.
 - ee. No drive-through speaker box shall be directed to face a residential zoning district.
 - ff. Stacking spaces necessary for the provisions of drive-through lanes shall be determined using the following table:

Type of Facility	Inbound Vehicles	Outbound Vehicles
Drive-thru bank tellers	6 spaces per service position	1 space per service position
Drive-thru bank, automatic tellers	3 spaces per service position	1 space per service position
Drive-thru restaurant (measured from pick-up window)	6 spaces per service position	1 space per service position
Drive-thru coffee/espresso restaurant or café	3 spaces per service position	1 space per service position
Laundry	3 spaces per service position	1 space per service position

- gg. A stacking space is hereby defined as a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A stacking space shall be 20 feet long by ten feet wide. A stacking space shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
- hh. Inbound stacking requirements shall be counted from the first stopping point. Outbound stacking requirements shall be counted from the last stopping point.
- ii. Each stacking space shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other

traffic entering, using, or leaving the site. The design configuration shall ensure that backing into the public street is prevented.

jj. Each proposed drive-through business shall be analyzed for consideration of vehicular circulation for other cars, pedestrian circulation, and ADA accessibility.

kk. Any business not listed shall have the same requirements as the most similar use described above, as determined by the DSD.

3. Circulation design. A parking lot abutting a trafficway shall be designed for full on-site circulation. A parking lot abutting a street other than a trafficway may be designed for partial on-site circulation.
4. Hotels and motels located on residentially zoned property shall be permitted to have back out parking into any public right-of-way except A1A if no traffic hazard is created.
5. Parking and loading areas to be curbed. Except for one-family and two-family dwellings, all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks located a minimum distance of seven feet behind the street right-of-way line and other property lines along sidewalks, safety islands, driveways, sight distance triangles, and other places as needed unless determined to be unnecessary by a finding of the Town that given the particular circumstances of the site such curb can be eliminated in certain areas without creating safety hazards. The raised curb shall be constructed in such a manner as to prevent vehicles from crossing sidewalks or other pedestrian walkways, other than by means of an approved driveway approach.

(2) *Loading facilities.*

- a. Off-street truck loading and unloading areas may be required for all buildings and establishments which receive and/or ship materials or merchandise by truck. The number of loading spaces, design of spaces and any exceptions to the requirement will be determined by the DSD and approving body. The determination will be based on a review of the site and surrounding properties, the current building configuration (if a renovation or site plan amendment) and the ability to provide required loading and unloading areas without reducing required parking spaces.
- b. Off-street truck loading shall be required except as provided in subsection c. below. If the off-street loading facilities are required, they shall be designed to accommodate both the parking and maneuvering of the design vehicle exclusive of those areas designated for aisles, driveways or parking stalls.
- c. If off-street loading facilities are not required, then on-street loading vehicles shall be situated in such a way that the sidewalk and the street remains unobstructed and pedestrians and vehicles, respectively may pass.

- (3) *Vehicular reservoir areas.* Adequate reservoir capacity shall be required for both inbound and outbound vehicles to facilitate the safe and efficient movement between the public right-of-way and the development. An inbound reservoir shall be of sufficient size to ensure that vehicles will not obstruct the adjacent roadway, the sidewalk and the circulation within the facility. An outbound reservoir shall be required to eliminate backup and delay of vehicles within the development.

- a. *Design.* A reservoir area shall be designed to include a space of 12 feet wide by 20 feet long for each vehicle to be accommodated within the reservoir area and so that vehicles within the reservoir area do not block parking stalls, parking aisles or driveways of off-street parking facilities.
 - b. Adjacent to trafficway. The number of vehicles required to be accommodated within a reservoir area adjacent to a trafficway shall be established by the Town Engineer dependent on the proposed development and accepted industry standards.
 - c. *Adjacent to nontrafficway street.* All off-street parking facilities shall provide a reservoir area at the point(s) of connection of a driveway with a public right-of-way. The reservoir area for any residential use other than single-family detached or commercial use shall accommodate at least one percent of the number of parking stalls served by the driveway. For parking lots with fewer than 100 cars, the reservoir area shall be able to accommodate at least one car.
 - d. For a development adjacent to a nontrafficway street that generates less than 500 trips per day, a lesser number of stacking spaces may be authorized based on a traffic impact statement that indicates the characteristics of the proposed use or abutting right-of-way support a determination that the need for stacking spaces is less than required and the number of stacking spaces provided shall be sufficient to protect the safety of those traveling on and off site.
- (4) *Access for vehicles other than automobiles.*
- a. Structures intended for principal uses shall be made accessible to the following type of vehicles:
 - 1. Residential uses, other than single-family or duplex: Single unit truck (SU).
 - 2. Commercial uses: Single unit truck and semi-trailer (WB-40) combination intermediate.
 - 3. Definitions of, as well as required specifications for, the above vehicle types shall be those found in the American Association of State Highway and Transportation Officials (AASHTO) Geometric Highway Design.
 - b. All buildings other than single-family or duplex residences shall be accessible to fire apparatus from two sides. Fire engines shall be considered as a WB-40 as defined by the AASHTO Geometric Highway Design. The area required to meet the AASHTO design standards shall be paved or treated to ensure support to a 16-ton weight vehicle. This area shall be maintained free of trees and bushes and shall be clearly designated for this purpose.
 - c. Fire lanes shall be provided for all buildings or any part thereof which are set back more than 150 feet from the ultimate right-of-way line of a public road, or which exceed 30 feet in height and are set back more than 50 feet from the ultimate right-of-way line of a public road. Fire lanes shall be at least 20 feet in width with a minimum of ten feet provided between the fire lane and any adjacent building. Any dead-end road more than 300 feet long shall be provided with a turnaround area at the closed end. The turn-around area shall be a minimum of 90 feet in diameter.
 - d. Required parking spaces, parking aisles and driveways shall not be used as loading or parking areas for any type of vehicle, including emergency vehicles, other than automobiles.

- (5) *Driveway entrance from public right-of-way, excluding single-family, two-family and townhome dwellings.* If a driveway connects development to a trafficway, or a street within a trafficway corridor, the provisions of subsection 30-122(b) shall apply. The following requirements apply to driveways connecting development to a nontrafficway corridor street. Single-family, two-family and townhome dwelling driveways are regulated in section 30-313 of the Town Code.

a. *Design requirements.*

1. The area within the development to which the driveway provides access shall be of sufficient size to allow all necessary functions for loading, unloading, and parking maneuvers to be carried out on private property and completely off the street right-of-way unless waived by the DSD.
2. The minimum distance from the ultimate right-of-way line at any ingress or egress driveway to any interior service drive or parking stall with direct access to such driveway shall be as noted in subsection (a)(9) of this section.

b. *Number and location of driveway entrances.* In order to provide the maximum safety with the least interference to the traffic flow on public streets, and to provide ease and convenience in ingress and egress to private property, the number and location of driveways shall be regulated relative to the intensity or size of the property served and the amount of frontage which that property has on a given street as follows:

1. One driveway shall be permitted for ingress and egress purposes to a single property or development.
2. Two driveways entering on a particular street from a single property or development may be permitted if all other requirements of this section are met and if the minimum driveway spacing between the two driveways equals or exceeds 50 feet.
3. Three driveways entering on a particular street from a single property or development may be permitted if all other requirements of this section are met and if the minimum driveway spacing between adjacent driveways equals or exceeds 100 feet.
4. In general, not more than three driveways will be permitted from a single property or development. However, in the case of extensive property development (property exceeding ten acres in total land area and/or containing more than 1,000 parking stalls), additional driveways may be permitted provided all other requirements of this section are met and the minimum driveway spacing between adjacent driveways equals or exceeds 300 feet.
5. The minimum driveway spacing between driveways on adjacent properties shall be 50 feet. This driveway spacing may be modified by the DSD and appropriate board or commission if a traffic engineering study acceptable to the Town demonstrates that public safety will not be adversely affected by such modification.

c. *Driveway entrance width according to type.*

1. Ramp-type or swale-type driveway entrance. Except as provided in subsection 2., below, all driveways shall be constructed with the standard ramp-type or swale-type driveway entrance and shall conform to the width requirements in the Town's design standards.

2. Street-type driveway entrance. Construction of a street-type driveway shall be required for entrances of any development which includes a parking area for 300 or more vehicles or where the development anticipates substantial loading or trucking operations. Such driveway shall be a minimum width of 30 feet and a maximum width of 60 feet.
- d. *Limitations on driveway entrance improvements.*
1. There shall be a minimum of 15 feet of straight tangent length between a driveway and the radius return or chord of the ultimate right-of-way line of an intersection of local streets. At all other intersections the minimum straight tangent length shall be 50 feet.
 2. There shall be a minimum of 45 feet between the closest radius return of a driveway and the intersection of local street ultimate right-of-way lines. At all other intersections the distance shall be 80 feet.
 3. No driveway entrance shall include any public facility such as traffic signal poles, crosswalks, loading zones, utility facilities, fire alarm supports, meter boxes, sewer clean outs, or other similar type structures.
 4. Within the ultimate right-of-way limits, the maximum recommended driveway grade is approximately three percent. The maximum allowable grade is 4.2 percent or one-half inch per foot. The maximum slope immediately beyond the ultimate right-of-way line shall not change in excess of five percent for either angle of approach or break over angle. Variations from these standards shall be permitted if adherence to these standards would cause incompatibility with existing swales.
 5. Existing driveway approaches shall not be relocated, altered, or reconstructed without approval for relocation, alteration, or reconstruction of such driveway approaches. When the use of any driveway approach is changed, making any portion or all of the driveway approach unnecessary, the developer of the abutting property shall obtain a permit to abandon the driveway approach and shall, at the developer's expense, replace all necessary curbs, gutters, swale areas and sidewalks.
 6. If the closest intersection involves two streets classified as arterial or collector, then traffic movements to and from any driveway within 125 feet of an intersection with a collector and 250 feet of an intersection with an arterial shall be limited to right turns only unless waived by the DSD and appropriate board or commission.
 7. No driveway shall be constructed prior to issuance of a permit for work in the right-of-way by the appropriate governmental agency.
- (6) *Limitations on improvements in the ultimate right-of-way.* No obstructions of any type which are deemed unsafe by FDOT or the Town shall be left in the ultimate right-of-way as a result of any improvements in the ultimate right-of-way.
- (7) *Sight distance.*
- a. *Cross-visibility requirements at the intersection of driveways and public rights-of-way.* If a driveway intersects a public right-of-way, there shall be no sight obstruction within a triangular area of property on both sides of a driveway formed by the intersection of each side of the driveway and the ultimate right-of-way line with two sides of each triangle

being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides.

- b. *Cross-visibility requirements at pedestrian crosswalks and other areas of pedestrian concentration.* If a crosswalk intersects a vehicular access aisle, driveway or an ultimate right-of-way, there shall be no sight obstruction within a triangular area of property on both sides of a crosswalk or walkway formed by the intersection of each side of the walkway and the ultimate right-of-way line or aisle with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two sides.
- c. *Sight triangles.*
 - 1. Within the triangular areas described above, it shall not be permissible to install, set out or maintain, or to allow the installation, setting out or maintenance of, either temporarily or permanently, any vehicular parking space, sign, wall, hedge, shrubbery, tree, earth mound, natural growth or other obstruction of any kind which obstructs cross-visibility at a level between 30 inches and eight feet above the level of the center of the adjacent intersection. Any wall or fence within the sight triangle must be constructed in such a manner as to provide adequate cross-visibility over or through the structure between 30 inches and eight feet in height above the driving surface.
 - 2. The following will be permitted within the triangular area described above:
 - i. Trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the area between 30 inches and eight feet above the level of the center of the adjacent intersection. Trees must be so located so as not to create a traffic hazard. Landscaping except required grass or ground cover shall not be located closer than five feet from the edge of any roadway pavement, and three feet from the edge of any alley or driveway pavement.
 - ii. Fire hydrants, public utility poles, street markers and traffic control devices.
- (8) *Design of trafficway corridors.* A site connected to a street at any point within a trafficway corridor shall meet the design criteria, requirements and standards of the Broward County Land Development Code.
- (9) *Design of nontrafficway corridors.* A site connected to a street which is not within a trafficway corridor shall meet the design criteria, requirements and standards of subsection 30-122(b).
- (10) *Required pervious area and green space.*
 - a. Commercial and mixed use developments in the B-1 or B-1-A zoning district which front Commercial Boulevard: 0 percent.
 - b. All other commercial and mixed use developments in the B-1 or B-1-A zoning district: 15 percent.
 - c. Residential uses: 25 percent.
 - d. For the purposes of this requirement all other use, such as, but not limited to, utilities, transportation and office park, shall be included in the commercial category. In mixed use developments, the most restrictive of the applicable impervious area limitations shall be utilized.

- e. If a property fronts the beach and the property owner has riparian rights on the beach, the portion of the property that has beach area cannot be counted towards the required landscaped pervious area.
 - f. The requirements of this subsection do not exempt any property from compliance with article VII, Landscape Code Requirements.
 - g. Pervious areas may be used to satisfy requirements for landscaping and setbacks, buffer strips, drain fields, passive recreation areas, or any other purpose that does not require covering with a material that prevents infiltration of water into the ground.
 - h. In the case of the use of an impervious material which does not cover all the surface to which it is applied, credit towards the computation of the pervious area shall be given according to the percentage of pervious area that is retained. However, pervious brick material may not be counted towards the required landscaped pervious area.
 - i. In cases where the ULDR allows some required parking stalls to be grassed, no credit towards the computation of pervious area shall be granted for such areas.
 - j. Each proposed development shall include provisions for the application of best management practices to enhance retention areas such as grass ponds, grass swales, French drains, or combinations thereof, and shall meet all requirements of the applicable 208 Areawide Wastewater Treatment Management Plan.
- (11) *Natural Resource Areas.* If a proposed development includes all or any part of any lands identified as a Natural Resource Area by Broward County, or any lands for which a notice of public hearing for designation as a Natural Resource Area has been given, the proposed development shall incorporate the Natural Resource Area in such a fashion as to significantly conserve the integrity of the area as appropriate to the affected resource. The proposed development shall be subject to the following requirements:
- a. A generalized resource survey (GRS) shall accompany a development application. Said GRS shall be conducted by a professional with appropriate expertise for the resource involved. The survey may be in the form of an aerial or field survey showing the approximate location and extent of the resource on the site, and shall be accompanied by photographs illustrating significant areas. The GRS shall be prepared at the same scale as the proposed site plan. Said survey shall contain a brief written assessment of the resources which have been identified.
 - b. Resource area modification. Negative development impacts upon natural resource areas are to be discouraged. However, upon demonstration by the applicant that one or more of the following conditions exist, a modification to the natural resource area may be proposed:
 - 1. *Street opening.* The location of the natural resource area on the property prevents the opening of reasonable and necessary travel lanes in a public ROW;
 - 2. *Utilities and drainage.* The location of the natural resource area on the property prevents the construction of utility lines or drainage facilities which cannot feasibly be rerouted;
 - 3. *Property access.* The location of the natural resource area on the property prevents all reasonable access to the property; or
 - 4. *Property use.* The location of the natural resource area on the property precludes all reasonable use of the property.

- c. Resource management plan. Any proposed development activity which would negatively impact the natural resource area must be mitigated through a long term resource management plan, approvable by the Broward County Planning and Development Management Division, which significantly improves the viability of the remainder of the resource. Said resource management plan must be based upon the generalized resource survey and provide for the enhancement and/or the restoration of the ecological value of the remainder of the natural resource area through the proposed mitigation.
 - d. No development order shall be issued until an agreement providing for implementation of the resource management plan has been executed and recorded, and any covenants, easements or physical improvements required by the plan are in place; or
 - e. No certificate of occupancy shall be issued for developments that include natural resource areas unless it is determined that the applicable provisions of the resource management plan and agreement specified in subsection d., above, have been met.
- (12) *Sidewalks.* Except as required in articles X and XI, all sidewalks shall be provided as follows:
- a. *Location.* Sidewalks shall be constructed adjacent to all trafficways delineated on the Broward County Trafficways Plan, as amended, all functionally classified County collector roads and local streets. Sidewalks shall be provided on both sides of the local street except when the DSD approves an alternate pedestrian circulation plan submitted by the applicant, or the Town Commission waives the sidewalk requirements on one or both sides of the local street.
 - b. *Dimensions and construction standards.* Sidewalks shall be at least five feet wide and shall be constructed in accordance with the Minimum Construction Standards Applicable to Public Rights-of-Way along roadways under Broward County jurisdiction and all applicable the Town Code and design standards along local streets. The sidewalk shall be separated from the trafficway or street by a curb or swale.
 - c. *Pedestrian barriers.* The DSD and appropriate board or commission may require that a site plan indicate fences, hedges, berms, other landscaping, or other barriers on site plans in order to discourage pedestrians from crossing hazardous streets at unsafe points or at numerous points. When possible, sites shall be designed so as to promote pedestrian street crossings only at traffic control signals, crosswalks, or intersections.
 - d. *Accessibility to disabled.* Sidewalks shall be constructed to provide accessibility to disabled persons at intersections, midblock crossings, bus stops, bus bays, bus shelters and sidewalk connections to the road surface or drop curb ramps. Sidewalks shall not be constructed within utility easements where existing or future utility poles, service boxes, or other obstructions will reduce the width of the sidewalk below five feet, or as mandated for accessibility by the Americans with Disabilities Act, as same may be amended from time to time.
- (13) *Water, wastewater and stormwater easements.* If a water, wastewater or stormwater line to be maintained by the Town, City of Fort Lauderdale or Pompano Beach is to be installed, it shall be installed within a dedicated easement, or a dedicated right-of-way if approved by the relevant maintaining authority, which meets the following standards:
- a. An easement adjacent to a dedicated road right-of-way shall be a minimum of 12 feet in width, shall run parallel to the dedicated road right-of-way and shall not be included as part of the road dedication.
 - b. A lot line easement shall be a minimum of 15 feet in total width. Such easement may be mutually shared by adjoining lots or parcels.

- c. A maintenance easement in which both water and wastewater lines are to be installed shall be a minimum of 20 feet in total width. Such easement may be mutually shared by adjoining lots or parcels.
 - d. The width of an easement immediately adjacent to a building or structure shall be determined by the following factors: Type of pipeline (water, wastewater, stormwater or force main), size and elevation of line, damage to buildings or structures in the case of failure, and accessibility to utility maintenance equipment.
- (14) *Architectural review criteria.* The Planning and Zoning Board and/or the Town Commission, as applicable, shall evaluate the building elevations, floor plans, building materials and building colors submitted by the applicant in terms of the following criteria:
- a. Consistency and harmony with the design of the existing and approved development within the surrounding area.
 - b. The extent to which the project design contributes to and enhances the quality of development within the Town and is consistent with the intent of this article.
 - c. The extent to which the design of the project is consistent with sound and accepted architectural, planning and engineering principles.
 - d. Compliance with article II, Development Review Requirements, division 1, Architectural Review Requirements, of this chapter.
- (15) *Review of potential impacts on adjacent development.* The proposed development shall include a review of potential impacts on adjacent development, to ensure development is compatible and harmonious with adjacent land uses and does not adversely impact land use activities and residential areas in the immediate vicinity. Such review shall include, but is not limited to, the following site plan development characteristics:
- a. Location of building(s), dimensions, height, and floor area ratio.
 - b. Location and extent of parking, access drives and service areas.
 - c. Traffic generation and traffic circulation.
 - d. Hours of operation.
 - e. Trash management plan.
 - f. Alteration of light, air, odors, shadows, and noise levels.
 - g. Setbacks and buffers such as fences, walls, landscaping and open space treatment.
- (b) *Access to trafficway corridors.* In order to provide safe and adequate access between proposed development and trafficways, a trafficway corridor shall meet the requirements of the Broward County Land Development Code.
- (c) *Design standards and requirements for traffic control on local streets.*
- (1) General requirements applicable to all local streets not located within a trafficways corridor.
- a. *Improvements required.* An applicant shall construct or bond for the construction, prior to issuance of any development order, all roadway and drainage improvements for those rights-of-way lying within or adjacent to the proposed development and necessary to accommodate the traffic generated by the development. Such improvements shall be in accordance with the applicable portions of the following: The Town's Design Standards, Resolution No. 85-3606, "Minimum Construction Standards Applicable to Public Rights-of-Way Under Broward County Jurisdiction," set out in the Broward County Administrative

Code, the Manual for Uniform Minimum Standards for the Design, Construction and Maintenance of Streets and Highways (the "Green Book"), the Grading and Drainage Regulations and Standards, Water Management Regulations and Standards and Drainage Design Criteria and Standards of the Broward County Water Wastewater Services Division, and the Manual of Uniform Traffic Control Devices as approved by the Broward County Traffic Engineering Division.

1. *On-site improvements.* A developer shall be required to construct or bond for the construction of those on-site improvements required by the provisions of this section and any additional improvements necessary for traffic safety, including but not limited to the following: pavement, rock base, fill, curbs, gutters, sidewalks, bikeways, guardrail, shoulder areas, swales, roadside recovery areas, bridges, drainage outlets, catch basins, drainage pipes, culverts, drainage ditches, headwalls, endwalls, rip-rap, traffic signals and interconnecting facilities, traffic control signs and pavement markings, street name signs, identification signs, left and right turn lanes, median openings, bus turnouts, and traffic separators.
 2. *Off-site improvements.* A developer shall be required to construct or bond for the construction of those roadway and drainage improvements on property adjacent to the proposed development necessary to connect the new development to an existing adequately paved adjacent street system unless waived by the DSD and the appropriate board or commission and public agency.
- b. *Access to development.* Every lot or parcel shall be served from a publicly dedicated street; provided, however, that a developer may retain as private a local street or a collector nontrafficway street if the following conditions are met:
1. Public right-of-way is not required in order to serve adjacent development that is existing or projected on the Town's certified land use plan;
 2. A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities; and
 3. A reciprocal easement for ingress and egress is granted all residents of the development; and
 4. Private local or collector streets comply with all applicable construction standards contained in the "Minimum Construction Standards Applicable to Public Rights-of-Way Under Broward County Jurisdiction," adopted by Resolution No. 85-3606, set out in the Broward County Administrative Code.
- c. *Right-of-way required.* An applicant will be required to dedicate right-of-way in addition to the right-of-way requirements of the Town's design standards in the following situations:
1. If proposed access from the development to an existing dedicated and accepted street does not meet the total right-of-way requirement for a complete road,
 2. If a development has a greater impact on an existing road than that for which the roadway width had previously been designed.
 3. If a development abuts or contains an existing street of inadequate right-of-way width.
- d. *Alleys.*

1. Alleys may be provided to serve residential, business, commercial and industrial areas and shall be a minimum of 30 feet in width.
2. Changes in direction of the alignment of an alley shall be made on a centerline radius of not less than 50 feet.
3. Dead-end alleys shall be prohibited where possible, but if unavoidable, shall be provided with adequate turnaround and facilities for service trucks at the dead-end, with a minimum external diameter of 100 feet of right-of-way, or as determined to be adequate by the DSD and the appropriate board or commission.
4. At intersections with streets or other alleys, a corner chord right-of-way based on not less than a 20-foot radius shall be provided by dedication or, if acceptable to the DSD and Town Commission, by grant of easement.

e. *Blocks.*

1. The length, width and shape of blocks shall be determined with due regard to:
 - i. Provisions of adequate building sites, suitable to the needs of the use contemplated.
 - ii. Zoning requirements as to the lot sizes and dimensions.
 - iii. Need for convenient and safe access, circulation and control of pedestrian and vehicular traffic.
 - iv. Limitations and opportunities of topographic features.
2. Pedestrian crosswalks, of not less than ten feet in width, may be required in blocks if necessary to provide safe and convenient access to schools, playgrounds, shopping centers, transportation or other community facilities.

f. *Lots.*

1. The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to the topography and to the character of the area.
2. Lot dimensions and areas shall not be less than those specified by the applicable zoning regulations.
3. Side lot lines shall be substantially at right angles or radial to street lines.
4. The minimum arc frontage for lots abutting the turnaround of a cul-de-sac shall be 25 feet for residential uses and 60 feet for uses other than residential.

- (2) *Design criteria for local streets by development type.* The design of local streets shall comply with the requirements of the provisions of the Town's design standards depending on the type of development proposed. Deviations may be allowed but only where approved by the DSD and Town Commission upon a finding that substantially equivalent protection of the public safety can be achieved by alternative standards; provided, however, that no alternative standard having more than a ten percent deviation from the numerical standard stated below shall be permitted. If a proposed development includes more than one type of use, the highest criteria shall apply.

- a. *Residential development.* Residential streets shall be adequate to permit neighborhood traffic circulation to flow from the highest element of the hierarchical classification, the expressway, arterial or collector, to the lowest element, the local residential street.

Circulation within a residential development shall be adequate when the criteria of the Town's standards are met and when collectors and local streets are provided which meet the standards of the comprehensive plan.

1. *Residential collector street.* The residential collector street serves as the principal circulation facility within the residential neighborhood unit. Its function is to collect traffic from the interior and deliver it to the closest perimeter intraneighborhood transportation between the residential units and the local centers of attraction such as neighborhood shopping centers, schools, and neighborhood parks.
 2. *Local residential street.* The primary function of the local street is to provide the access of vehicles to single-family residential development fronting on the street. Local streets shall provide access to low density residential development and connect local traffic from private driveways to collector streets. Local streets are required when connections of driveways or private streets to the collector would be otherwise closer than 250 feet.
- b. *Commercial development.* Commercial development shall be designed to satisfy the needs generated by residential development. The size and location of the proposed commercial development shall be appropriate to support the proposed use.
1. *Pedestrian access.* Neighborhood and community commercial facilities shall have an efficient and direct pedestrian way connection to the residential areas the facilities are intended to serve. The design of local commercial facilities shall allow pedestrian and bike riders direct access from adjacent neighborhood areas, with due consideration to the elimination of points of conflict between pedestrians and vehicles.

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

RE: Ocean Treasure Resubmittal/ 4308-4312 EL MAR DRIVE

From Ashley Zalewski <Ashley.Zalewski@copbfl.com>
Date Tue 6/24/2025 3:42 PM
To Jhanelle Campbell <JhanelleC@lauderdalebythesea-fl.gov>
Cc David Lee <davidl@lauderdalebythesea-fl.gov>

[CAUTION] This external e-mail originated outside the Town. Do not open links or attachments unless you are certain they are safe.

Good afternoon,

You have my approval.

Thank you,
Ashley

From: Jhanelle Campbell <JhanelleC@lauderdalebythesea-fl.gov>
Sent: Wednesday, June 18, 2025 10:15 AM
To: Ashley Zalewski <Ashley.Zalewski@copbfl.com>
Cc: David Lee <davidl@lauderdalebythesea-fl.gov>
Subject: RE: Ocean Treasure Resubmittal/ 4308-4312 EL MAR DRIVE

Hi Ashley,

Please send me over your approval as soon as you can. I need to move this one forward.

Thank you,

 A close-up of a business card Description automatically generated

From: Jhanelle Campbell
Sent: Monday, June 2, 2025 10:50 AM
To: Ashley Zalewski <Ashley.Zalewski@copbfl.com>
Subject: FW: Ocean Treasure Resubmittal/ 4308-4312 EL MAR DRIVE

Hi Ashley,

Any additional comments to provide for this project? Please let me as soon as possible.

Thank you,

From: Jhanelle Campbell
Sent: Friday, May 16, 2025 4:26 PM
To: Ashley Zalewski <Ashley.Zalewski@copbfl.com>; Blake Kidwell <bkidwell@flynnengineering.com>
Cc: David Lee <davidl@lauderdalebythesea-fl.gov>; zoning <zoning@lauderdalebythesea-fl.gov>
Subject: FW: Ocean Treasure Resubmittal/ 4308-4312 EL MAR DRIVE

Good afternoon,

Please see a below link which includes the responses to your previous comments which are attached for ease of reference.

Thank you,

 A close-up of a business card Description automatically generated

From: Austin Fox Architecture <austin@af-architect.com>
Sent: Monday, May 12, 2025 9:00 AM
To: Jhanelle Campbell <JhanelleC@lauderdalebythesea-fl.gov>; linda@struttconsulting.com; zoning <zoning@lauderdalebythesea-fl.gov>
Cc: Marisol <marisol@af-architect.com>; Donald Kokona <donald@af-architect.com>; tannenbaumrh@gmail.com; dylan.tannenbaum@gmail.com
Subject: Ocean Treasure Resubmittal

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Good morning, Linda and Jhanelle

Please see below resubmittal package containing the following

1. Architectural
2. Civil

3. Landscape
4. Narrative Response to the comments
5. Admin Adjustment Level 2 docs

DOCUMENTS VIA DROPBOX

If any additional comments may arise, we ask that they be resolved administratively while the overall project proceeds forward to avoid any further delays.

Thank you
Austin



Austin Fox RA, AIA, NCARB

Principal AR101117

1754 E Commercial Blvd

Fort Lauderdale, FL 33334

Office: 954-314-9242

Direct: 954-302-2964

E: Austin@AF-Architect.com

www.AF-Architect.com

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RE: OCEAN TREASURE / 4308-4312 EL MAR DRIVE

From Blake Kidwell <BKidwell@FlynnEngineering.com>

Date Tue 7/22/2025 4:44 PM

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

Cc Jhanelle Campbell <JhanelleC@lauderdalebythesea-fl.gov>; zoning <zoning@lauderdalebythesea-fl.gov>

[CAUTION] This external e-mail originated outside the Town. Do not open links or attachments unless you are certain they are safe.

David/Jhanelle,

The revisions address my concerns for site plan approval see input below:

- 1) ~~Partially Addressed:~~ Provide calculations showing stormwater is being maintained on site and meeting County requirements. Provide additional calculations showing stage storage (pre/post) analysis is being met with one drainage system and proposed well. – Addressed
- 2) ~~Not Addressed:~~ For AO zones, building is required to be elevated an additional foot above the specified water depth. Flynn Engineering recommends setting up a meeting to further discuss as necessary. – Addressed
- 3) ~~Not Addressed:~~ Provide slab elevation for all mechanical equipment (AC's, generators, etc.) showing FEMA requirements are being met. Mechanical equipment room is labeled on Sheet C200, how is all equipment being placed on the roof? – Addressed
- 4) ~~Partially Addressed:~~ Off-site sidewalk is required to be elevated outside of the proposed driveway. It is recommended that existing valley gutter flow remain. Replace existing valley gutter with Type "F" curb & gutter. – Addressed
- 5) ~~Partially Addressed:~~ Label water meter / water service on plans as existing or coordinate with Pompano / Fort Lauderdale for new service as applicable. Provide clarification on municipality who owns utility. – Addressed
- 6) ~~Partially Addressed:~~ Label sewer lateral on plans as existing or coordinate with Pompano / Fort Lauderdale for new service as applicable. Provide clarification on municipality who owns utility. – Addressed
- 7) ~~Not Addressed:~~ Show limits of pavement/concrete restoration for work in El Mar Drive on civil plans. – Addressed
- 8) ~~Not Addressed:~~ Provide distance of Fire Hydrant to FDC, or provide fire flow calculations if building is not being fire sprinkler'd that meet NFPA requirements. Sheet number not provided show location of fire hydrant and FDC for reference on Sheet C300 – Addressed
- 9) ~~Partially Addressed:~~ Provide FDEP CCCL Permit Approval (Required prior to Permit Approval). Show compliance with FDEP criteria, minimum Lowest Horizontal Structural Member needs to be labeled on plans and provide with FDEP 100 year elevations for this area. Typically the requirement is much higher than the 11.18NAVD elevation that is currently shown on the plans. – Prior to Building Permit Issuance.
- 10) ~~Partially Addressed:~~ Provide Broward County Traffic Approval (Required prior to Permit Approval) if striping proposed in right-of-way. Show striping restoration on plans when pavement restoration is added to civil sheets. – Prior to Building Permit Issuance.
- 11) ~~Partially Addressed:~~ Provide Broward County Surface Water Management Approval (Required prior to Permit Approval). Provide full drainage calculations showing compliance with surface water management criteria. – Prior to Building Permit Issuance.

- 12) ~~Remove crosswalk striping on civil plans in El Mar Drive unless a new mid-block crosswalk is being requested by the Town. New striping is subject to BCTED approval.~~ – Addressed

Thanks,

Blake Kidwell, P.E.
954.522.1004 Office
954.802.4277 Cell



Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

I will be out of the office from July 23rd – July 27th and will have limited phone service during that time.

From: David Lee <davidl@lauderdalebythesea-fl.gov>
Sent: Friday, July 18, 2025 2:06 PM
To: Blake Kidwell <BKidwell@FlynnEngineering.com>
Cc: Jhanelle Campbell <JhanelleC@lauderdalebythesea-fl.gov>; zoning <zoning@lauderdalebythesea-fl.gov>
Subject: OCEAN TREASURE / 4308-4312 EL MAR DRIVE

Good afternoon Blake, I hope this email finds you well,

Ocean Treasure has resubmitted the plans for your review via Dropbox link:
<https://www.dropbox.com/t/4ov33VmZByqpGjkj>. Please let me know if you are unable to access the files.

Let us know if you have any questions, concerns or requests.

Thank you and have a nice weekend!

David Lee

Asst Director of Development Services-Building, Planning, Zoning



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.



**SITE PLAN DEVELOPMENT ORDER
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Development Order 2023-SP-01**

PROJECT NAME: Ocean Treasure f/k/a Courtyard Hotel

ADDRESS OF PROPERTY: 4312 El Mar Drive

FOLIO #: 494318010190

PROPERTY OWNER: OCEAN TREASURE COURTYARD LLC

APPLICANT: Dylan Tannenbaum

APPLICANT ADDRESS: 4308 El Mar Drive, Lauderdale-By-The-Sea, FL 33308

REQUEST: Pursuant to Chapter 30, “Unified Land Development Regulations,” Article IV, “Development Permits –Applications, Requirements and Review Procedures,” Division 2, “Site Plan Procedures and Requirements” of the Town’s Code of Ordinances (the “Town Code”), the Applicant has requested Site Plan approval to demolish an existing 2 story hotel and construct a new 3 Story hotel containing 22 hotel units for property located at 4312 El Mar Drive (the “Property”).

SECTION 1. FINDINGS. THIS MATTER came before the TOWN Commission of the TOWN of LAUDERDALE- BY-THE-SEA, Florida, on October 14, 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 Site Plan submitted by the Applicant, 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. The Applicant shall obtain Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) Permit approval, as required, prior to issuance of any Building Permits. Civil and architectural plans shall demonstrate compliance with FDEP criteria, including clearly labeling the minimum Lowest Horizontal Structural Member (LHSM) and identifying the applicable FDEP 100-year storm elevation for this area. The plans shall be revised to reflect the required FDEP elevation standard.
2. The Applicant shall obtain Broward County Traffic Engineering Division approval for all proposed striping located within the public right-of-way. Striping restoration shall be clearly depicted on the civil plans whenever pavement restoration is included. Proof of Broward County Traffic approval and updated plans shall be submitted to the Town prior to issuance of any Building Permits.
3. The Applicant shall obtain Broward County Surface Water Management approval, as required, prior to issuance of any Building Permits. Full drainage calculations shall be submitted demonstrating compliance with Broward County Surface Water Management criteria, and the approved calculations shall be reflected in the civil plans.
4. In accordance with Sec. 20-92 of the Town Code, all utilities serving the development shall be installed underground at the Developer's/Owner's cost. Existing overhead service lines shall be converted to underground facilities at the time of development or reconstruction, at the Developer's/Owner's cost. For substantial redevelopment or reconstruction, all utilities adjacent to and serving the site shall be converted to underground facilities, and all new utilities shall be installed underground, consistent with the Code requirements.
5. The Applicant shall provide documentation, in a form acceptable to the Town Attorney, demonstrating that the properties located at 4308 El Mar Drive and 4312 El Mar Drive have been legally joined into a single unified lot of record prior to issuance of any Building Permits. No permits shall be issued until proof of lot combination is recorded in the public records of Broward County.
6. The Applicant shall provide written verification from the Town's solid waste vendor confirming acceptance of the proposed trash management plan, including location and method of service, prior to issuance of any Building Permits. No permits shall be issued until proof of an acceptable trash plan is submitted to and approved by the Town.
7. A landscape plan demonstrating compliance with the Town Code shall be submitted with the Building Permit application. Any tree removal or relocation shall require approval from Broward County prior to issuance of a Building Permit. The absence of a landscape island for the eleven parking spaces along the northern perimeter is acknowledged and is hereby waived as part of the Development Order approval.
8. No signs or fences are approved as part of this Development Order. Any proposed signage or fencing shall require submittal and approval under a separate permit application.
9. In the event the north-facing balconies are removed from the approved design, the Applicant shall submit revised architectural elevations reflecting the change for inclusion in the Town's

official records. Updated elevations shall be provided prior to issuance of any Building Permits or Certificates of Occupancy, whichever occurs first following the design change.

10. The Applicant shall secure a building permit for the project within six (6) months of the date of the development order approval.
11. The construction shall be in accordance with submitted plans (**Exhibit 1**). Such plans are subject to revisions based on any necessary changes that may be required for issuance of a building permit pursuant to the Florida Building Code.
12. The approved site 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 the issuance of the approval if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that results in a violation of federal or state law.
13. Prior to 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 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

C:\Users\jhanellec\Desktop\Exhibit 6- 2023-SP-01 Ocean Treasure Site Plan Development Order.docx

Sec. 30-127. Variances procedures and requirements.

- (a) *Purpose.* The purpose of this section is to:
 - (1) Provide for minimum standards for consideration of variance applications;
 - (2) Provide for an orderly system of review of application for variances from the effect of zoning regulations on property within the Town in order to accord the owners and users of such property with the due process of law guaranteed by the Constitution of the United States of America and the State of Florida; and
 - (3) Provide for a set of procedures and standards to guide the DSD, Planning and Zoning Board and Town Commission in the review of an application for variance and the approval or denial thereof.
- (b) *Application.* Application shall be made as provided in section 30-112.
- (c) *Recommendations of the Planning and Zoning Board.*
 - (1) The Planning and Zoning Board shall review applications for variances from the Town's Land Development Regulations in accordance with the procedures set forth in article IV, division 1 of this chapter.
 - (2) After receiving all relevant materials and information, the Planning and Zoning Board recommendation shall be by vote of a simple majority of the quorum present and voting.
 - (3) Decisions of the Planning and Zoning Board are advisory to the Town Commission.
 - (4) A recommendation for approval by the Planning and Zoning Board confers no legal right to the applicant in the absence of subsequent approval by the Town Commission.
- (d) *Action by Town Commission.*
 - (1) The Town Commission shall make express findings on the elements necessary for the granting of a variance as provided in subsection (e) below.
 - (2) The decision of the Town Commission is not final until the filing of a development order with the Town Clerk which shall be recorded in the official records of Broward County.
- (e) *Criteria for considering an "application for a variance."* In considering an application for a variance, an application shall be evaluated by considering the following criteria:
 - (1) Special conditions and circumstances exist affecting the land, structure or building involved preventing the reasonable use of such land, structure or building.
 - (2) The circumstances which cause the hardship are peculiar to the property or to such a small number of properties that they clearly constitute a marked exception to other properties in the district.
 - (3) The literal interpretation of the provisions of the applicable regulation would result in a particular hardship upon the owner, as distinguished from a mere inconvenience.
 - (4) The hardship is not self-created or the result of mere disregard for, or ignorance of the provisions of the regulations.
 - (5) The variance is the minimum variance that will make possible the reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the applicable zoning regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

- (6) The grant of the variance does not permit a use not generally permitted in the district involved or a use expressly or by implication prohibited by the terms of the regulations of the district in which the affected property lies.
 - (7) Financial hardship is not a basis for granting a variance unless the failure to grant the variance will render the property unusable as a permitted use in the zoning district in which the property lies.
- (f) *Duration.*
- (1) Such rights and privileges shall be terminated at such time as designated in the conditions of the approval of the variance, or upon any interruption or cessation of the use permitted by the variance for one year or more.
 - (2) The Town shall have continuing jurisdiction over all variances and may revoke, modify or suspend the approval of the variance, after a public hearing before the Town Commission and notice given in the same manner as required for approval of a variance under article IV, division 9 of this chapter, under the following conditions:
 - a. The variance was obtained by fraud or misrepresentation:
 - b. The variance has been exercised contrary to the conditions of its approval; or
 - c. The exception permitted by the variance has been exercised so as to be detrimental to the public health, safety or welfare, so as to constitute a nuisance.

(Ord. No. 2014-08, § 3, 7-7-2014; Ord. No. 2020-08, § 4, 10-13-2020)

July 8th, 2025

Town of Lauderdale-By-The-Sea
Attention: Development Service Department

PROJECT NAME: Ocean Treasure Hotel
PROPERTY ADDRESS: 4308 (and 4312) El Mar Drive
PERMIT NUMBER: 2023-SP-01
PROJECT DESCRIPTION:

Site Plan Approval
New 3-Story Hotel (Redevelopment)
Site Modifications to Existing 2-Story Hotel
Total 22 Hotel Units

DATE OF REVIEW: June 10, 2025

REVIEWER: Linda Strutt Consulting, Inc.



Variance Narrative

This narrative supports three requested variances for the redevelopment of Lot 4 into a new three-story hotel as part of a unified project with the adjacent Lot 3. Variances are requested for:

1. Reduction in the required View Corridor width and clearance,
2. Reduction in the Parking Setback from the interior (north) property line,
3. Reduction in the VUA Perimeter Landscaping buffer width.

1. Special Conditions and Circumstances

Lot 4 is constrained by its narrow width and adjacency to existing development, which limits compliance with strict setback and view corridor requirements. The redevelopment replaces a 2-story nonconforming structure with a taller building that ultimately improves existing nonconformities, including enhanced landscaping and parking organization. The hardship arises from the existing lot dimensions and configuration, not from actions of the applicant.

2. Uniqueness of Circumstances

The constraints impacting Lot 4 are unique within this district. Few parcels in this zoning area are being redeveloped while maintaining compatibility with existing structures and unified development goals across multiple lots. The project's position between the street and ocean, coupled with existing nonconforming uses, creates conditions not broadly applicable to other parcels.

3. Literal Interpretation Would Cause Hardship

Strict enforcement of the view corridor and setback requirements would render the current redevelopment infeasible. Literal interpretation would significantly reduce buildable area, disincentivizing investment and resulting in continued deterioration or underutilization of the site. Relief is necessary to enable a functional and economically viable hotel development. The current structure is built only a few feet from the property line with zero view corridor, helping elucidate just how tight this property is. Our new development would improve this issue tremendously by offering nearly a complete view corridor (only 2% obstructed vs. 100% obstructed) and a building built 10.8 feet from the property line.

4. Hardship Not Self-Created

The nonconformities are inherited from existing conditions and site limitations, not the applicant's design choices. The project aims to modernize the site while reducing impacts on adjacent properties through thoughtful design, including the use of permeable turf block and improved landscaping buffers.

5. Minimum Variance and Public Interest

All variances requested represent the minimum necessary to enable a reasonable redevelopment. We have spent over two years working on this plan to try and stay within the code as best as we can while still offering a finished product that helps serve the LBTS community and vacationers. The proposed hotel improves the site's aesthetics, function, and compliance with zoning goals. The variances will not negatively impact neighboring properties or the public; instead, they reduce existing encroachments and improve view corridor transparency and circulation tremendously.

6. Variance Does Not Permit Prohibited Use

The variances do not allow any use not otherwise permitted in the district. The proposed hotel is an allowed use, and the variances only address dimensional standards necessary for compliance due to physical constraints.

7. Financial Hardship Not Claimed

This request is not based on financial hardship. However, without these variances, the property becomes functionally unbuildable under current code, which undermines its permitted use within the zoning district.

Variance-Specific Clarifications

A. View Corridor Width and Clearance (Sec. 30-241(i))

- Required width: 13 feet
- Proposed width: 10.8 feet
- Encroachment: Vehicle clearance above 4 ft in a ~102 ft section of the corridor
- Justification: The proposed development reduces existing nonconformities and maintains

the corridor's intent. Vehicle encroachments are intermittent and offset by improved landscaping and visual openness. Trees and hedge materials will be modified to meet clear trunk and clearance requirements.

B. Parking Setback (Sec. 30-122(a)(1)b.2.iii)

- Required setback: 5 ft
- Proposed setback: 2'4"
- Justification: Turf block and a 5-ft perimeter fence mitigate impact on adjacent property. The

reduced setback maximizes site efficiency without compromising neighbor compatibility.

C. VUA Perimeter Landscaping (Sec. 30-478(b)(2))

- Required depth: 2.5 ft (2' 6")
-

- Proposed depth: 2'4"
- Justification: The two-inch reduction is minor and results from maximizing parking area within setback constraints. The overall landscaping plan improves over the existing condition and maintains visual buffering.

Conclusion

These variance requests are essential for the successful redevelopment of a constrained site into a conforming, modern, and attractive hotel use. The project improves upon existing nonconformities, enhances the urban fabric, and respects the Town's zoning intent while seeking minimal and justified relief.

Very truly yours,

Austin Fox, RA, AIA, NCARB

Principal

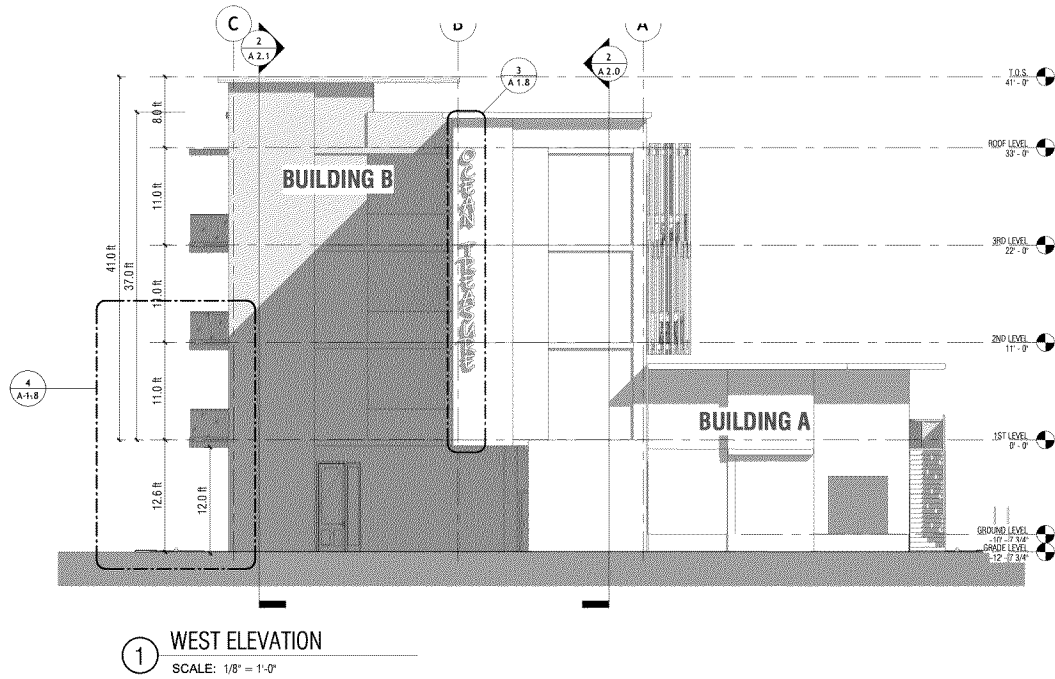
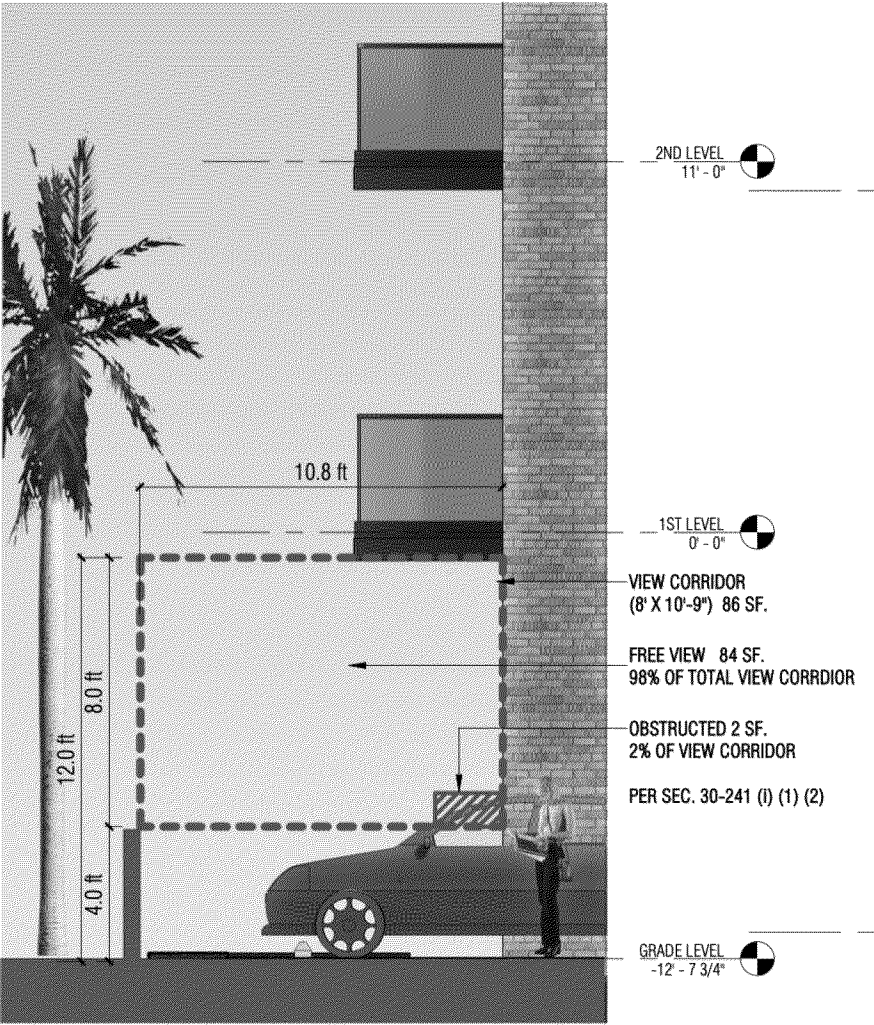
Austin Fox Architecture

1754 E Commercial Blvd., Fort Lauderdale, FL 33334

T:954-314-9242

E: Austin@AF-Architect.com

View Corridor Diagram from A1.8



Existing Photo from El Mar Drive looking towards Beach(Current View Corridor)



Existing Photo from El Mar Drive looking towards Beach(Current View Corridor)



Existing Photo from Beach looking towards El Mar Drive(Current View Corridor)



July 8th, 2025

Town of Lauderdale-By-The-Sea
Attention: Development Service Department

PROJECT NAME: Ocean Treasure Hotel
PROPERTY ADDRESS: 4308 (and 4312) El Mar Drive
PERMIT NUMBER: 2023-SP-01
PROJECT DESCRIPTION:

Site Plan Approval
New 3-Story Hotel (Redevelopment)
Site Modifications to Existing 2-Story Hotel
Total 22 Hotel Units

DATE OF REVIEW: June 10, 2025

REVIEWER: Linda Strutt Consulting, Inc.



Administrative Adjustment Narrative

1. Request for Relief

The applicant is requesting a 30% reduction in the required northern sideyard setback for the proposed redevelopment of Lot 4 (4308 El Mar Drive) in the RM-25 zoning district. Per Section 30-128 of the Town of Lauderdale-By-The-Sea's zoning code:

- Required setback (based on 33 ft building height): 15.5 feet
- Proposed setback: 10.8 feet (minimum)
- Requested reduction: 4.7 feet (30% of required setback)
- Length of building affected: 25.0 feet out of the total 55.5 feet north façade, or approximately

45%

This request stays within the allowed limits of the Administrative Adjustment Level 2 process, both in percentage of reduction and in affected façade area.

While the applicant owns the adjacent property (Lot 3 at 4308 El Mar Drive), which is currently a legally nonconforming hotel, this request applies solely to Lot 4. The new hotel on Lot 4 will be a standalone building but function operationally as part of a unified hotel complex with Lot 3.

2. Justification of Relief – Criteria Response

a. The proposed adjustment is consistent with the goals, objectives, and policies of the Comprehensive Plan.

Yes, the project supports the Town's goals of improving hospitality options, enhancing walkability, and promoting high-quality redevelopment in a scale compatible with its surroundings.

b. The adjustment will not be detrimental to the public health, safety, or welfare.

This is correct. The limited setback adjustment (only affecting 45% of the north façade) poses no adverse impacts on public safety, access, or welfare.

c. The adjustment is compatible with surrounding development.

Yes, adjacent uses include similarly scaled hotels and multifamily buildings. The design maintains continuity in character and massing with the built environment along El Mar Drive. Our goal remains to build on the success we have already achieved with the renovation of the original Ocean Treasure hotel, and to make the new development join seamlessly with said existing hotel.

d. The request satisfies one or more of the following conditions:

- The narrow site width and relationship to the adjacent nonconforming structure necessitate flexible site planning.
- The adjustment promotes a cohesive and efficient layout while respecting the zoning envelope and streetscape.

Due to the small size of the lot, we are forced to get creative with the footprint of the building in order to fit everything we know we need for our future guests at Ocean Treasure. We have been fortunate over the last six years to learn about the needs of the average LBTS vacationer, and feel this plan adequately serves each and every one of them.

e. The adjustment does not reduce any required setback by more than 30%.

Confirmed. The request is for exactly 30%, reducing the required 15.5 ft to a proposed 10.8 ft.

f. The adjustment is the minimum necessary to address the need for relief.

Yes. Only 45% of the north façade (25' of the 55'-6" total) requires the reduced setback. The rest of the building meets or exceeds code minimums.

g. The adjustment does not adversely affect light, air, or privacy to adjacent properties.

Correct. Given the building's height and separation from nearby structures, light, air, and privacy are preserved.

h. The adjustment will not result in an increase in intensity of use.

Correct. The number of units and intensity of the use conform with zoning allowances. The request is strictly dimensional to facilitate optimal site layout.

3. Additional Notes

- This Administrative Adjustment applies only to Lot 4 (4312 El Mar Drive).
 - A notation will be added to the site plan indicating the intention to integrate Lots 3 and 4 into a unified hotel operation.
 - No prior setback reduction has been approved for this project.
 - The applicant will file a separate Variance application for any additional relief beyond this sideyard adjustment.
-

Conclusion

The proposed setback adjustment is minimal, clearly defined, and consistent with the intent and purpose of the RM-25 district. It enables the applicant to enhance the design and functionality of the site while remaining fully within the Administrative Adjustment guidelines. This request promotes architectural continuity, respects neighboring properties, and maintains the Town's vision for high-quality redevelopment along El Mar Drive.

Very truly yours,

Austin Fox, RA, AIA, NCARB

Principal

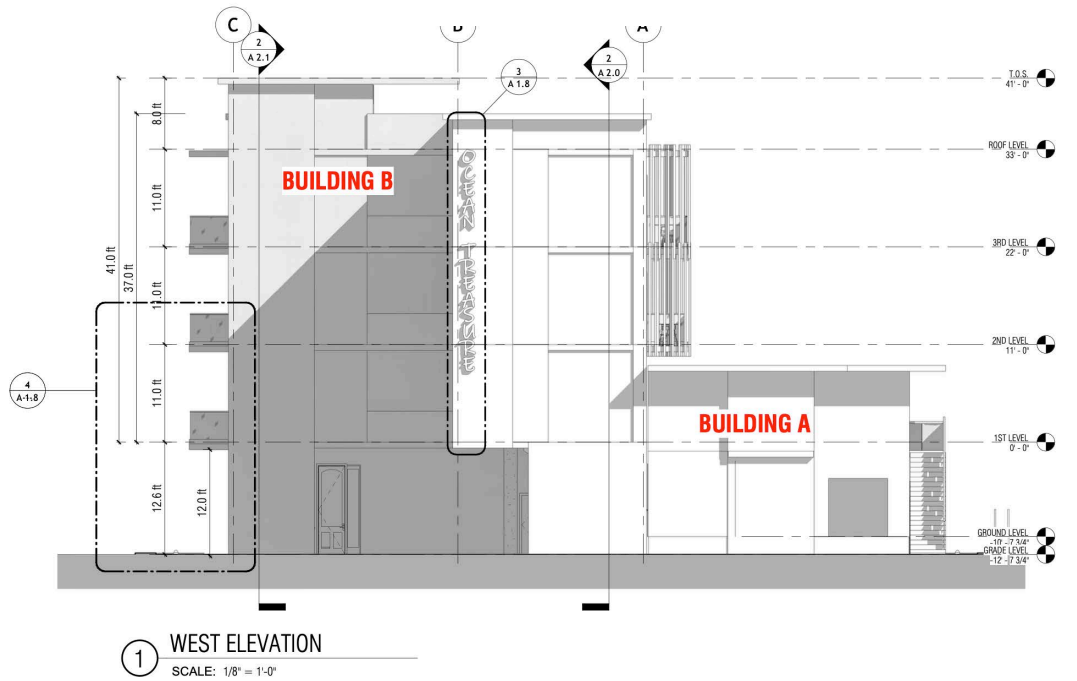
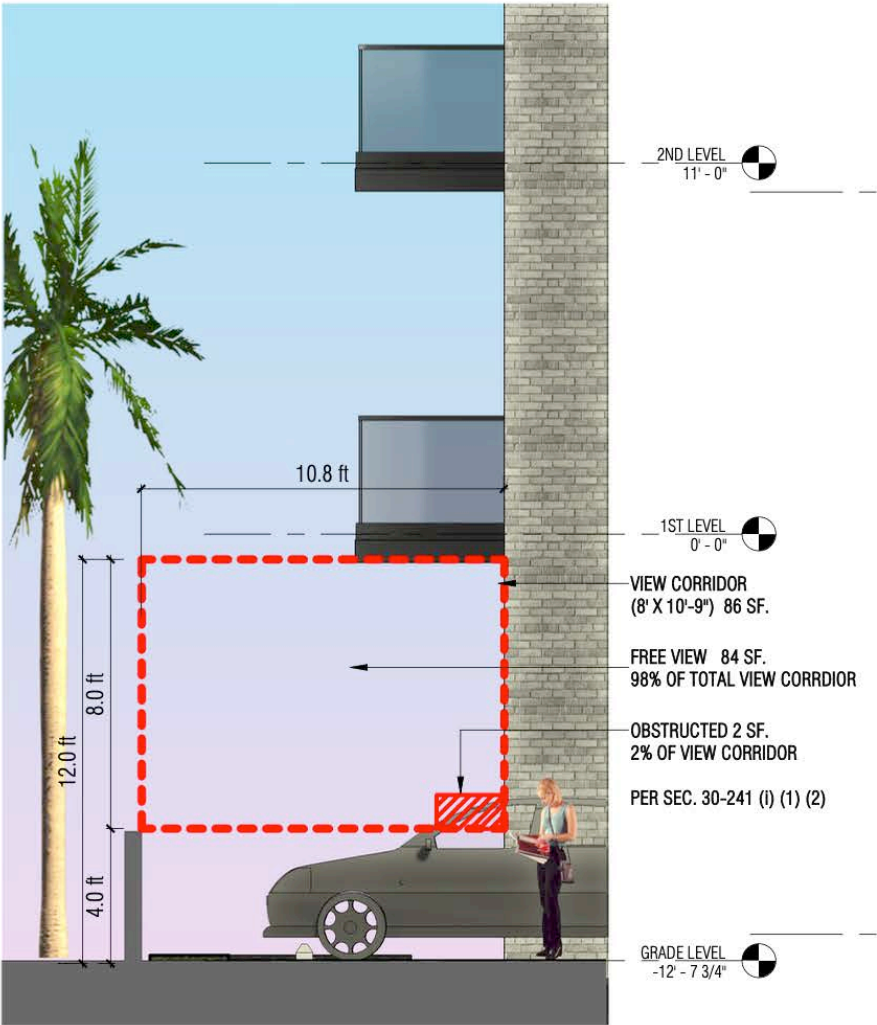
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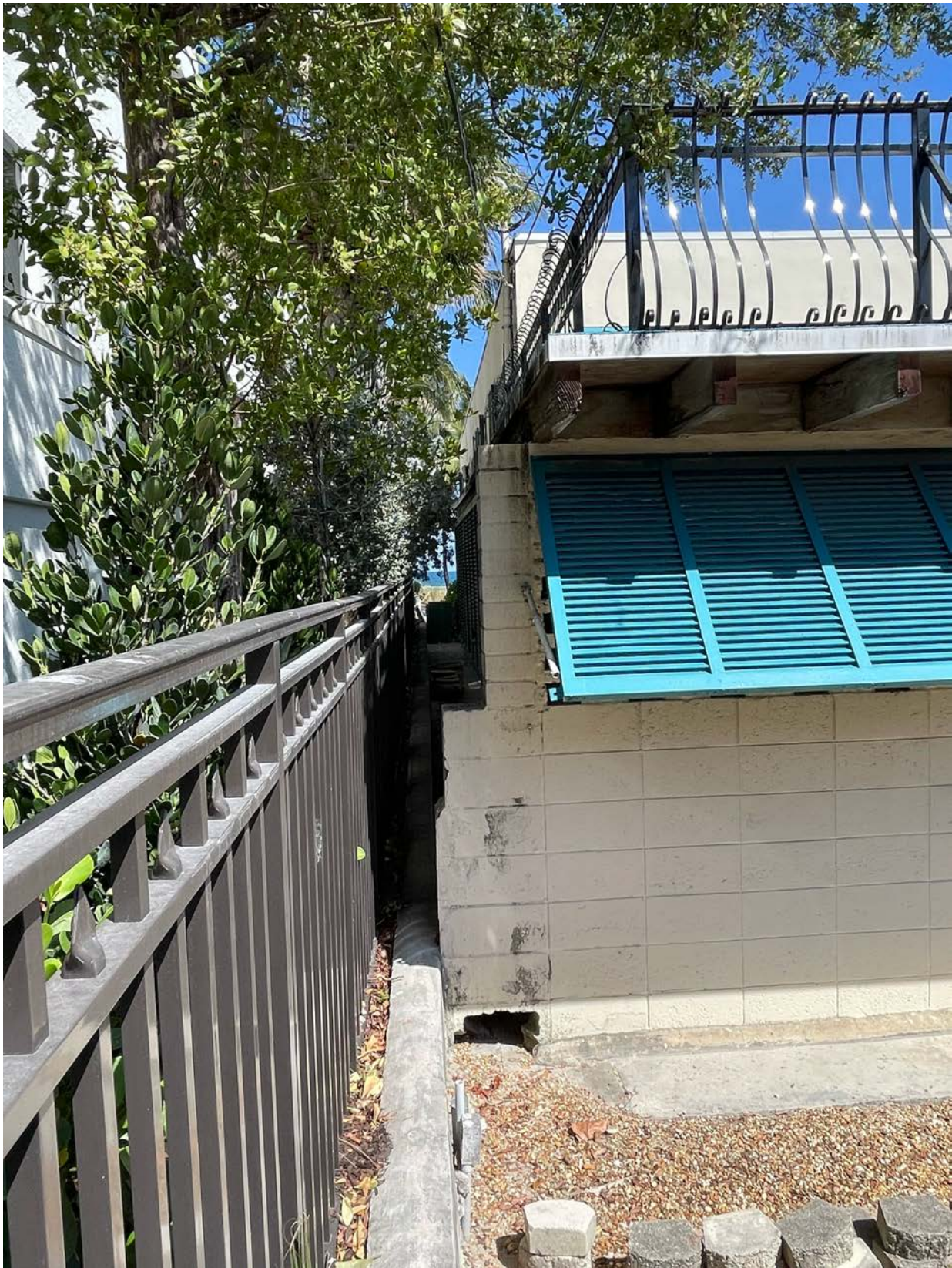
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**VARIANCE DEVELOPMENT ORDER
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Development Order 2024-V-01**

PROJECT NAME: Ocean Treasure f/k/a Courtyard Hotel

ADDRESS OF PROPERTY: 4312 El Mar Drive

FOLIO #: 494318010190

PROPERTY OWNER: OCEAN TREASURE COURTYARD LLC

APPLICANT: Dylan Tannenbaum

REQUEST: Pursuant to the requirements of Section 30-127, “Variances,” the Applicant requests a reduction in the required view corridor width and clearance set forth in Town Code Section 30-241(i) to 10.8 feet where 13 feet is required, a reduction in the parking setback from the interior (north) property line set forth in Town Code Section 30-122(a)(1) b.2.iii to 2 feet 4 inches where 5 feet is required and a reduction in the VUA perimeter Landscape buffer width set forth in Town Code Section 30-478(b)(2) to 2 feet 4 inches where 2 feet 6 inches is required for the property located at 4312 El Mar Drive.

SECTION 1. FINDINGS. THIS MATTER came before the TOWN Commission of the TOWN of LAUDERDALE- BY-THE-SEA, Florida, on October 14, 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, complies with the applicable standards and minimum requirements of Chapter 30 of the Town Code.

SECTION 2. APPROVAL. The request to approve a Variance to permit a reduction in the required view corridor width and clearance set forth in Town Code Section 30-241(i) to 10.8 feet

where 13 feet is required, a reduction in the parking setback from the interior (north) property line set forth in Town Code Section 30-122(a)(1) b.2.iii to 2 feet 4 inches where 5 feet is required and a reduction in the VUA perimeter Landscape buffer width set forth in Town Code Section 30-478(b)(2) to 2 feet 4 inches where 2 feet 6 inches is required is hereby approved as shown on the application materials submitted by the applicant, 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. All applicable state and federal permits shall be obtained before commencement of construction.
2. 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. A building permit will not 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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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 2024-LVL2-AA-01**

PROJECT NAME: Ocean Treasure f/k/a Courtyard Hotel

ADDRESS OF PROPERTY: 4312 El Mar Drive

FOLIO #: 494318010190

PROPERTY OWNER: OCEAN TREASURE COURTYARD LLC

APPLICANT: Dylan Tannenbaum

APPLICANT ADDRESS: 4308 El Mar Drive, Lauderdale-By-The-Sea, FL 33308

REQUEST: Pursuant to Chapter 30, “Unified Land Development Regulations,” Article IV, “Development Permits – Applications, Requirements and Review Procedures,” Division 4, “Adjustments To The Code – Procedures And Requirements,” Section 30-128, “Administrative Adjustments,” of the Town’s Code of Ordinances (the “Town Code”), the Applicant has requested a Level 2 administrative adjustment from Section 30-241(h)(6), “Side Setbacks,” of the Town’s Code, to reduce the northern side yard setback to 10.8 feet where 15.5 feet is required (the “Property”).

Section 30-241(h)(6)

SECTION 1. FINDINGS. THIS MATTER came before the TOWN Commission of the TOWN OF LAUDERDALE-BY-THE-SEA, Florida, on October 14, 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 the applicant, 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 September, 2025

MAYOR EDMUND MALKOON

ATTEST:

Katrina Adler, Town Clerk

Approved as to form:

Susan L. Trevarthen, Town Attorney

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