

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

Agenda

Wednesday, October 1, 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, October 1, 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. September 3, 2025 Minutes

4. PUBLIC COMMENTS

5. NEW BUSINESS

5.a. Site Plan Modification (2025-LVL 2-SPM-02), Pursuant to Chapter 30 “Unified Land Development Regulations,” Article IV “Development Permits – Applications, Requirements and Review Procedures,” Division 2 “Site Plan Procedures and Requirements,” Section 30-123 “Modification of Approved Site Plan,” of the Town’s Code of Ordinances (“Town Code”), the Applicant is requesting a site plan modification to increase the permitted number of hotel units from 14 unit to 19 units in order for the buildings’ renovations to meet the Town’s zoning and land use requirements for property located at 4217-4225 El Mar Drive.

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

8. ADJOURNMENT

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING

SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO 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: October 1, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: APPROVAL OF MINUTES

Subject Title: September 3, 2025 Minutes

Explanation:

Recommendation:

Exhibits:

1. September 3, 2025 Minutes

NON APPROVED

**TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD MEETING MINUTES
JARVIS HALL, 4505 N OCEAN DRIVE, 33308
Wednesday, September 3, 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 6:04PM.

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, and MaShawn Simpson. The Chair briefly reviewed the responsibilities of the board members and the cadence of the meetings. Present in person were Town Attorney James White, Town Attorney Judelande Jeune, Development Services Director Jhanelle Campbell, Assistant Development Services Director David Lee, 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 – September 4, 2024

Board Member Piersante made a motion to approve the (corrected) P&Z Minutes of September 4, 2024 as written. The motion was seconded by Board Member Richardson. The motion to approve carried 5-0.

b. Planning & Zoning (P&Z) Meeting Minutes – July 10, 2025

Board Member Richardson made a motion to approve the P&Z Minutes of July 10, 2025 as written. The motion was seconded by Board Member Piersante. The motion to approve carried 5-0.

4. PUBLIC COMMENTS

Chair Sylvester opened the meeting to the public for any comments for any item not on the agenda. She closed this agenda item as there were no requests from the public to speak.

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”).

Development Services Director (DSD) Jhanelle Campbell asked if all three request items could be read into the record as she would be presenting all three in one presentation but the vote at the end of the presentation would be separate for each of the three requests. The Chair then read Request #2 and Request #3 into the record.

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.

Development Services Director (DSD) Campbell presented the three requests for 4312 El Mar Drive. The first request was to demolish the existing two-story hotel (Courtyard Hotel) and replace it with a newly constructed three-story hotel with 22-units (without kitchens). It would be connected to an existing hotel (Ocean Treasure) located at 4308 El Mar Drive (Lot 3). The proposed project would combine the two adjacent lots creating a two-building hotel project resulting in shared access for parking and amenities between the two buildings with the new building on Lot 4 (4312 El Mar Drive). Lot 3 currently has nine units but its square footage would allow for eleven units and the DSD explained the math regarding how it was determined that 4312 El Mar Drive could have 22-units without kitchens.

The Site Plan (SP) would be reviewed tonight for the rebuilding and the Administrative Adjustment (AA) would be reviewed tonight for the reduced side yard setback. The three requests would be voted on separately with the AA voted on before the SP because the AA needed to be approved in order to approve the SP to move forward as proposed.

The DSD showed a slide depicting where the proposed hotel project would be located and explained that the applicant held a public participation meeting according to Town Code. She described the changes made to the development order regarding removing the balconies on the northern facing portion of the property and regarding the fence. She spoke about reconfiguring two parking lots for shared access because both lots presently have separate access drives, parking, and amenities. Parking and landscaping modifications were included in the applicant’s request. Both sites are nonconforming for parking but deficiency could be reduced with things like bicycle parking. The Site Data Table in the packet showed that what was proposed was in line with the Town Code. She summarized that there were three points for approval: The Site Plan, the Variance, and the Administrative Adjustment. The DSD spoke about the existing conditions and limitations but explained how the proposed development would improve the conditions of the lot overall.

DSD Campbell showed a slide that explained the View Corridor and Setback Analysis and she discussed the Variance for (1) a reduction in the required view corridor width and clearance, (2) a reduced parking setback along the northern boundary, and (3) a minor reduction in the required VUA perimeter landscape buffer. She explained the criteria for a variance. Staff believed the applicant met the criteria for a variance recommendation of approval as requested. She spoke about the Administrative Adjustment for the northern setback and said that Staff determined that the criteria for the Level 2 Administrative Adjustment have been satisfied, justifying the 30% reduction in side yard setback. Architectural Review was also conducted and an approval was obtained. Overall, Staff was recommending approval of all three requests. The DSD stated

that each development order had several conditions and that was also in the packet. One condition was removed because the DSD obtained renderings regarding the balconies on the northern facing portion of the property. After tonight's review, the project would go to the Town Commission on October 14th. She called for board member questions/comments.

Board Member Goldman commented that there was a lot of stuff to read in the packet but Staff made it easy for non/engineers and non/builders to understand. He asked about the bottom level not being livable and just used for parking of cars and that area was not counted towards the height of the building. Board Member Piersante asked about Oriana (condo) inquiring about the parking lights for the new project. The DSD said that they would review this as part of the permit process to ensure the lighting did not create light pollution for the adjacent property. As there were no other board questions, the DSD said the owner (Dylan Tannenbaum) and the architect (Austin Fox) were here if the board wanted them to give their presentation or to ask them questions. Board Member Piersante said that the project looked really good. As there were no board questions, the Chair called for public comments.

Rich Hilchey, resident, said where he lived overlooked the project and he participated in the citizen's meeting. He felt that the balconies were a big win for everyone. His second comment was on the view corridor because 80% of the parking was there. He spoke about his full-sized SUV and used that as an example that the language in this View Corridor Variance stated 98% but it should be modified to reflect bigger cars and use instead 80% to 85%. He thought that the language should be modified otherwise only standard vehicles could park there. DSD Campbell answered that the percentage was only an illustration of what would be obstructed. Chair Sylvester asked if an SUV would be able to fit there and she was answered that an SUV should be able to fit there. The owner, Dylan Tannenbaum, said these were standard parking spots. Board Member Richardson said there was no view corridor now, so this was as adequate as it could be made.

John Nicholson, resident, board member and general counsel for Winter Colony, was in attendance with his wife and another resident, Nelson Tetreault. Their concern was that the 22 units and existing units at Ocean Treasure would create overcrowding of the existing pool and excessive noise. It was already noisy now. They were requesting at a minimum a six-foot solid fence to be erected between Winter Colony and Ocean Treasure by the pool for noise abatement and visual purposes. They were requesting to know the pool hours and would like the pool closed at 10:00PM and open at 9:00AM, the same as their pool hours. He felt the noise with those 22 units would be unbearable and their requests were coming from reasonable neighbors. The Chair asked about the number of units now and DSD Campbell said the Ocean Treasure had 9 existing units now and through the unification of the two lots, the total units would be 22. It would not be 22 additional units. It would be 22 units total which equaled 13 additional units. She further stated that per Code, a solid fence could not be installed in that location. The applicant, Mr. Tannenbaum, said they did allow Courtyard use of the pool so there have been 19 units using the pool now. Their pool hours were dawn to dusk and they did enforce an 8:00AM to 7:00PM time window. The code was dawn to dusk and with the new hotel, there would be night staff. Discussion ensued and John Nicholson came back to the podium. He did not know that a solid fence was not allowed by code but maybe change their request to a six foot noise abatement PVC fence or anything that would give noise abatement. Mr. Nicholson was glad to learn that it would only be an additional 13 units and not 22. They were not opposing but just wanted to be a good neighbor and ask for the pool hour sign to be located in a more conspicuous space. He was also glad to learn that there would be night staff on duty with the new hotel. The Chair complimented that everyone just wanted to be good neighbors and suggested getting each other's phone number.

Dorothy Seibert, resident, said that she wanted to thank everyone involved with taking away the side balconies. The developer and the architect have listened to the surrounding neighbors and made adjustments based on what was said. Ms. Seibert was answered about the fence by the DSD and Ms. Seibert then asked about the landscaping and the DSD answered. She explained about the distance between shade

and non-shade trees and hedges. Ms. Seibert thanked everyone involved in this project. As there were no further public comments, the Chair closed public comments. Motions would be made now starting with Request #2, then Request #3 and then Request #1.

Board Member Goldman made a motion to approve Variance 2024-V-01 (Request #2) as Staff recommended. The motion was seconded by Board Member Richardson. The motion to approve carried 5-0.

Board Member Piersante made a motion to approve Level 2 Administrative Adjustment 2024-LVL2-AA-01 (Request #3) as Staff recommended. The motion was seconded by Board Member Richardson. The motion to approve carried 5-0.

The Chair commented that this project would be beautiful.

Board Member Goldman made a motion to approve Site Plan 2023-SP-01 (Request #1) as Staff recommended. The motion was seconded by Board Member Richardson. The motion to approve carried 5-0.

Board Member Piersante thanked Development Services Director Campbell on the great job she did putting this presentation together. He further commended the developer and his team for their consideration of the L-B-T-S neighbors surrounding this new project. DSD Campbell reminded that this would go in front of the Town Commission October 14th.

6. OLD BUSINESS

The Chair did not think they were ready to discuss generators for new construction yet. DSD Campbell said she had a list she was putting together of several items to bring before the Town Commission including generators for new construction and would then come before this board with the list of items.

7. UPDATES/BOARD MEMBER COMMENTS

None.

8. ADJOURNMENT

Board Member Piersante made a motion to adjourn at approximately 6:42PM. The motion was seconded by Board Member Richardson. 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: October 1, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: NEW BUSINESS

Subject Title: Site Plan Modification (2025-LVL 2-SPM-02), Pursuant to Chapter 30 “Unified Land Development Regulations,” Article IV “Development Permits – Applications, Requirements and Review Procedures,” Division 2 “Site Plan Procedures and Requirements,” Section 30-123 “Modification of Approved Site Plan,” of the Town’s Code of Ordinances (“Town Code”), the Applicant is requesting a site plan modification to increase the permitted number of hotel units from 14 unit to 19 units in order for the buildings’ renovations to meet the Town’s zoning and land use requirements for property located at 4217-4225 El Mar Drive.

Explanation: See attached report

Recommendation: Staff recommends that the Board vote to recommend the Town Commission’s approval of the request for site plan modification.

Exhibits:

1. FINAL- 4225 El Mar Drive Staff Report Buena Vista-JMC Revised 2-9-25-25
2. Exhibit 1- Application and Plans
3. Exhibit 2- Sec. 30_123. ___Modification_of_approved_site_plan.
4. Exhibit 3- Citizen Participation Meeting Summary - BUENA VISTA
5. Exhibit 4- Sec 30-139- Notice of Public Hearings
6. Exhibit 5- Development Order



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

To: Planning and Zoning Board (the "Board")

From: Jhanelle Campbell, Development Services Director

Date: October 1, 2025

Project: Site Plan Modification (2025-LVL 2-SPM-02), Pursuant to Chapter 30 "Unified Land Development Regulations," Article IV "Development Permits – Applications, Requirements and Review Procedures," Division 2 "Site Plan Procedures and Requirements," Section 30-123 "Modification of Approved Site Plan," of the Town's Code of Ordinances ("Town Code"), the Applicant is requesting a site plan modification to increase the permitted number of hotel units from 14 units to 19 units in order for the buildings' renovations to meet the Town's zoning and land use requirements for property located at 4217-4225 El Mar Drive (the "Property").



Figure 1. Subject Property

Purpose

The purpose of this memorandum is to provide Staff's findings and recommendations regarding the Site Plan Modification application (**Exhibit 1**), submitted to the Town of Lauderdale-By-The-Sea, Florida (the "Town") to permit an increase in the number of hotel rooms (without kitchens) at the Buena Vista Hotel property located at 4225 El Mar (the "Property") (Figure 1). The Applicant proposes to convert interior space within the vacant 3-story hotel at 4225 El Mar Drive, increasing the unit count from 10 to 14 hotel units (without kitchens). The Applicant also owns the adjacent 2-story hotel at 4217 El Mar Drive, which contains 5 units; no changes are proposed for that building.

The Applicant seeks to maintain existing nonconformities documented in the survey and proposed plan. Since the code no longer requires minimum building separation, a unity of title will be required to be recorded to the Town's satisfaction so that internal side yard setback requirements between the two sites will not apply.

The Property has a Future Land Use classification of Multi-Family Residence (Medium-25 units/acre) and is zoned RM-25 – Apartments and lodging.

To consider the request, the following Town Code of Ordinances (“Town Code”) provisions were reviewed:

- Article IV, Division 2 “Site Plan Procedures and Requirements” concerning the Level 2 Site Plan Amendment.

Background

The Property is composed of two developed parcels of land located within the RM-25 zoning district. The existing three (3) story structure located at 4225 El Mar Drive was originally constructed in the mid-1990’s. The Applicant is proposing to increase the number of hotel units in the 4225 building by renovation of existing internal space not currently used for residence. The maximum number of units permitted on the 4225-4217 combined 0.4-acre site is 20, the Applicant is proposing a total of 19.

Only the 4225 El Mar Drive property currently has a driveway connection to El Mar Drive. The adjacent hotel at 4217 El Mar Drive provides three back-out parking spaces directly abutting El Mar Drive but has no dedicated driveway access. No previously approved site plans are available for either property. For purposes of this application, staff has determined that the survey covering both sites, together with the site plan data table, will be accepted as the existing site plan for the submittal.

Request

The Applicant is requesting approval of a site plan modification to permit an increase in the number of hotel rooms (without kitchens) at the Buena Vista Hotel property located at 4225 El Mar Drive. The proposal involves converting interior space within the vacant 3-story hotel building to increase the number of units from 10 to 14 hotel rooms (without kitchens).

In addition, the Applicant owns the adjacent 2-story hotel property located at 4217 El Mar Drive, which currently contains 5 units. No modifications are proposed at the 4217 El Mar site at this time.

Town Code Provisions

The request was submitted pursuant to Chapter 30 “Unified Land Development Regulations,” Article IV “Development Permits – Applications, Requirements and Review Procedures,” Division 2 “Site Plan Procedures and Requirements,” Section 30-123 “Modification of Approved Site Plan,” of the Town’s Code.

Site Plan Amendment Application

Section 30-123 of the Town Code (**Exhibit 2**), which outlines the requirements for modification of an approved site plan, is the code provision that is applicable to the request. A survey, floor plan, and site plan were submitted as part of the application. No exterior changes are being proposed to the existing building. The parking requirements are outlined below.

Parking

The parking layout will require restriping to ensure compliance with the Town’s dimensional standards. Standard parking spaces must be shown at a minimum depth of 18 feet, and compact spaces must be at least 15 feet deep

(Exhibit 3). All spaces will be restriped to reflect these requirements consistently, with one typical dimension provided on each side of the internal drive.

The minimum required number of parking spaces for the Property with the existing hotel use and the proposed use is shown in **Table 1** below.

Table 1

ParkingSpace Types	Parking Required	Existing	Proposed
	1 Space/ Hotel Unit	15	19
Handicap	1	2	2
Standard		18	15
Compact	0	0	3
Total	15	20	20

Citizen Participation Meeting

On June 19, 2025, the Applicant conducted a Citizen Participation meeting in accordance with Section 30-114 of the Town Code and provided the Town with a summary of the meeting (**Exhibit 3**).

Discussion

Recommendation and Conditions

Notification was posted on the Property, the Town's website, and mailed to affected parties within 300 feet as required by Section 30-139(d) of the Town Code (**Exhibit 4**). The Town has not received any responses from the public in favor or in opposition to the proposed project.

The Department recommends approval of the:

- a. Level 2 Site Plan Modification Application to increase the permitted number of hotel units from 14 units to 19 units in order for the buildings' renovations to meet the Town's zoning and land use requirements for property located at 4217-4225 El Mar Drive; and

The Department recommends the following conditions:

1. The Applicant shall provide documentation, in a form acceptable to the Town Attorney, demonstrating that the properties located at 4217 El Mar Drive and 4225 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.
2. The Applicant shall secure a building permit, as defined in Section 30-121(e) of the Town Code for the project within twelve (12) months of the date of the development order approval and a certificate of occupancy for all structures within eighteen (18) months of obtaining the building permit. An extension to the deadline for completion of construction and compliance with the site plan development order may be granted by the Special Magistrate pursuant to the requirements of Section 6-12 of the Town Code.
3. All construction shall be in accordance with the plans, incorporated into the approved Development Order (**Exhibit 5**), which are listed in this report and in accordance with all modifications and conditions approved by the Town Commission. If changes occur as part of the building permit and/or architectural review process, the Applicant will be required to provide this information to Development Services Staff to determine if a modification of the Site Plan approval is required.

4. Prior to issuance of a building permit, the Finance Director shall certify that there are no outstanding fines, moneys, fees, taxes or other charges owed to the Town by the current or past owners or operators of the property in which the building permit is being issued. If fees are related to a code violation that requires a building permit to correct the violation, only the building permits required by the Town for correction of the violation may be issued. No other building permits will be issued until all outstanding debts to the Town are paid in full.
5. 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.
6. All applicable state and federal permits shall be obtained before commencement of construction.
7. 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.

Recommendation: Staff recommends that the Board vote to recommend the Town Commission's approval of the request for site plan modification.

Exhibits:

1. Applications and plans
2. Section 30-123 – Site Plan Modification
3. Section 30-126 – Citizen Participation Summary
4. Section 30-139 - Public notice requirements
5. Development Order

SITE PLAN LEVEL 2 MODIFICATION CHECKLIST



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

SITE PLAN LEVEL 2 MODIFICATION CHECKLIST

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

Items for Submittal:

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

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

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

SITE PLAN PROJECT CHARACTERISTICS



Application #: _____

Project Name: Buena Vista Hotel _____

Acres (gross): 0.371 _____ Acres (net): 0.371 _____

Zoning District: X _____

EXISTING SITE CHARACTERISTICS:

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

Existing Land Use Plan Designation: 39-02 Hotel - limited service Proposed Land Use Designation: 39-02 Hotel - limited service

Existing Use of property: 39-02 Hotel - limited service without food Is the site presently vacant? Yes _____

How many units existing? 10 _____ The date last occupied 04/30/2024 _____

Will any units be demolished? No _____ Number of units to remain 10 _____ To be demolished 0 _____

For Residential: Plot Size: _____ Density: _____ # of stories _____

For Non-Residential: Gross Floor Area 16,148 sqft _____ Plot Size: _____ # of stories _____

Please describe the request being made under this application (a separate letter may be required as part of a Site Plan Level 2 application) Our plan involves the repurposing of existing space within the hotel to accommodate four additional units. Importantly, this project is designed to be minimally invasive, with no demolition of current units. Instead, we are focusing on optimizing and efficiently utilizing underused areas of the existing building to increase our accommodation capabilities.

Additional Information: _____

PROPOSED DEVELOPMENT: COMPLETE FOR RESIDENTIAL PROJECTS

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

PROPOSED DEVELOPMENT: COMPLETE FOR NON-RESIDENTIAL PROJECTS

LAND USE TYPE	GROSS FLOOR AREA	PLOT SIZE	NUMBER OF STORIES
Commercial	16,148 SF	16,148 SF	4
Office			
Restaurant			
Medical			
Other Uses:			
Other Accessory Uses:			
If site plan is being modified, describe changes to any of the above: N/A			

Administrative Use Only

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

Date Found Complete: _____



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: Buena Vista Folio Number(s): 494318011600

Street Address: 4225 EL MAR DRIVE LAUDERDALE BY THE SEA, 33308

Subdivision Name: Lauderdale By The Sea 6-2 B Block(s): 16 Lot(s): 18 & 19

Name of Property Owner: MP HOLDINGS LLC Address of Property Owner: 6520 SW 181 LN SOUTHWEST RANCHES, FL 33331

Property Owner's Phone Number: 305-586-5971 Property Owner's Email Address: deltoro@mpmd.us

Name of Applicant: Jose Del Toro Address of Applicant: 1460 S Palm Ave, Pembroke Pines 33025

Applicant Phone Number: 305-888-6959 Applicant Email Address: deltoro@mpmd.us

Name of Agent (e.g. Contractor) Representing the Project: Carlos Joubert

Agent's Address: 10970 SW 73RD STREET MIAMI FL 33173 Agent's Phone: 305-951-9452 Email Address: projectsjrcac@gmail.com

Land Use Plan Designation: Hotel Zoning District: X

Existing/Type of Use of the Subject Property: 39-02 Hotel - limited service without food

Proposed Use of the Subject Property: 39-02 Hotel - limited service without food

As applicable, answer the following:

Existing Number of Units: 10

Proposed Number of Units: 14

Existing Square Footage: 16148

Proposed Square Footage: 16148



DEVELOPMENT APPLICATION SIGNATURE PAGE

Print Name of Property Owner: Jaynier Moya Date: 3/28/2025

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: Jose Del Toro Date: 03/28/2025

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:

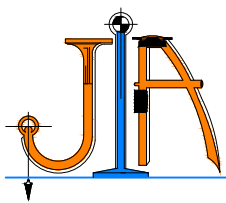
Date Application submitted: _____

Date Application found complete: _____

Pre-Application meeting date: _____

Non-refundable Application Fee: _____

Cost Recovery Fee: _____

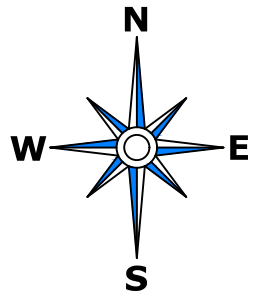


JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

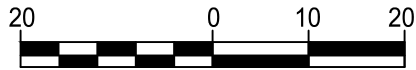
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 640-2660

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

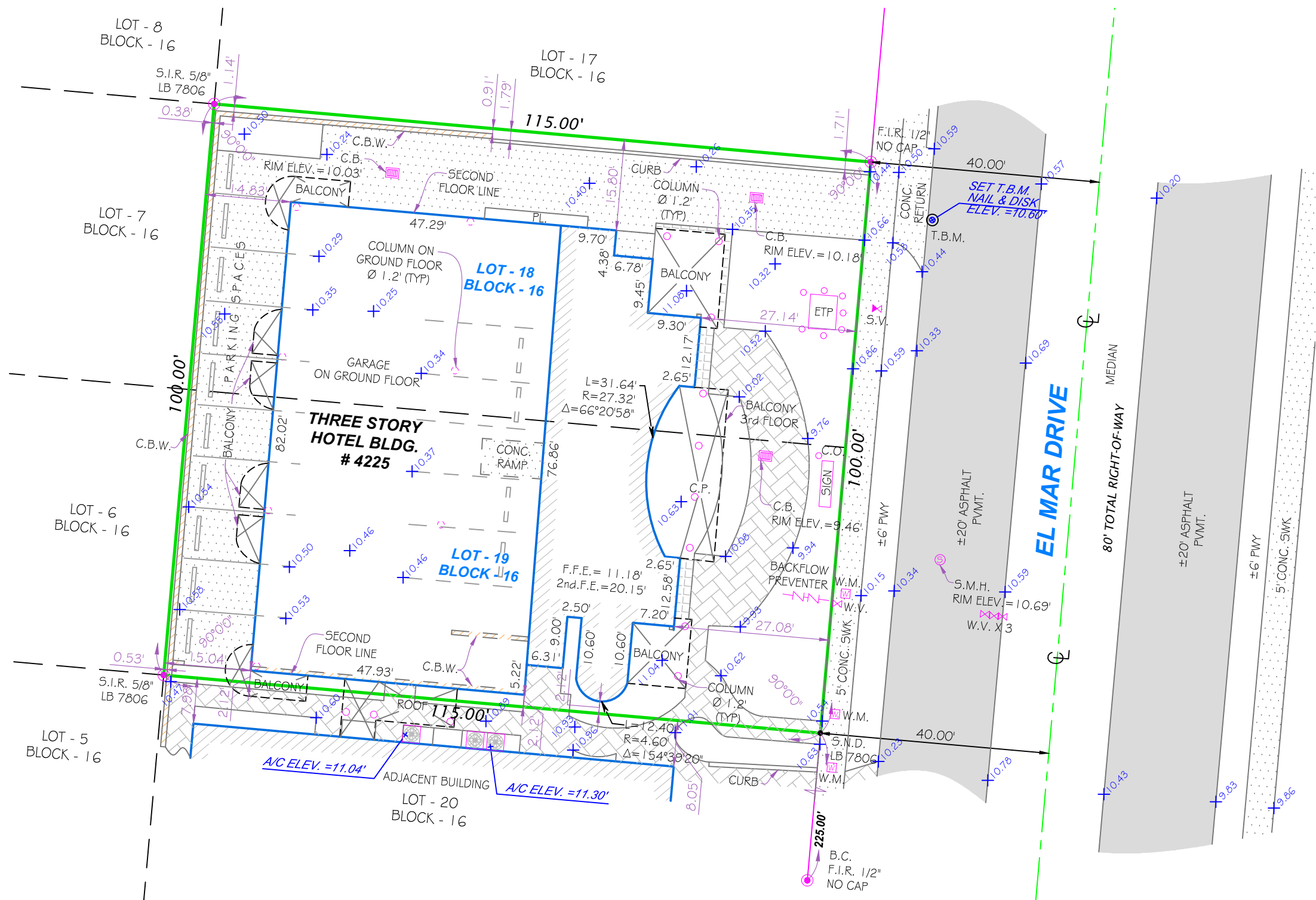


GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FEET



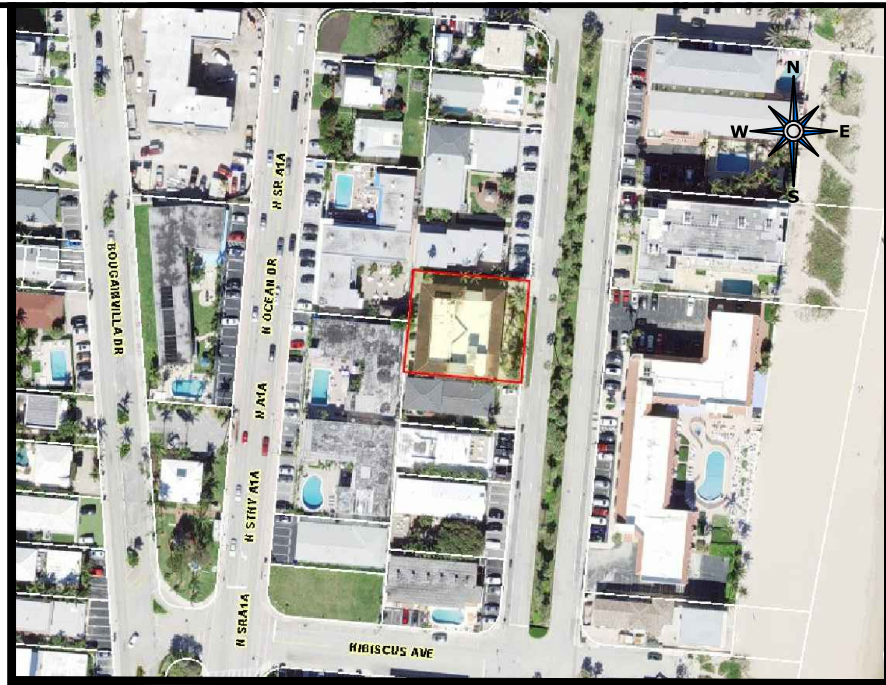
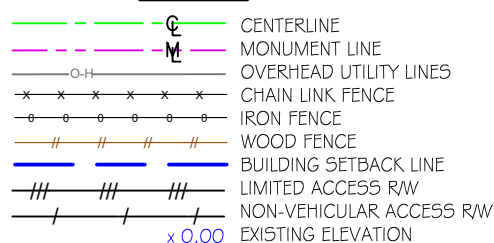
NOTE:

THE SOUTHERN LOT (LOT 20) IS UNDER THE SAME OWNERSHIP AS THE SUBJECT PROPERTY. THERE ARE EXISTING ENCROACHMENTS FROM THE SUBJECT PROPERTY INTO THE NEIGHBORING SOUTHERN LOT, SPECIFICALLY INVOLVING THE BALCONY AND THE ROOF EXTENDING INTO LOT 20, AND/ OR THIS IS COMMON AREA BETWEEN THE TWO LOTS.

ABBREVIATIONS

A/C AIR CONDITIONER PAD
A.E. ANCHOR EASEMENT
A/R ALUMINUM ROOF
A/S ALUMINUM SHED
ASPH. ASPHALT
B.C. BLOCK CORNER
B.M. BENCHMARK
B.O.B. BASIS OF BEARINGS
B.S.L. BUILDING SETBACK LINE
(C) CALCULATED
C.B. CATCH BASIN
C.B.S. CONCRETE BLOCK STRUCTURE
CBW CONCRETE BLOCK WALL
CH. CHORD
CHB CHORD BEARING
CL. CLEAR
C.L.F. CHAIN LINK FENCE
C.M.E. CANAL MAINTENANCE EASEMENTS
CONC. CONCRETE
C.P. CONCRETE PORCH
C.S. CONCRETE SLAB
C.U.P. CONCRETE UTILITY POLE
C.W. CONCRETE WALK
D.E. DRAINAGE EASEMENT
D.M.E. DRAINAGE MAINTENANCE EASEMENTS
D.M.H. DRAINAGE MANHOLE
E. EAST
EB. ELECTRIC BOX
E.T.P. ELECTRIC TRANSFORMER PAD
ELEV. OR EL. ELEVATION
ENCR. ENCROACHMENT
F.D.H. FOUND DRILL HOLE
F.H. FIRE HYDRANT
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
F.F.E. FINISHED FLOOR ELEVATION
F.N.D. FOUND NAIL & DISK
F.N. FOUND NAIL
I.C.V. IRRIGATION CONTROL VALVE
I.F. IRON FENCE
L. LENGTH OF CURVE
LB. LICENSE BUSINESS
L.P. LIGHT POLE
L.P.E. LOWEST FLOOR ELEVATION
L.M.E. LAKE MAINTENANCE EASEMENT
(M) MEASURED DISTANCE
MB. MAIL BOX
MH. MANHOLE
M.F. METAL FENCE
N.A.P. NOT A PART OF
NGVD NATIONAL GEODETIC VERTICAL DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
N.T.S. NOT TO SCALE
O.H.L. OVERHEAD UTILITY LINES
O.R.B. OFFICIAL RECORDS BOOK
OVH. OVERHANG
P.V.M.T. PAVEMENT
PL. PLANTER
P/L. PROPERTY LINE
P.C. POINT OF CURVE
P.T. POINT OF TANGENCY
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
P.B. PLAT BOOK
PG. PAGE
P.W.Y. PARKWAY
PRM. PERMANENT REFERENCE MONUMENT
PLS. PROFESSIONAL LAND SURVEYOR
(R) RECORDED DISTANCE
R.R. RAIL ROAD
RES. RESIDENCE
R/W. RIGHT-OF-WAY
RGE. RANGE
SEC. SECTION
STY. STORY
SWK. SIDEWALK
S.I.R. SET IRON REBAR
S.P. SCREENED PORCH
T. TANGENT
TB. TELEPHONE BOOTH
T.S.B. TRAFFIC SIGNAL BOX
T.S.P. TRAFFIC SIGNAL POLE
TWP. TOWNSHIP
UTL. UTILITY
U.P. UTILITY POLE
W.M. WATER METER
W.V. WATER VALVE
W.F. WOOD FENCE
Δ. DELTA

LEGEND



LOCATION MAP

SCALE = N.T.S.

LEGAL DESCRIPTION:

LOTS 18 AND 19, BLOCK 16, LAUDERDALE-BY-THE-SEA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

4225 EL MAR DRIVE, FORT LAUDERDALE, FLORIDA, 33308

FOLIO NUMBER:

494318011600

CERTIFICATION:

MP HOLDINGS LLC.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A.
COMMUNITY: 125123
FIRM: 0386
DATE OF FIRM: 07/31/2024

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988; BROWARD COUNTY; NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION - 5311, PID - AD2590; ELEVATION IS 8.11 FEET OF N.A.V.D. OF 1988.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: JOHN IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____

REVISED ON: _____

DRAWN BY:	IG	
SURVEY DATE:	02/26/2025	
SURVEY NO:	25-000314-1	
SHEET:	1 OF 1	LB 7806 SEAL

Prepared by:

Law Offices of Mark T. Stern, P.A.
4326 E. Tradewinds Avenue
Lauderdale by the Se, FL 33308
(954) 772-6800

and return to:

Julio C. Alonso, P.A.
300 Sevilla Avenue, Suite 310
Coral Gables, Florida 33134
Ofc. 305 649 7600

Parcel Identification No. **4943-18-01-1620 & 4943-18-01-1600**

_____[Space Above This Line For Recording Data]_____

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **22nd day of August, 2023** between **K.M. & Buschbaum LLC**, a Florida limited liability company, successor by conversion to **K.M. & Buschbaum, Inc.**, a Florida corporation, whose post office address is **491 NW 42nd Ave #21, Davie, FL 33317** of the County of **Broward**, State of **Florida**, grantor*, and **MP Holdings, LLC**, a Florida Limited Liability Company whose post office address is **6520 SW 181 Lane, Southwest Ranches, FL 33331** of the County of **Broward**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

Lots 18, 19 and 20, Block 16, LAUDERDALE-BY-THE-SEA, according to plat thereof as recorded in Plat Book 6, Page 2, of the Public Records of Broward County, Florida.

Subject to:

- 1. Rights of Tenants in possession**
- 2. Taxes for the year 2023 and subsequent years not yet due and payable.**
- 3. Open code case(s), permits fines and violations in connection with case #'s 22030007, 22010021 & 22010023. Grantee assumes all responsibility for said violations, fines, costs and measures necessary to cure.**

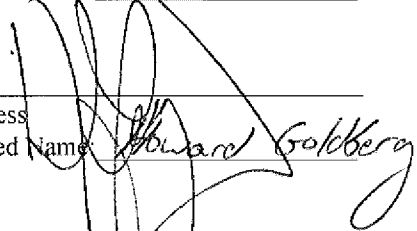
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: MARK T STERN

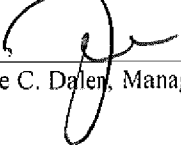

Witness
Printed Name: Howard Goldberg

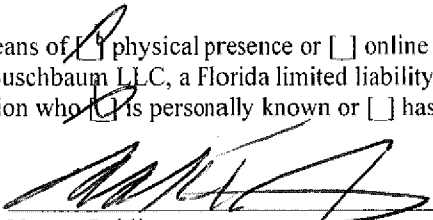
State of Florida
County of Broward

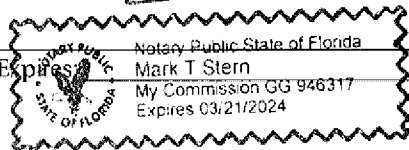
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 2023 by Jesse C. Dalen, Manager of K.M. & Buschbaum LLC, a Florida limited liability company, successor by conversion to K.M. & Buschbaum, Inc., a Florida corporation who ☒ is personally known or ☐ has produced a driver's license as identification.

{Seal}

K.M. & Buschbaum LLC, a Florida limited liability company, successor by conversion to K.M. & Buschbaum, Inc., a Florida corporation.

By: 
Jesse C. Dalen, Manager

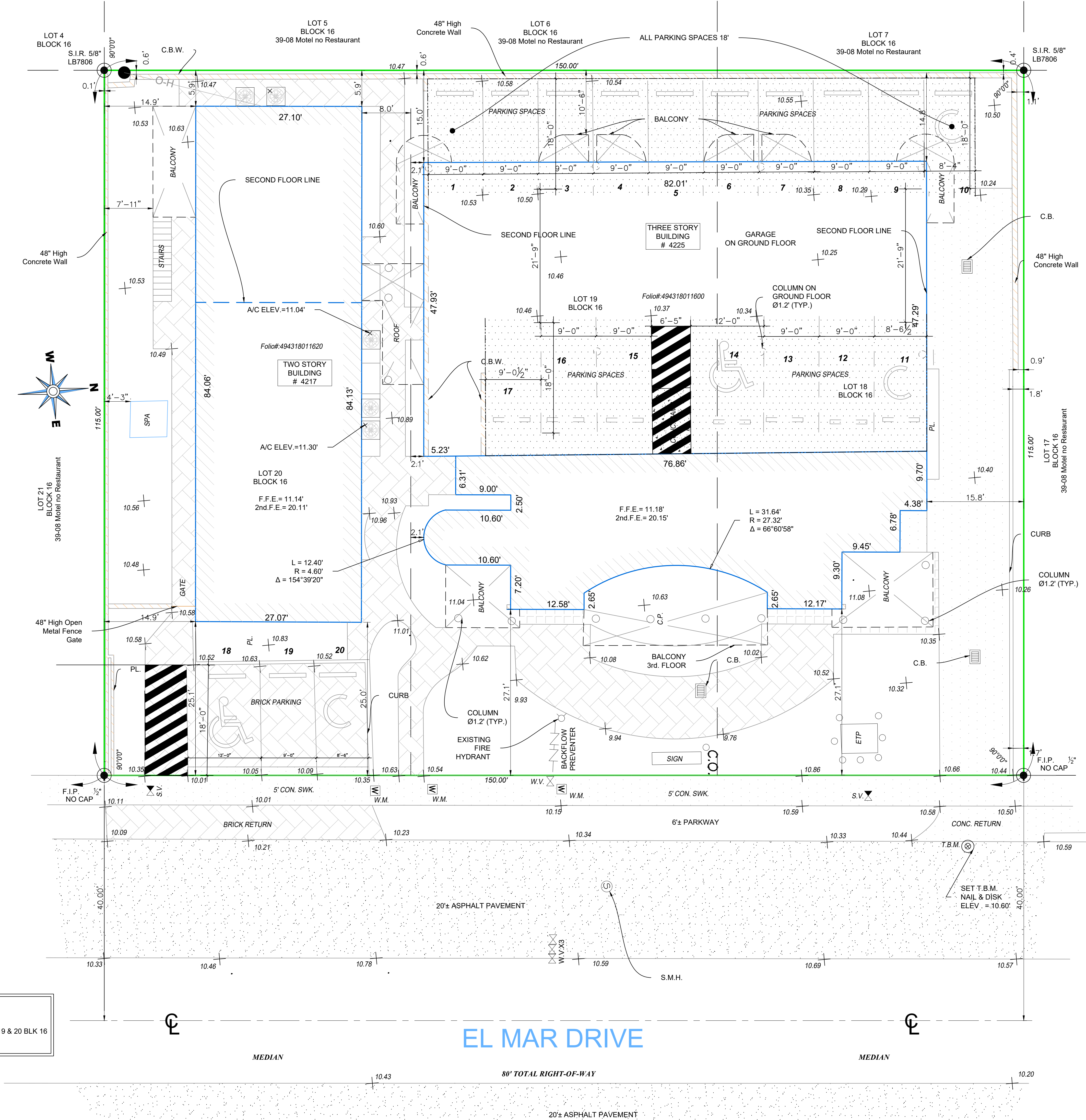

Notary Public
Print Name: _____
My Commission Expires _____



Site Data Table			
Provider of Water Service:	City of Fort Lauderdale		
Provider of Sanitary Service:	City of Fort Lauderdale		
	Existing	Proposed	
Future Land Use Category	MH 25 Du/Ac	MH 25 Du/Ac	
Zoning Category	RM-25	RM-25	
Use	Hotel	Hotel	
Site Area: Net Sq. Ft.	17,249	17,249	
Site Area: Acreage Sq. Ft.	0.4	0.4	
	Required/Permitted	Existing	Proposed
# of Units	20	4225(10) - 4217(5)	4225(14) - 4217(5)
Units/acre	50 (No Kitchen)	37.5 (No Kitchen)	47.5 (No Kitchen)
Site Sq. Ft. per Unit	862	1162	917
Building Information (for each Building)			
Building Height (4225)	33.0'	28.83'	28.83'
Building Height (4217)	33.0'	22.1'	22.1'
Building Length (4225)	76.86'	76.86'	76.86'
Building Length (4217)	27.07'	27.07'	27.07'
Setbacks			
Front (4225)	25'	27.1'	27.1'
Front (4217)	25'	25'	25'
Rear (4225)	11.5'	14.9'	14.9'
Rear (4217)	10'	5.9'	5.9'
Side (North)(4225)	13'	15.8'	15.8'
Side (South)(4217)	10'	14.9'	14.9'
Ground Floor Coverage	1200 Sq. Ft.	4225(1577) - 4217(2287)	4225(1577) - 4217(2287)
Total Building Square Footage		4225(5520) - 4217(3029)	4225(5520) - 4217(3029)
Pervious Area Square Footage / % of Site	4,313 / 25.00%	3,262/18.9%	3,262/18.9%
Landscape Pervious Setback Area	1,566 / 25%	2,757/44%	2,757/44%
Impervious Area Square Footage / % of Site	12,938/75.00%	13,989/81.1%	13,989/81.1%
VUA (paved) Area	-----	3,027	3,027
VUA Landscape Area Sq. Ft. / % of Land. VUA	606/20%	1,025/33.8%	1,025/33.8%
VUA Trees Required = 1 per 200 sf of VUA	3	16	16
VUA Shrubs Required = 3 per 200 sf of VUA	6	48	48
Site Trees Required = 1 per 1000 sf of lot area	17	18	18
All of the shrubs on the site are well established and have formed masses, therefore it is not possible to determine individual quantities. * There are about 42 Clusia located along the south wall. It can be assumed that the remainder of the site contains at least 45 more shrubs.			
Parking Required	1 Space /Hotel Unit	15	19
Handicap	1	2	2
Standard		18	15
Compact	0	0	3
Total	15	20	20

Height Table		
	NAVD	Feet
Highest Crown of Road Adjacent to Building	10.78'	10.78'
18" Above Highest Crown of Road	12.28'	12.28'
Minimum permitted Elevation for Habitable Finished Floor	8.11'	11.18'
Highest Base Level for Height Measurements (specify at grade)	NAVD-88	--
First Floor Level (4217)	11.14'	11.14'
First Floor Level (4225)	11.18'	11.18'
Top of Roof Deck (4217)	22.10'	22.10'
Top of Roof Deck (4225)	28.83'	28.83'
Top of Parapet	N/A	N/A
Top of Highest Roof Top Structure	38.09' Stairwell	38.09' Stairwell

LEGAL DESCRIPTION
LAUDERDALE BY THE SEA 6-2 B LOT 18 , 19 & 20 BLK 16



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

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

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

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

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

BUENA VISTA HOTEL

Citizen Participation Meeting Summary

Date: June 19, 2025



TABLE OF CONTENT

01

Project Summary

02

Meeting Summary

03

Sign-in Sheet

04

Notice of Meeting &
Presentation





PROJECT SUMMARY

Buena Vista Hotel, located at 4225 El Mar Drive, has submitted a request for Site Plan Modification approval to the Town of Lauderdale-By-The-Sea. The proposed application seeks to enhance the existing property through a modest yet meaningful addition of four (4) hotel units, expanding the current fifteen (15) units to a total of nineteen (19). This improvement is intended to elevate the guest experience while contributing positively to the character and vitality of the Lauderdale-By-The-Sea community.

CITIZEN PARTICIPATION MEETING

A Citizen Participation Meeting was held at 5:00 PM on Wednesday, June 19, 2025, at Jarvis Hall, 4505 N. Ocean Drive, Lauderdale-By-The-Sea, Florida 33308, with residents, property owners, and interested parties who may be affected by the proposed application.

Buena Vista Hotel

MEETING SUMMARY

Attendee Comment	Applicant Response
Is the proposal only inside 4225 El Mar Dr? Are you going to add a second story to 4217 El Mar Dr?	Correct the renovation is only inside 4225 adding two units to the second and third floor.
Will you have 19 units and 19 parking spaces?	Correct we currently have 2 handicap spaces and 17 standard Parking spaces.
Could you talk to your experience managing a hotel? If not you then who brings the experience to manage the property?	As mentioned during the presentation we at MP Holdings, LLC own other commercial real estate and we have a team of 3 property manager that cover 3 different regions from South Florida to Ft Lauderdale.
The model is AirBnB and Vrbo model more so then Courtyard by Marriot?	That is correct.
Will there be guest parking?	No, there will not be guest parking. We do meet requirement standards set by the town of 1 parking space per hotel room. There is room on the property to accommodate additional parking spaces but that will be addressed at a later phase.

Town of Lauderdale-By-The-Sea

Citizen Participation Meeting – Sign-In Sheet

Date: June 19, 2025

Time: 5:00 PM – 6:30 PM

Location: Jarvis Hall, 4505 N. Ocean Drive, Lauderdale-By-The-Sea, FL 33308

Case Number: 2025-LVL2-SPM-02

Project: Level 2 Site Plan Modification to Add 4 Hotel Units at 4225 El Mar Drive

Applicant: Buena Vista Hotel

#	Name	Address	Email Address	Phone Number (Optional)	Comments or Questions
1	B. Mallory GARTMANS	4225 N. Ocean 4229 EL MAR	BTIA, A7A244 GARYIMDAISI	578 641 4024	—
2	Stuart Smith	Attorney	ssmith@kbrlegal.com	954 928-0680	—
3	Jaymie Lynn	Owner 4225 El Mar Dr	jaymie@yahoo.com	(305) 740 5822	
4	Karen Prid	4225 E/El Mar Dr	Karen.prid@kbr.com	786 357 2575	
5	Jose Del Toro	1460 S Palm Ave	deltoro@mpmd.us	784 397 2575	
6					
7					
8					
9					
10					
11					

**NOTICE OF CITIZEN PARTICIPATION
MEETING**

CASE: 2025 CU-03
APPLICANT: Buena Vista Hotel
PROPERTY ADDRESS: 4225 El Mar Drive, Lauderdale By-The-Sea, FL 33308
LEGAL DESCRIPTION: LAUDERDALE BY THE SEA 6-2 B LOT 18 & 19 BLK 16

REQUEST: LEVEL 2 SITE PLAN MODIFICATION TO ADD 4 HOTEL UNITS TO THE PROPERTY LOCATED AT 4225 EL MAR DRIVE.

Dear Resident, Property Owner, or Interested Party:

Buena Vista Hotel, located at 4225 El Mar Drive, has submitted a request for approval of a Site Plan Modification with the Town of Lauderdale-By-The-Sea. The subject property is located within the RM-25 (Residential Multi-Family, 25 units per acre) zoning district and has an existing lot area of approximately 17,249 square feet (0.396 acres). The proposed modification entails the addition of four (4) new hotel units to the existing fifteen (15) hotel units on-site, resulting in a total of nineteen (19) hotel units. This request falls under the purview of Section 30-123(b) of the Town’s Code of Ordinances, which identifies that any modification resulting in an increase in density, including, but not limited to, the number of dwelling units—requires review and approval through the development review process.

Pursuant to Town Ordinance 2021-11, which amended Chapter 30 “Unified Land Development Regulations,” Article V “Zoning,” to create Section 30-114, “Citizen Participation Required,” the applicant is required to conduct a minimum of one public meeting with residents, property owners, and interested parties that may be affected by the proposed application.

Therefore, please allow this correspondence to serve as Notice of a Citizen Participation Meeting scheduled for the following date, time, and location:

06/19/2025
5:00 pm – 6:30 PM
JARVIS HALL
4505 N. OCEAN DRIVE
LAUDERDALE-BY-THE-SEA, FLORIDA 33308

Any interested parties are encouraged to attend this meeting to discuss the proposed application, actively participate in the Town’s development procedures and provide public comments.

Sincerely,

Signature of Applicant

Date

6/19/25

HOTEL RESTORATION

BY MP HOLDINGS, LLC.

Buena Vista Hotel

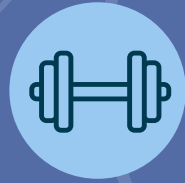


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PROJECT INTRODUCTION

Buena Vista Hotel, located at 4225 El Mar Drive, has submitted a request for approval of a Site Plan Modification to the Town of Lauderdale-By-The-Sea and we appreciate the opportunity to speak with you tonight and to present a vision for a modest yet meaningful enhancement to our property. One that we believe will contribute positively to both our guests' experience and the broader Lauderdale-By-The-Sea community. We are seeking approval for a Site Plan Modification that proposes the addition of four (4) new hotel units to the existing fifteen (15), resulting in a total of nineteen (19) units. More importantly, we recognize and respect the role of citizen engagement in this process. We are here tonight not only to inform, but to listen, collaborate, and address any questions or concerns you may have.

Buena Vista Hotel

BEFORE AND AFTER



CURRENT SITE & PROPOSED ENHANCEMENTS



CURRENT PROPERTY OVERVIEW

The Buena Vista Hotel is located within the RM-25 zoning district (Residential Multi-Family, 25 units per acre), situated on a lot approximately 17,249 square feet (0.4 acres) in size.



PROPOSED MODIFICATION

We are requesting to add four (4) new hotel units to the existing fifteen (15), bringing the total number of hotel units to nineteen (19).



REGULATORY CONTEXT

This increase in density falls under Section 30-123(b) of the Town's Code of Ordinances, which requires a formal development review process for any modification that results in an increase in the number of dwelling units.

COMMUNITY INTEGRATION & BENEFITS

PRESERVING LOCAL CHARACTER

The design and scale of the proposed additions have been carefully planned to maintain the architectural charm and low-rise aesthetic that define Lauderdale-By-The-Sea, ensuring that the hotel continues to blend harmoniously with the surrounding neighborhood.

ENHANCING TOURISM & ECONOMIC VITALITY

By increasing the number of hotel units, Buena Vista will be able to accommodate more visitors—supporting local restaurants, shops, and businesses, and contributing to the economic vibrancy of the community without overburdening infrastructure.

COMMITMENT TO RESPONSIBLE GROWTH

As a property owner, we are dedicated to thoughtful development that respects zoning guidelines, includes public input, and contributes to the long-term vision of the Town as a welcoming, sustainable, and pedestrian-friendly destination.

DISCUSSION



305-586-5971



deltoro@mpmd.us



**1460 S Palm Ave,
Pembroke Pines, FL 33025**



THANK YOU
Buena Vista Hotel



Sec. 30-139. Notice of Public Hearings.

- (a) *Generally.* When an application for development approval is subject to a public hearing, the DSD shall ensure that the necessary public hearing is scheduled for the decision-making body reviewing the application and that proper notice of the public hearing is provided, as set forth herein. All notices for public hearings shall include the following information:
 - (1) Applicant's name;
 - (2) The date, time, and place of the public hearing;
 - (3) A description of the property involved by street address or by legal description, and area of the subject property. A map may be substituted for the legal description or as required by State law;
 - (4) The nature, scope and purpose of the proposal being noticed;
 - (5) The Town departments where the public may inspect the application, staff report and related materials during normal business hours;
 - (6) A statement that affected parties may appear at the public hearing, be heard and submit evidence with respect to the application; and
 - (7) Other information as may be required by law.
- (b) *Mailed notice.*
 - (1) Where mailed notice is required, pursuant to Table XXX, it shall be provided to all property owners within a 300 foot radius of the subject property, and shall include the subject property owner(s) and Town Development Services Department.
 - (2) Distances for purposes of mailed notice requirements shall be measured from the perimeter of the property subject to development approval, except that where the owner of the subject property owns contiguous property, the distance shall be measured from the perimeter of the boundary of the contiguous property.
 - (3) Property owners shall be determined by the ad valorem tax records of Broward County.
 - (4) The DSD shall prepare the written notice and provide said notice to the Town Clerk who shall be responsible for mailing the notices, with the exception of public participation meetings which shall be the responsibility of the applicant as set forth in section 30-114 of this Code.
 - (5) Mailed notice shall be deemed given when a notice has been properly addressed, stamped and deposited in a U.S. Postal depository or collected by an employee of the U.S. Postal Service.
 - (6) Notice by mailing is a courtesy only and no action taken by the Town shall be voided by the failure of any individual property owner to receive such notice.
- (c) *Published notice.* When the provisions of this chapter require published notice, the DSD shall provide that the notice be:
 - (1) Published in the non-legal section of the local newspaper of general circulation that has been selected by the Town and in accordance with applicable Florida Statutes.
 - (2) Follow the timelines and ad type established in Table XXX in this article.
 - (3) For the purposes of this section and Table XXX:
 - a. "Display ad" shall be no less than two columns wide by ten inches long and the headline of the required notice shall be in a type no smaller than 18 point font size. If the ad is for a zoning map amendment, it shall also include a map pursuant to Florida Statutes 166.041(3)(c)2.

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

Table XXX. Notice Requirements

Application type	Florida Statute reference	Public participation meeting	Board notice date (as applicable)	Commission notice date	Type of notice			
					Website	Posted	Mailed 300'	Published (ad type)
Administrative adjustments, appeals from administrative decisions, plats		n/a	10 days	10 days	X	X	X	n/a
Conditional uses for signs		10 days	n/a	10 days	X	X	X	n/a
A variance for a single family home		n/a	10 days	10 days	X	X	X	n/a
Conditional uses, site plans, Level 2 site plan modifications, variances		10 days	10 days	10 days	X	X	X	n/a
Right-of-way vacations		10 days	10 days	10 days	X			X (standard)
Architectural review, conditional use level 1 modification,		n/a			n/a	n/a	n/a	n/a

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site plan level 1 modification								
Comprehensive plan—Text	163.3184	10 days	10 days	7 days— 1st public hrg and 5 days— 2nd public hrg	X			X (display)
Comprehensive plan—Map	163.3184	10 days	10 days	7 days— 1st public hrg and 5 days— 2nd public hrg	X	X	X	X (display)
Land Development Code—Text amendments changes to actual list of permitted, conditional, or prohibited uses within a zoning category	166.041(3)(c) 2	n/a	10 days	7 days— 1st public hrg and 5 days— 2nd public hrg	X			X (display)
Land Development	166.041	n/a	10 days	10 days	X			X (standard)

Code—All other text amendments								
Zoning map change (chapter 30)—Town (less than 10 contiguous acres)	166.041(3)(c) 1	10 days	10 days	30 days	X		X	X (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)



**LEVEL 2 SITE PLAN MODIFICATION DEVELOPMENT ORDER
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
DEVELOPMENT ORDER 2025-LVL 2-SPM-02**

PROJECT NAME: Buena Vista Hotel

ADDRESS OF PROPERTY: 4217-4225 El Mar Drive

FOLIO #: 494318011600

PROPERTY OWNER: MP HOLDINGS LLC

APPLICANT: MP HOLDINGS LLC c/o Jose Del Toro

APPLICANT ADDRESS: 6520 SW 181 Lane Southwest Ranches, FL 33331

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,” Section 30-123 “Modification of Approved Site Plan,” of the Town’s Code of Ordinances (“Town Code”), the Applicant is requesting a site plan modification to increase the permitted number of hotel units from 14 units to 19 units in order for the buildings’ renovations to meet the Town’s zoning and land use requirements for property located at 4217-4225 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 28, 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 provide documentation, in a form acceptable to the Town Attorney, demonstrating that the properties located at 4217 El Mar Drive and 4225 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.
2. The Applicant shall secure a building permit, as defined in Section 30-121(e) of the Town Code for the project within twelve (12) months of the date of the development order approval and a certificate of occupancy for all structures within eighteen (18) months of obtaining the building permit. An extension to the deadline for completion of construction and compliance with the site plan development order may be granted by the Special Magistrate pursuant to the requirements of Section 6-12 of the Town Code.
3. The construction shall be in accordance with submitted plans (**Exhibit A**). 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. If changes occur as part of the building permit and/or architectural review process, the Applicant will be required to provide this information to Development Services Staff to determine if a modification of the Site Plan approval is required.
4. Prior to issuance of a building permit, the Finance Director shall certify that there are no outstanding fines, moneys, fees, taxes or other charges owed to the Town by the current or past owners or operators of the property in which the building permit is being issued. If fees are related to a code violation that requires a building permit to correct the violation, only the building permits required by the Town for correction of the violation may be issued. No other building permits will be issued until all outstanding debts to the Town are paid in full.
5. 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.
6. All applicable state and federal permits shall be obtained before commencement of construction.

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

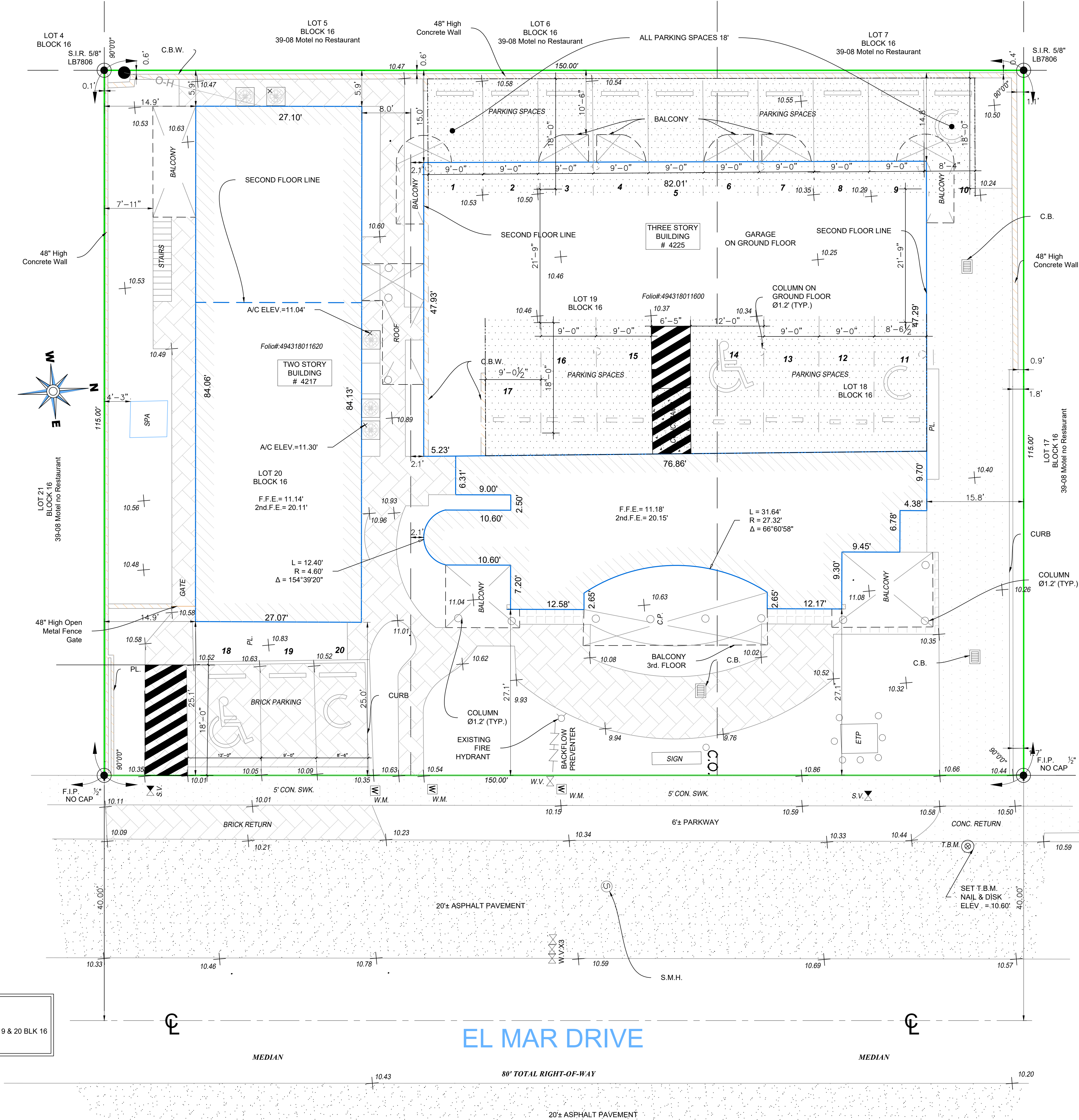
Approved as to form:

Susan L. Trevarthen, Town Attorney

Site Data Table			
Provider of Water Service:	City of Fort Lauderdale		
Provider of Sanitary Service:	City of Fort Lauderdale		
	Existing	Proposed	
Future Land Use Category	MH 25 Du/Ac	MH 25 Du/Ac	
Zoning Category	RM-25	RM-25	
Use	Hotel	Hotel	
Site Area: Net Sq. Ft.	17,249	17,249	
Site Area: Acreage Sq. Ft.	0.4	0.4	
	Required/Permitted	Existing	Proposed
# of Units	20	4225(10) - 4217(5)	4225(14) - 4217(5)
Units/acre	50 (No Kitchen)	37.5 (No Kitchen)	47.5 (No Kitchen)
Site Sq. Ft. per Unit	862	1162	917
Building Information (for each Building)			
Building Height (4225)	33.0'	28.83'	28.83'
Building Height (4217)	33.0'	22.1'	22.1'
Building Length (4225)	76.86'	76.86'	76.86'
Building Length (4217)	27.07'	27.07'	27.07'
Setbacks			
Front (4225)	25'	27.1'	27.1'
Front (4217)	25'	25'	25'
Rear (4225)	11.5'	14.9'	14.9'
Rear (4217)	10'	5.9'	5.9'
Side (North)(4225)	13'	15.8'	15.8'
Side (South)(4217)	10'	14.9'	14.9'
Ground Floor Coverage	1200 Sq. Ft.	4225(1577) - 4217(2287)	4225(1577) - 4217(2287)
Total Building Square Footage		4225(5520) - 4217(3029)	4225(5520) - 4217(3029)
Pervious Area Square Footage / % of Site	4,313 / 25.00%	3,262/18.9%	3,262/18.9%
Landscape Pervious Setback Area	1,566 / 25%	2,757/44%	2,757/44%
Impervious Area Square Footage / % of Site	12,938/75.00%	13,989/81.1%	13,989/81.1%
VUA (paved) Area	-----	3,027	3,027
VUA Landscape Area Sq. Ft. / % of Land. VUA	606/20%	1,025/33.8%	1,025/33.8%
VUA Trees Required = 1 per 200 sf of VUA	3	16	16
VUA Shrubs Required = 3 per 200 sf of VUA	6	48	48
Site Trees Required = 1 per 1000 sf of lot area	17	18	18
All of the shrubs on the site are well established and have formed masses, therefore it is not possible to determine individual quantities. * There are about 42 Clusia located along the south wall. It can be assumed that the remainder of the site contains at least 45 more shrubs.			
Parking Required	1 Space /Hotel Unit	15	19
Handicap	1	2	2
Standard		18	15
Compact	0	0	3
Total	15	20	20

Height Table		
	NAVD	Feet
Highest Crown of Road Adjacent to Building	10.78'	10.78'
18" Above Highest Crown of Road	12.28'	12.28'
Minimum permitted Elevation for Habitable Finished Floor	8.11'	11.18'
Highest Base Level for Height Measurements (specify at grade)	NAVD-88	--
First Floor Level (4217)	11.14'	11.14'
First Floor Level (4225)	11.18'	11.18'
Top of Roof Deck (4217)	22.10'	22.10'
Top of Roof Deck (4225)	28.83'	28.83'
Top of Parapet	N/A	N/A
Top of Highest Roof Top Structure	38.09' Stairwell	38.09' Stairwell

LEGAL DESCRIPTION
LAUDERDALE BY THE SEA 6-2 B LOT 18 , 19 & 20 BLK 16



REVISIONS

NO.	DATE

Lidia Y. Duardo Guerra
Lic. No.: 97784
14951 SW 167th Street,
Miami, FL 33187.
lduardo@toptecsol.com
(786) 614-7478

This item have been signed and sealed by Lidia Y. Duardo Guerra on the adjacent date using a digital signature. In the absence of digital signature plan will need to be embossed with the engineer's seal embosser.

Printed copies of this document are not considered signed and sealed, unless properly embossed. They are recommended to be verified using electronic copies, if necessary.

These drawings and specifications are instruments of service and shall remain the property of Lidia Y. Duardo Guerra, P.E. whether the project for which they were prepared is executed or not. They are not to be used in any manner other than for this project or for any extension to this project without agreement in writing and with the appropriate compensation to Lidia Y. Duardo Guerra, P.E.

Reproductions of drawings and specifications without the written consent of Lidia Y. Duardo Guerra is prohibited.

Contractor is responsible for verifying all the site conditions prior to performing the work. Conditions changes should prevent the execution of work and notified to Lidia Y. Duardo Guerra for needed changes.

Copyright

Project: Building Remodeling

MP Holdings
4225 El Mar Drive
Lauderdale by the Sea, FL 33331

DATE
07/09/25

SCALE
1/8"=1'-0"

DESIGNED
L.D.G.

DRAWN
L.D.G.

DRAWING NO.
A-100

SHEET 3 OF 14

CHECKED