

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

Agenda

Wednesday, November 5, 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, November 5, 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. October 1, 2025 Minutes

4. **PUBLIC COMMENTS**

5. **NEW BUSINESS**

5.a. 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, the Applicant requests approval of a site plan modification for 231 Lake Court to reconfigure units by: (i) combining portions of existing Units 1, 2, and 4 on the ground floor into the ground-floor level of Unit 1 and relocating Unit 2 into the existing garage; (ii) reducing Unit 3 to a one-bedroom unit located over the existing garage (proposed Unit 2); (iii) converting the balance of the second floor into the three-bedroom sleeping quarters of Unit 1, creating a two-level Unit 1; (iv) constructing a second-floor addition above the existing one-story portion to accommodate a third bedroom and associated bathroom for Unit 1; (v) establishing a rooftop terrace above the new second-floor addition for passive recreation, in compliance with Town Code requirements for rooftop use; and (vi) constructing a new garage to serve the reconfigured development renovations to meet the Town's zoning and land use requirements for property located at 231 Lake Court.

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: November 5, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: APPROVAL OF MINUTES

Subject Title: October 1, 2025 Minutes

Explanation:

Recommendation:

Exhibits:

1. Unapproved October Minutes

NON APPROVED

**TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD MEETING MINUTES
JARVIS HALL, 4505 N OCEAN DRIVE, 33308
Wednesday, October 1, 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 6:05PM.

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 Member Ron Piersante and Board Member Jeff Goldman. The absent were Board Member Bill Ferrante, Vice Chair Leslie Richardson, and 1st Alternate MaShawn Simpson. Present in person were Town Attorney James White, Development Services Director Jhanelle Campbell, Assistant Development Services Director 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 – September 3, 2025

Board Member Piersante made a motion to approve the P&Z Minutes of September 3, 2025 as written and was seconded by Board Member Goldman. The motion to approve carried 3-0.

4. PUBLIC COMMENTS

Chair Sylvester opened the meeting to the public for 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.

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

Development Services Director (DSD) Campbell presented a PowerPoint presentation for a Level 2 Site Plan Modification for the Buena Vista Hotel (4225 El Mar Drive) to add 4 additional hotel units with no kitchens. She explained a kitchen was defined as having an oven. The room could have a cooktop but no oven. The smaller, adjacent building was not being changed at this time. The Town would be asking the applicant to unify both lots (4217 El Mar Drive and 4225 El Mar Drive) which right now were listed as two separate properties. Required parking would be for 19 spaces but after restriping, there would be 20 spaces. She explained the different types of spaces (i.e., handicap, standard and compact). There was a citizen participation meeting in June and just a few people showed up. The applicant answered the minor issues

brought up. The Town did not receive any public response for or against the redevelopment of this property. Staff felt all the requirements were met to recommend approval. The special condition was for the unity of title to be recorded and briefly described the other requirements/conditions listed. She called for questions and Board Member Piersante commented that the smaller building had 5 units and 3 parking spaces which must have been grandfathered in and he was answered that it was non-conforming. Discussion ensued about parking under that building. The Director reminded that the code required one space per unit so there would be enough parking spread across the two buildings. She answered the Chair regarding where the total of twenty spaces would be. She also clarified that unifying the property would eliminate the non-conformity. As there were no further board questions/comments, the Chair opened up public comments but there were none. Public comments were closed. The Director reminded that the applicant was here to answer any questions. The Chair thanked the applicant for enhancing the buildings. Board Member Goldman commented that the whole area there was changing and that was nice. Board Member Piersante was answered by the applicant that the rooms being put in were where the conference room was. The Chair called for a motion for the application as presented.

Board Member Piersante made a motion to approve this agenda item Site Plan Modification (2025-LVL 2-SPM-02) as presented and the motion was seconded by Board Member Goldman. The motion to approve carried 3-0.

6. OLD BUSINESS

None.

7. UPDATES/BOARD MEMBER COMMENTS

None.

8. ADJOURNMENT

Board Member Piersante made a motion to adjourn at approximately 6:15PM and the motion was seconded by Board Member Goldman. The motion to adjourn carried 3-0.

Chair Karen Sylvester

ATTEST:

Date Accepted: _____



Planning and Zoning Board Agenda Item Report

Meeting Date: November 5, 2025

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Presentation

Agenda Section: NEW BUSINESS

Subject Title: 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, the Applicant requests approval of a site plan modification for 231 Lake Court to reconfigure units by: (i) combining portions of existing Units 1, 2, and 4 on the ground floor into the ground-floor level of Unit 1 and relocating Unit 2 into the existing garage; (ii) reducing Unit 3 to a one-bedroom unit located over the existing garage (proposed Unit 2); (iii) converting the balance of the second floor into the three-bedroom sleeping quarters of Unit 1, creating a two-level Unit 1; (iv) constructing a second-floor addition above the existing one-story portion to accommodate a third bedroom and associated bathroom for Unit 1; (v) establishing a rooftop terrace above the new second-floor addition for passive recreation, in compliance with Town Code requirements for rooftop use; and (vi) constructing a new garage to serve the reconfigured development renovations to meet the Town's zoning and land use requirements for property located at 231 Lake Court.

Explanation:



Image 1- Location of subject property

I. REQUEST

The Applicant requests approval of a Site Plan Level 2 Modification pursuant to Chapter 30, Article IV, Division 2, Section 30-123 of the Town's Code of Ordinances to allow for the renovation and expansion of an existing multifamily structure located on a 0.28-acre parcel at the end of Lake Court. The proposal includes building modifications, interior reconfiguration, and minor site improvements related to parking and access. Pursuant to Town code, the proposed modification includes: (i) combining portions of existing Units 1, 2, and 4 on the ground-floor into the ground-floor level of Unit 1 and relocating Unit 2 into the existing garage; (ii) reducing Unit 3 to a one-bedroom unit located over the existing garage (proposed Unit 2); (iii) converting the balance of the second floor into the three-bedroom sleeping quarters of Unit 1, creating a two-level Unit 1; (iv) constructing a second-floor addition above the existing one-story portion to accommodate a third bedroom and associated bathroom for Unit 1; (v) establishing a rooftop terrace above the new second-floor addition for passive recreation, in compliance with Town Code requirements for rooftop use; and (vi) constructing a new garage to serve the reconfigured development renovations to meet the Town's zoning and land use requirements.

II. PROPERTY DESCRIPTION

The subject property is located at the terminus of the Lake Court cul-de-sac and abuts a canal. The site contains an existing multifamily building constructed prior to the adoption of the current zoning code. The property is zoned RM-25 (Residential Multifamily) and is designated Residential High on the Future Land Use Map. The site is developed with four existing dwelling units and associated non-conforming parking areas.

III. PROJECT OVERVIEW

This application has been reviewed as a Site Plan Level 2 Modification based on the revised plan set dated June 27, 2025, and the corresponding site plan modification application (**Exhibit 1- Application and plans**). The project was reviewed by Town Staff, the Town's Planning Consultant and the Town Engineer as part of the review.

IV. ANALYSIS

A. Density and Unit Configuration:

The proposed modifications reduce the total number of dwelling units while slightly increasing the overall building footprint and floor area. The Applicant proposes to consolidate existing Units 1, 2, and 4 into a two-level three-bedroom unit and relocate Unit 2 into the existing garage area. The resulting configuration includes one three-bedroom unit and two one-bedroom units. This represents a decrease in density and maintains compliance with maximum allowable units under the RM-25 zoning designation.

B. Building Modifications and Height:

The Applicant proposes architectural renovations consistent with Mid-Century Modern design elements, along with structural adjustments to meet FEMA minimum elevation requirements. The slab elevation is being raised to meet floodplain regulations, which affects the base point used for height calculations. The site data table indicates an increase of approximately 4'-8" in height. Staff notes that the code allows the highest of three base elevation options (natural grade, 18 inches above road crown, or minimum finished floor elevation) (**Exhibit 2- Height definition**). The building elevation will not exceed 33 feet as outlined in the Town Code.

C. Rooftop Use:

A rooftop terrace is proposed above the new second-floor addition. Based on its design and accessibility, it is considered subject to passive recreational rooftop use regulations. Compliance with limitations on hours of use and any other applicable restrictions will be required and are documented as a condition of the proposed development order (**Exhibit 3- Rooftop regulations**).

D. Non-conformities:

The Applicant proposes to maintain existing legal non-conformities related to structure and site design. Per Town Code, modifications may not increase the degree of any existing nonconformity. Existing conditions that are maintained or improved through this modification will be recognized as legal non-conformities documented in the approved modified site plan.

E. Parking:

Existing parking on the site is non-conforming in both design and quantity. The approved historic site plans (1974 and 1983) show a total of five spaces for four units, one less than required by current code. The proposed reconfiguration will yield one three-bedroom unit and two one-bedroom units, requiring a total of five spaces. A minimum of four spaces is required to be provided to ensure the non-conformity is not worsened.

F. Landscaping:

No landscape plans were provided with the submittal. Although the site data table indicates no change to landscape materials or pervious area, the applicant will be required to obtain all required tree removal permits from Broward County and have landscape changes reviewed by the Town should the landscape be modified in the future.

G. Architectural Review:

Architectural review was conducted as part of the review process and approval was obtained (**Exhibit 4- Architectural Approval**).

H. A citizen participation meeting was held on October 6, 2025. There was only one attendee at the meeting. A copy of the citizen participation summary is attached as **Exhibit 5**.

V. PREVIOUS APPROVALS AND RECOMMENDATIONS

Approved site plans dated 1974 and 1983 are included in the record (**Exhibit 1**). Both prior approvals proposed additions based on a 1956 survey. The proposed modified plan, once approved, will supersede prior versions and serve as the official site plan of record. The proposed development order (**Exhibit 6**), if approved, will include the following conditions:

1. Prior to issuance of a building permit, the Applicant shall obtain a tree removal and/or relocation permit from Broward County for any proposed removal, relocation, or impact to existing trees. In addition, no changes to existing landscaping materials or layout shall occur without first submitting a revised landscape plan to the Town for review and approval in accordance with Chapter 30 of the Town Code. All approved landscaping shall be maintained in a healthy condition at all times.
2. The Applicant shall provide written verification from the Town's solid waste vendor confirming acceptance of a 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.
3. 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.

4. Roof drainage shall not be connected to the seawall or discharged through any new outfall into the adjacent waterway. The Applicant shall revise drainage calculations to include the building area within the impervious surface calculations and update the swale area documentation accordingly to demonstrate compliance.
5. Although the existing driveway is noted as remaining, any modification, replacement, or reconstruction of the driveway shall be required to comply with the Town's current specifications for swale restoration, driveway setback, and maximum allowable driveway width and design standards prior to permit approval.
6. The Applicant shall secure a building permit for the project within six (6) months of the date of the development order approval.
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.
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 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.
9. 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.

VII. CONCLUSION

The Site Plan Level 2 Modification request involves reconfiguration of units, architectural improvements, and site changes which meet the Town Code. The application is presented for Planning and Zoning Board consideration and discussion with Staff's recommendation of approval of the project as proposed.

Recommendation: Staff recommends approval of the proposed project.

Exhibits:

1. Exhibit 1 - Application and Plans - 231 Lake Ct
2. Exhibit 2- Height and Grade Definition
3. Exhibit 3 - Rooftop Regulations
4. Exhibit 4 - Architectural Approval - 231 Lake Ct
5. Exhibit 5 - Citizen Participation Summary - 231 Lake Ct
6. Exhibit 6 - 231 Lake Court - Development Order Updated

LAUDERDALE•BY•THE•SEA

SITE PLAN MODIFICATION LEVEL 2

If a Site Plan Modification Level 2 is required, as determined by the Town Manager, the project presents a significant change in intensity of use which, in turn, may have a significant impact upon facilities, concurrency, nearby and adjacent properties.

If it is found that there would be a change in intensity of use which, in turn, may have a significant impact upon facilities, concurrency, nearby and adjacent properties, the applicant will need to apply for a Site Plan Modification Level 2. In accordance with the Town of Lauderdale-By-The-Sea Unified Land Development Regulations Section 30-123, the following determines the criterion for a Site Plan Modification Level 2:

- Does the modification increase the buildable square footage of the development?
- Does the modification reduce the provided number of parking spaces below the required number of parking spaces?
- 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?
- Does the modification have an adverse effect on adjacent or nearby property or reduce required physical buffers, such as fences, trees, or hedges?
- 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 1, division 2, Architectural Review Requirements?
- Does the modified development meet the concurrency requirements of the Town of Lauderdale-By-The-Sea Comprehensive Plan?
- Does the modification alter the site layout so that the modified site plan does not resemble the approved site plan?

SECTION A: ITEMS FOR SUBMITTAL

Note: With the application, please submit the documents via email or thumb drive.

- Fee for Site Plan Modification Level 2 + Deposit (See Fee Schedule)
- Completed and notarized Universal Development Application
- Proof of Ownership (Deed, Title Work)
- Copy of Development Order originally approved by the Town
- Letter from the applicant that sets forth the requested changes, along with the following:
 - An exhibit showing the portion of the Site Plan which is to be changed in its present condition
 - An exhibit depicting the requested change
- Traffic Study (if required)
- One (1) copy of the plans at 11" x 17" in color (see specifications for site plan in Section E below)
- One (1) Copy of site plan previously approved by the Town (see specifications for site plan below)
- One (1) current survey, signed and sealed
- Two (2) copies of the proposed plans signed, sealed, and bounded at 24" x 36" (see specifications for site plan in Section E below)
- Photos of site and of adjacent properties

NOTE: 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.

SECTION B: SITE PLAN PROJECT 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 Future Land Use Plan Designation: M-H-RES Existing Zoning Classification: RM-25

Existing Use of property (if vacant, state vacant): MULTI FAMILY

Number of units are existing (residential/motel/hotel): 4 res The date last occupied: 1-30-25

Will units be demolished: 1 Number of units to remain: 3

SECTION C: PROPOSED DEVELOPMENT: COMPLETE FOR RESIDENTIAL PROJECTS

UNIT TYPE	NUMBER OF UNITS		PLOT SIZE	DENSITY	
	Existing	Proposed		Existing	Proposed
Single-Family					
Duplex					
Townhouse					
Multi-family	4	3	.28 AC	4/.28	3/.28
Hotel/Motel Unit with kitchen					
Hotel/Motel Unit without kitchen					

SECTION D: PROPOSED DEVELOPMENT: COMPLETE FOR NON-RESIDENTIAL PROJECTS

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

SECTION E: SPECIFICATIONS FOR SITE PLAN

Note: If the original site plan was not completed to the required specifications, please schedule a meeting with the Development Services Staff. Depending on the request, the following information may be requested:

- Detail Sheet
- Floor Plans
- Building Elevations
- Renderings or perspectives of proposed development
- Landscape Plans
- Parking
- Survey that identifies the following:
 - Distance of structure from property line
 - Distance between structures
 - Property lines
 - Existing setbacks
 - Easements
 - Adjacent Right-of-Way

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

Site Plan

Site Plan Level 1 Modification

X 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: APARTMENT BLDG. ADDITION & RENOV

Folio 494318050460

Folie

Street Address 231 LAKE CT

Legal SILVER SHORES UNIT A, BLK 3, LOT 5 Property Owner's Phone #: 516-946-5103

Name of Property Owner: 231 LAKE COURT GROUP LLC

Address of Property Owner 267 BOMBAY COURT

LAUDERDALE BY THE SEA, FL 33308 Applicant's Phone #: 516-946-5103

Property Owner's Email Address
michaelanthonygeorge1@gmail.com

Name of Applicant: Mark Thomas Budd, Architect
Applicant's Address: 224 Commercial Blvd. #302
Lauderdale by the Sea, FL 33308
Applicant's Email Address: markt Budd@gmail.com

5/28/2020
Universal Application

Name of Agent: Mark Budd

Agent's Email Address: marktdudd@gmail.com Agent's Phone #: 954-798-6570

Agent's Address: 224 Commercial Blvd. #302, Lauderdale by the Sea, FL 33308

Land Use Plan Designation: Med High Res Zoning District: RM-25

Existing Use of the Subject Property: 4 UNIT APT BLDG.

Proposed Use of the Subject Property: 3 UNIT APT. BLDG.

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: Michael A. George Date: 5/27/25

Signature of Property Owner: Michael A. George

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Michael A. George Date: 5/27/25

Signature of Property Owner: Michael A. George

State of Florida: New York

County: NASSAU

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization, this day 27th of MAY, 20 25.

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

Print Notary Name: Tamara Snayd My Commission Expires: 4/7/2027

Notary Signature: Tamara S. Snayd

Applicant

Print Name of Property Owner: Michael A. George Date: 5/27/25

Signature of Property Owner: Michael A. George

State of Florida: New York

County: NASSAU

TAMARA S. SNAYD
Notary Public State of NY
No. 01SN5075940
Qualified: Nassau County
Expires: April 7, 2027

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization, this day
27th of May, 20 25

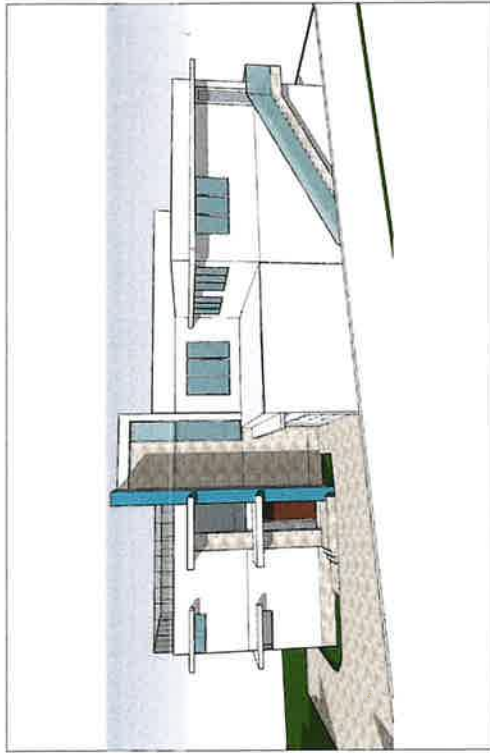
The person signing is personally known to me or has produced identification

Print Notary Name: Tamara Snayd My Commission Expires: 4/7/27

Notary Signature: Tamara S. Snayd

TAMARA S. SNAYD
Notary Public State of NY
No. 01SN5075940
Qualified: Nassau County
Expires: April 7, 2027





231 APARTMENT BUILDING ADDITIONS & REMODELING

231 LAKE COURT

LAUDERDALE BY THE SEA, FLORIDA

SITE PLAN - LEVEL 2 SUBMISSION



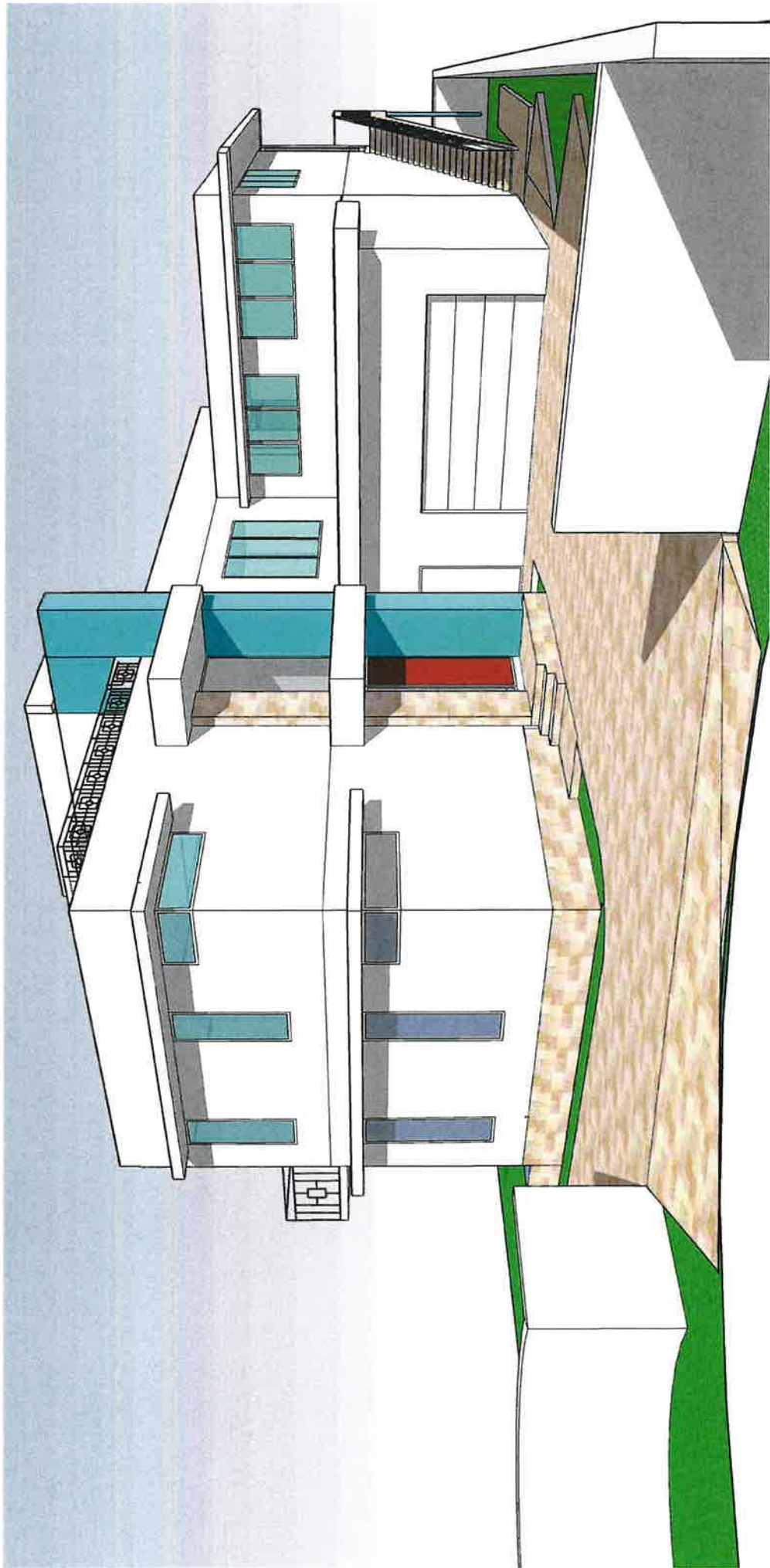
LOCATION MAP



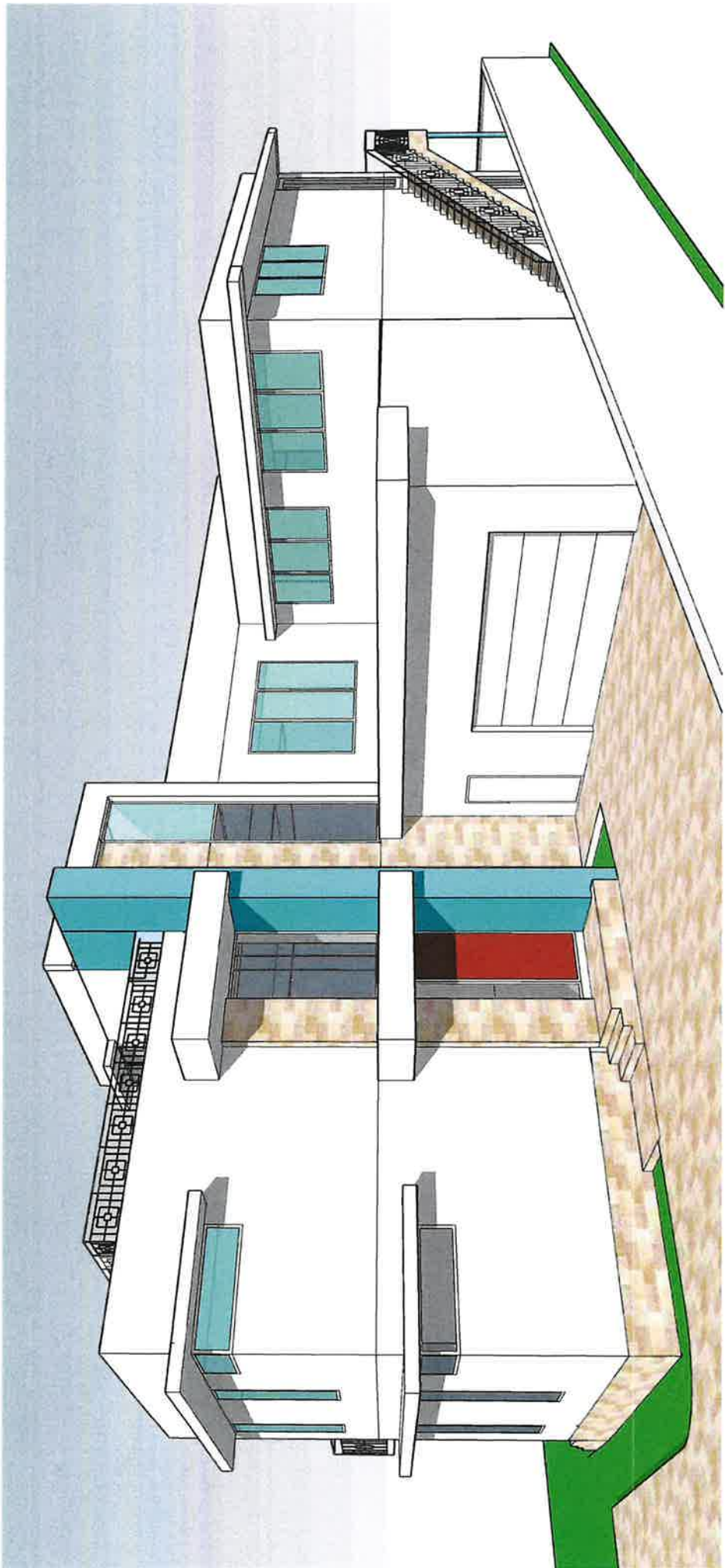
NORTH

DRAWING INDEX:

- CV-1 COVER SHEET
- 1 OF 1 SURVEY
- SP-1B74 EXISTING SITE PLAN - 1B74
- SP-1B83 EXISTING SITE PLAN - 1B83
- PH-1 EXISTING SITE PHOTOS
- EX-1 EXISTING FIRST FLOOR PLAN
- EX-2 EXISTING SECOND FLOOR PLAN
- SP-1 SITE PLAN
- A-1 PROPOSED FIRST FLOOR PLAN
- A-2 PROPOSED SECOND FLOOR PLAN
- A-3 PROPOSED PENTHOUSE / ROOF PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS



FRONT / SOUTH VIEW

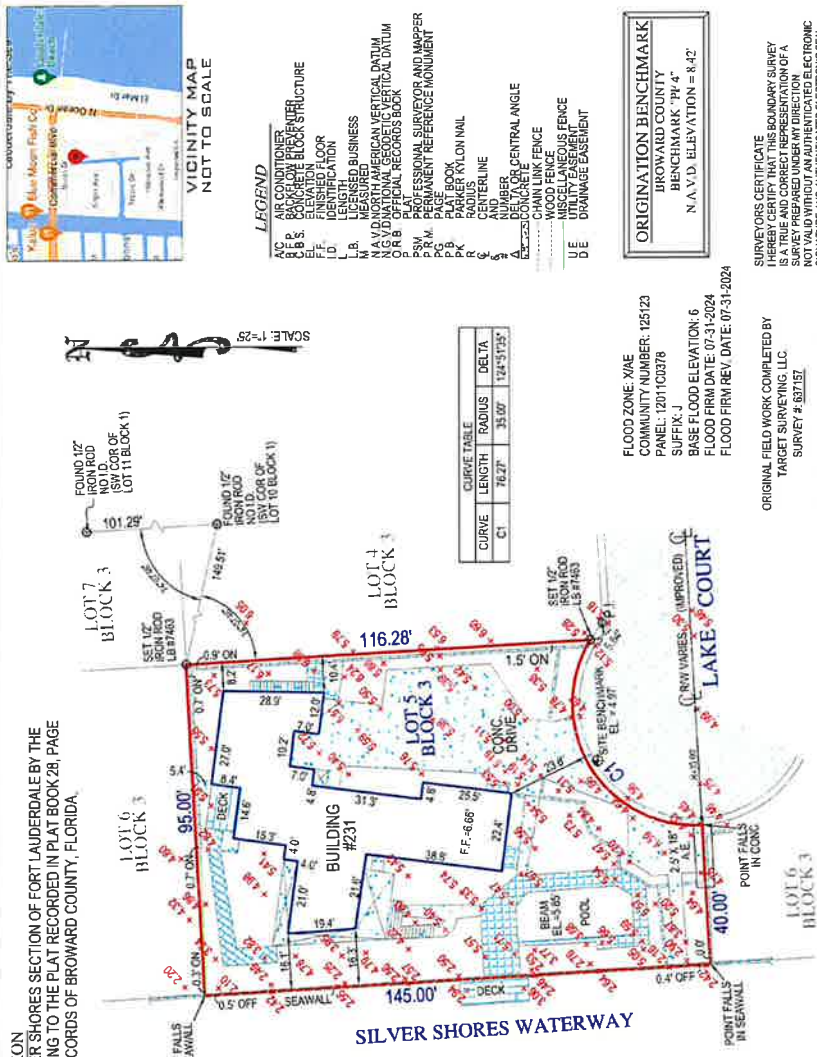


SE CORNER VIEW



EAST VIEW

LEGAL DESCRIPTION
 LOT 5, BLOCK 3, SILVER SHORES SECTION OF FORT LAUDERDALE BY THE SEA UNIT A, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 281, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



- NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
 - ALL INTERIOR PROPERTY ANGLES ARE 90°/00"

FLOOD ZONE: X/AE
 COMMUNITY NUMBER: 125123
 PANEL: 120110378
 SUFFIX: J
 BASE FLOOD ELEVATION: 6
 FLOOD FRM DATE: 07-31-2024
 FLOOD FRM REV. DATE: 07-31-2024

ORIGINAL FIELD WORK COMPLETED BY
 TARGET SURVEYING, LLC
 SURVEY # 637157
 DATE OF FIELD WORK: 07/16/2024
 DATE OF MAP: 07/22/2024
 REVISIONS:
 1. UPDATED BOUNDARY AND ADDED ELEVATIONS 11-15-2024

BOUNDARY SURVEY WITH TOPOGRAPHY OF
 231 LAKE COURT
 LAUDERDALE BY THE SEA, FL 33308
 PREPARED FOR
 MICHAEL GEORGE

1"=25'
 1"=100'

6350 N. MILITARY TRAIL
 SUITE 103
 WEST PALM BEACH, FL 33411
COMPASS SURVEYING
 WWW.COMPASSSURVEYING.COM
 PHONE: 561.640.4800 FAX: 561.640.0576
 LB 7963

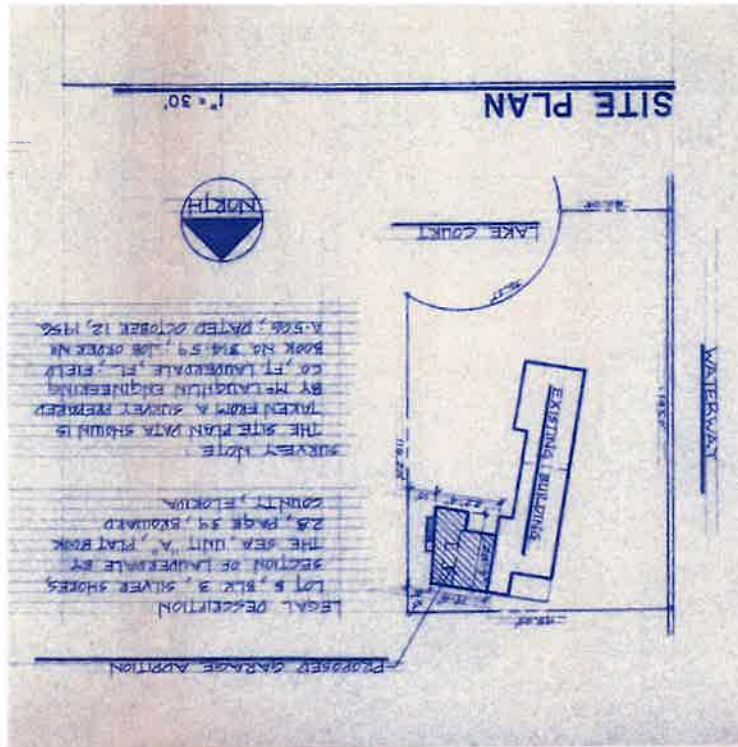


- LEGEND**
- AC AIR CONDITIONER
 - CBR CONCRETE BLOCK STRUCTURE
 - EL ELEVATION
 - FD FENCE
 - ID IDENTIFICATION
 - L.B. LEASED BUSINESS
 - M. MEASURED
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - OR B OFFICIAL RECORDS BACK
 - OR P PROFESSIONAL SURVEYOR AND MAPPER
 - PRM PERMANENT REFERENCE MONUMENT
 - PS PAGE BOOK
 - PK PARKER KY ON NAIL
 - R. RAIL
 - AND AND
 - NUMBER
 - RADIUS
 - CHAIN LINK FENCE
 - WOOD FENCE
 - UTILITY EASEMENT
 - DE DRAINAGE EASEMENT

ORIGINATION BENCHMARK
 BROWARD COUNTY
 BENCHMARK "H" 4-8-42
 N.A.V.D. ELEVATION = 8.42

SURVEYORS CERTIFICATE
 I, THE UNDERSIGNED, A PROFESSIONAL SURVEYOR IN FLORIDA, HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY AND HAVE PREPARED THIS MAP AND REPORT THEREON. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS THEREUNDER. I HAVE REVIEWED THE ORIGINAL RECORDS AND FOUND THEM TO BE TRUE AND CORRECT REPRESENTATIONS OF THE SURVEY. THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND I AM AWARE OF THE CONTENTS AND ACCURACY OF THE SAME. I HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS THEREUNDER. I HAVE REVIEWED THE ORIGINAL RECORDS AND FOUND THEM TO BE TRUE AND CORRECT REPRESENTATIONS OF THE SURVEY. THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND I AM AWARE OF THE CONTENTS AND ACCURACY OF THE SAME. I HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS THEREUNDER.

(SIGNED)
 DAVID G. CUTLER
 PROFESSIONAL SURVEYOR AND MAPPER #6505



SP-1983



MARK THOMAS BUDD, ARCHITECTURE
 524 COMMERCIAL BLVD
 LADELSBURG BY THE SEA, FLORIDA 33008
 FLA. REG. NO. 12577
 (904) 794-6570
 WWW.MTBARCHITECT.COM

PROJECT:
 231 APARTMENT BUILDING
 ADDITIONS & REMODELING
 231 LAKE COURT



DATE: 12/28/22
 REVISIONS:
 SHEET
 OF 1



ADJACENT PROPERTY - EAST



ADJACENT PROPERTY - SOUTH

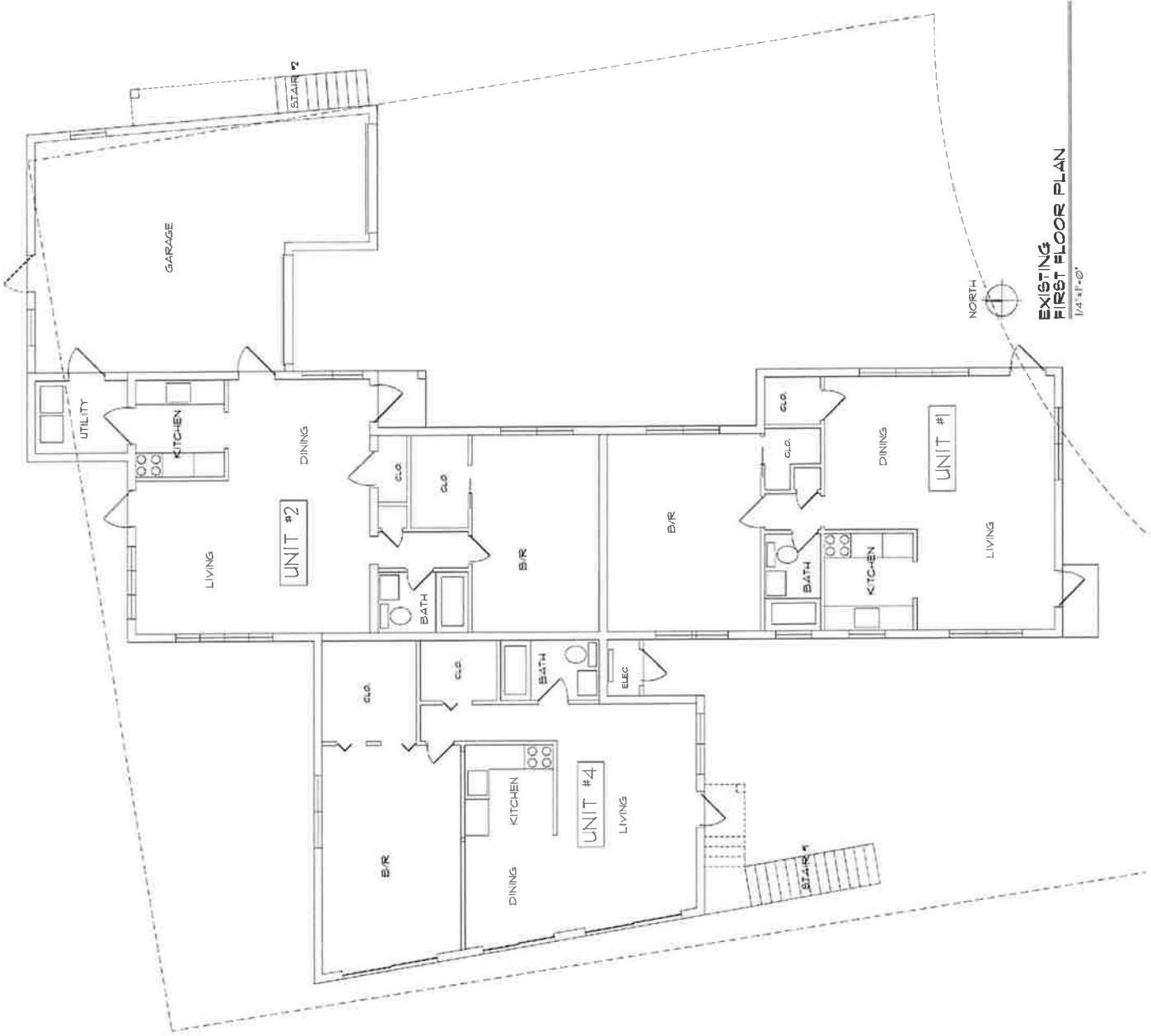


MARK THOMAS BUDD, ARCHITECTURE
 224 CORDAERIAL BLVD
 LAUDERDALE BY THE SEA, FLORIDA 33008
 P.A. REG. #AM-8040
 (954) 788-0070

PROJECT: GEORGE AMBIDENCE ADDITION
 22 LAKE COURT
 LAUDERDALE BY THE SEA, FLORIDA



DATE: 11-20-20
 REVISIONS:
 SHEET EX-1
 OF 2



EXISTING
 FIRST FLOOR PLAN
 1/4" = 1'-0"



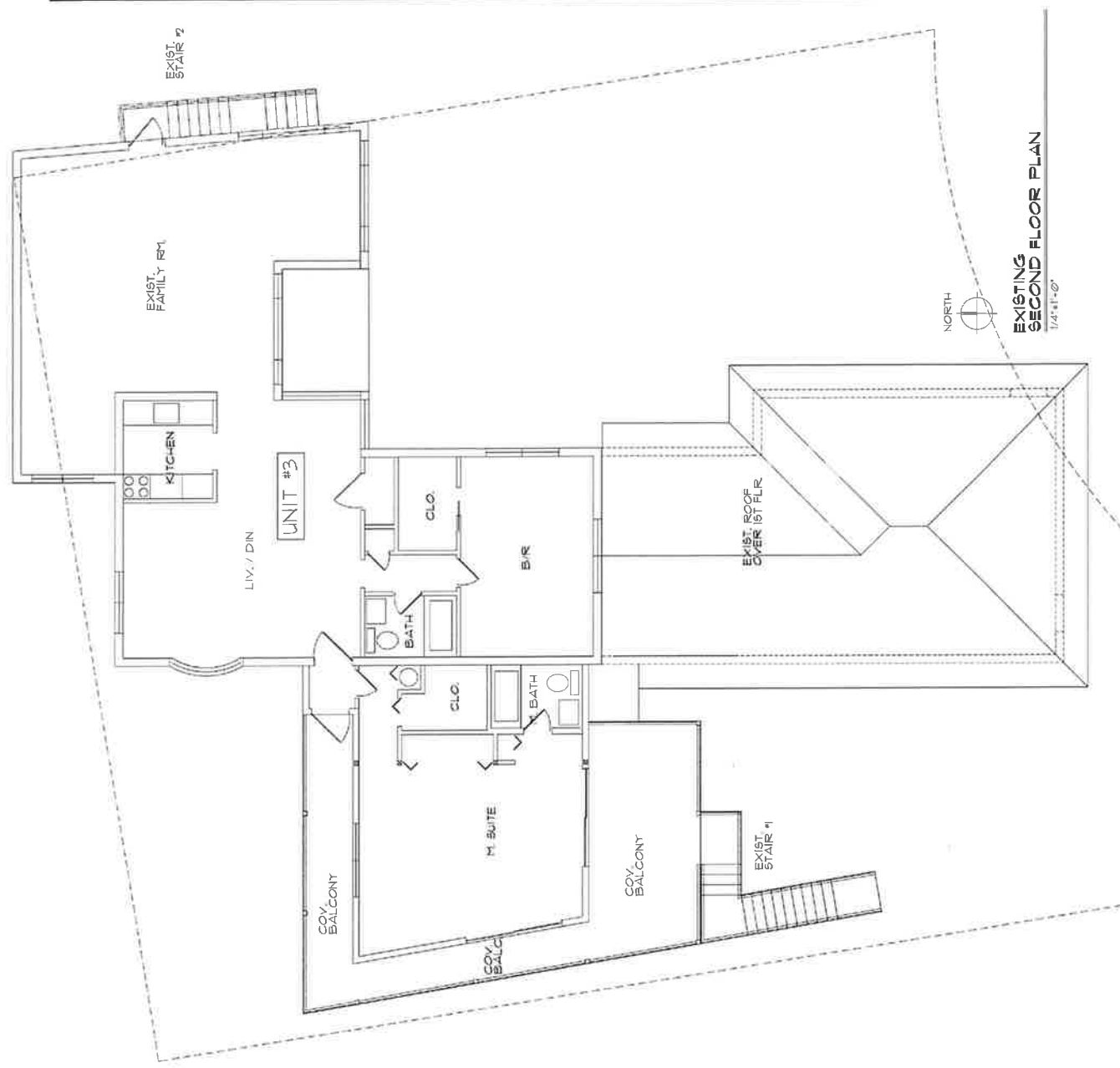
MARK THOMAS BUDD, ARCHITECTURE
 224 COMMERCIAL BLD.
 LAUDERDALE BY THE SEA, FLORIDA 33008
 P.L.A. REG. #A1-9545
 (954) 786-0570

PROJECT:
 GEORGE RESIDENCE ADDITION
 LAUDERDALE BY THE SEA, FLORIDA
 231 LAKE COURT



DATE: 11-19-19
 REVISIONS:

SHEET
 EX - 2
 OF 2



EXISTING
 SECOND FLOOR PLAN
 1/4"=1'-0"

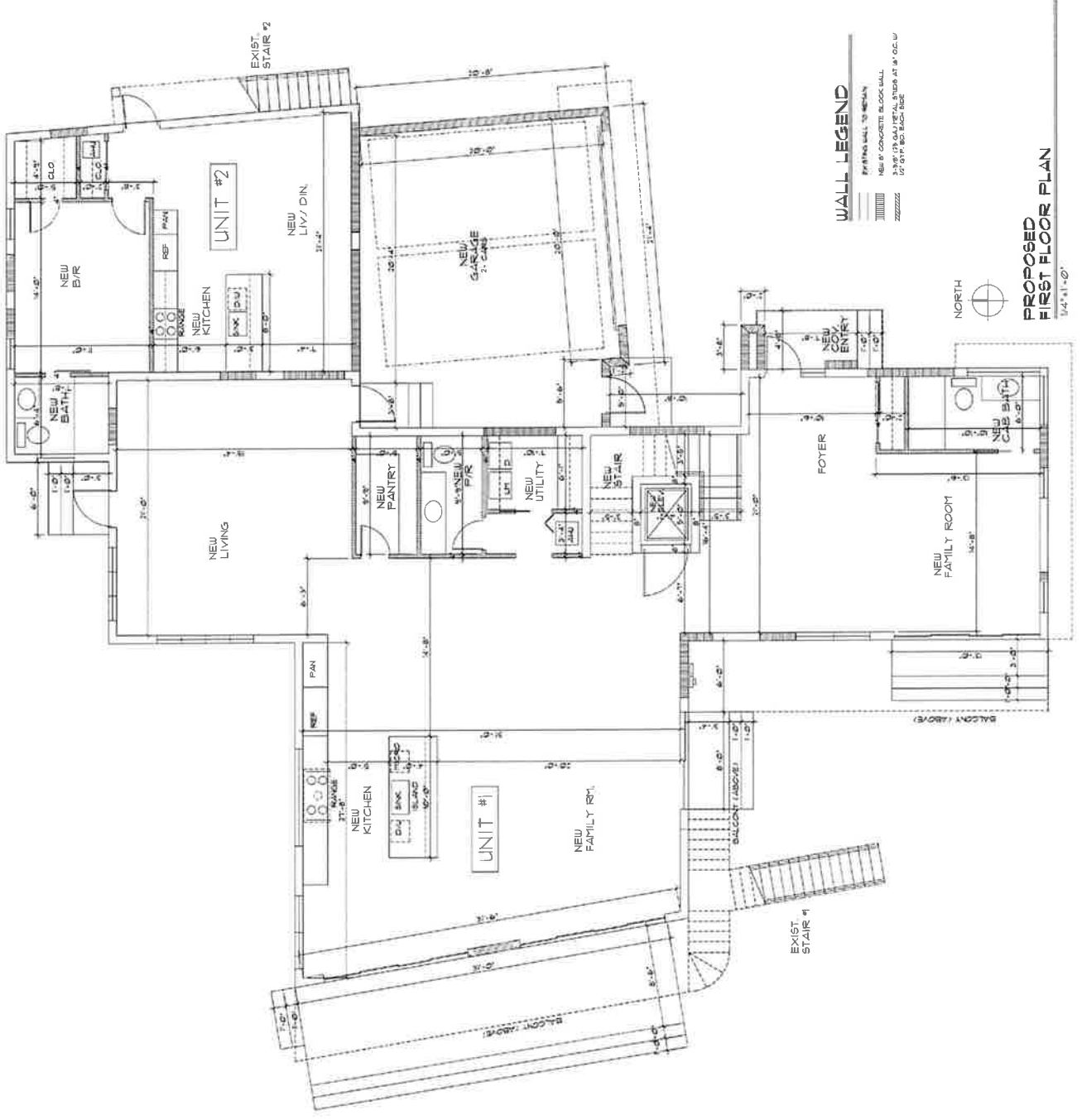


MARK THOMAS BUDD, ARCHITECTURE
 224 COMMERCIAL BLVD
 LAUDERDALE BEACH, FLORIDA 33008
 (954) 788-8570
 P.L.A. REG. #AR-5249

PROJECT: 231 APARTMENT BUILDING
 ADDITIONS & REMODELING
 231 LAKE COURT

DATE: 6-20-10
 REVISIONS:

SHEET: A - 1
 OF 3



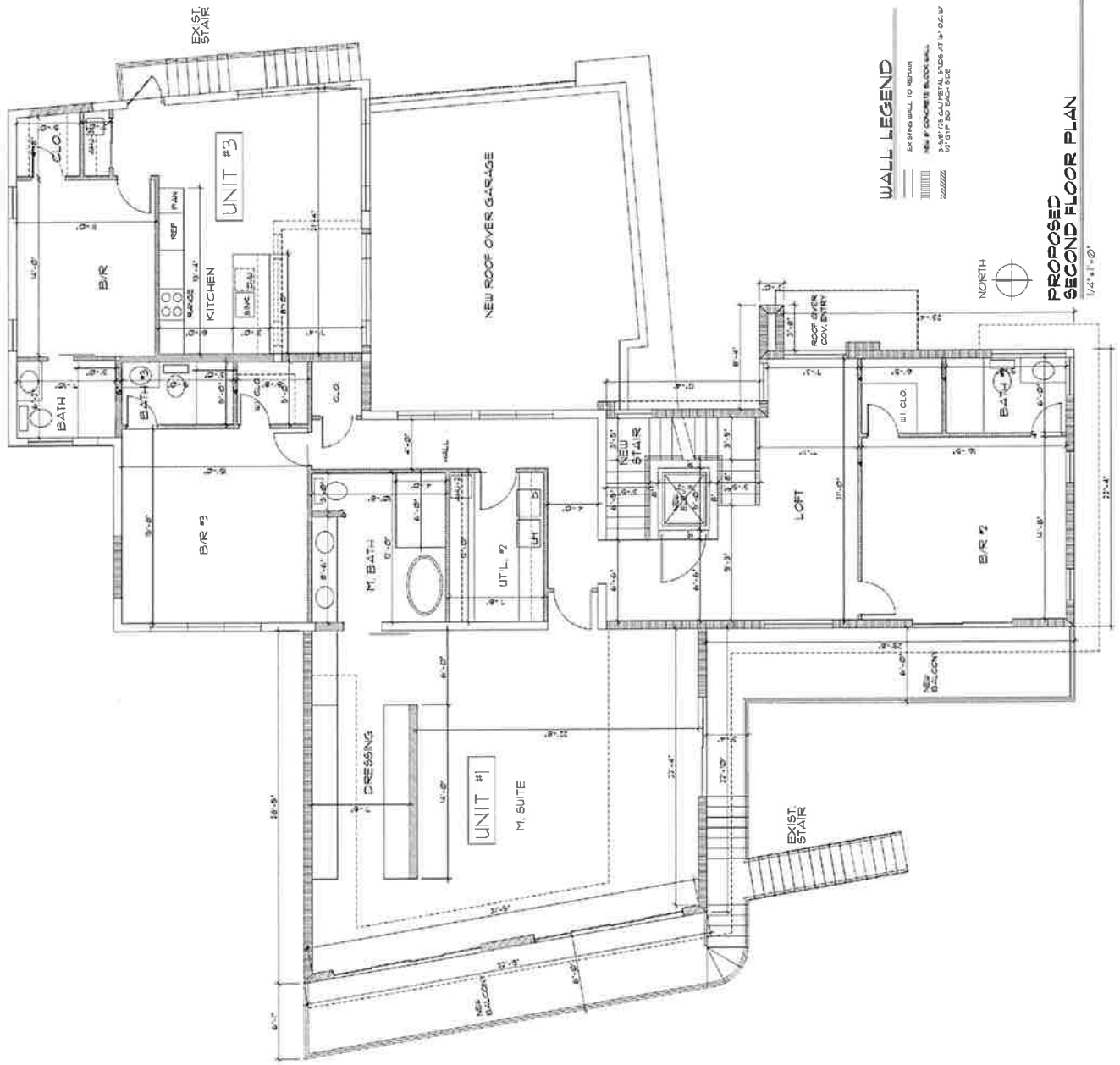


MARK THOMAS BUDD, ARCHITECTURE
 204 COMMERCIAL BLDG.
 LAURELATE BY THE SEA, FLORIDA 3306
 (954) 788-8970
 FLA. REG. NO. 93306

PROJECT: 231 APARTMENT BUILDING
 ADDITION & REMODELING
 LAKE COUNTY

DATE: 8-23-20
 REVISIONS:
 1. 10/11/20

SHEET
 A - 2
 OF 3



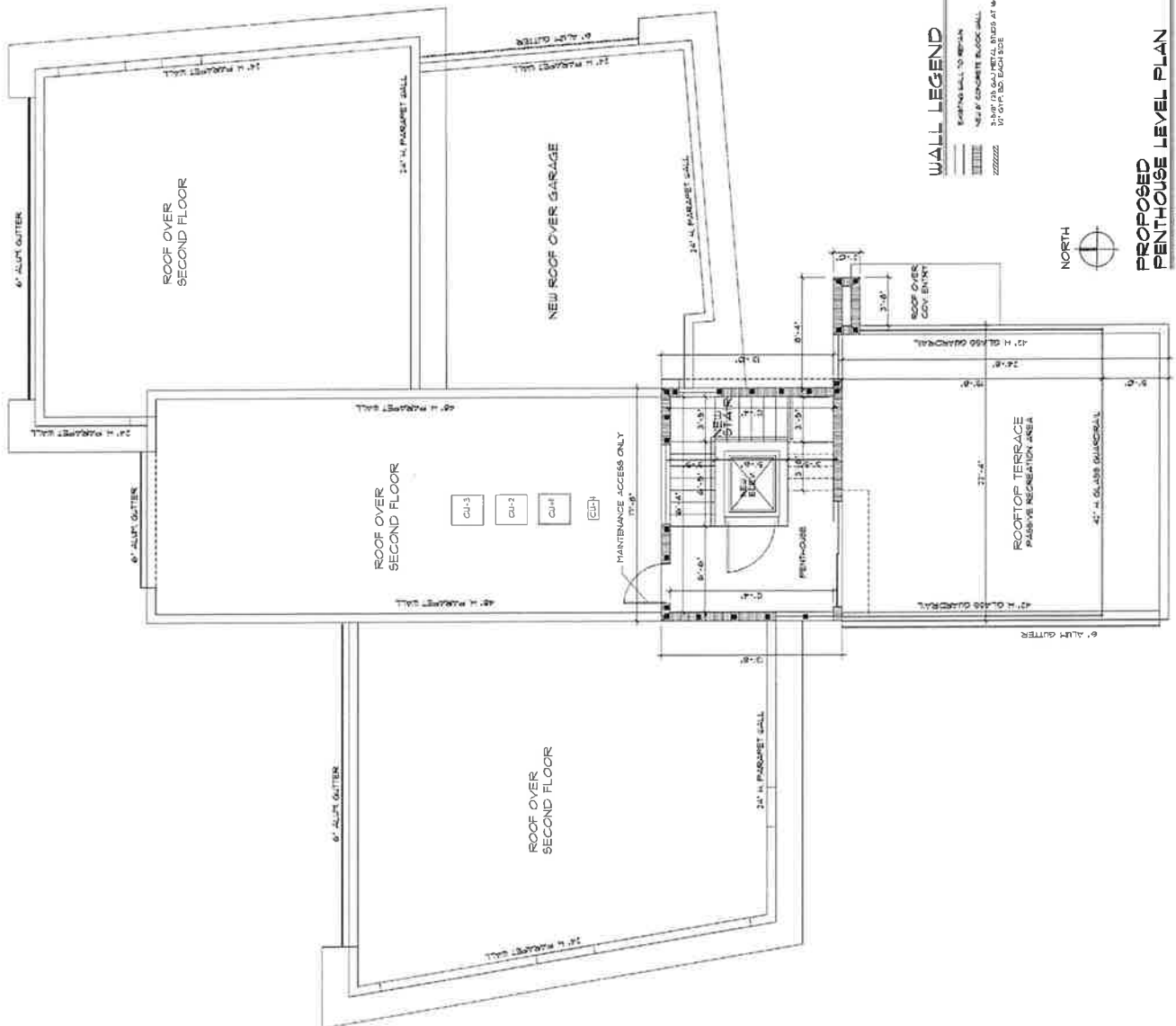


MARK THOMAS BUDD, ARCHITECTURE
 224 GOSWICK BLVD
 LAUDERDALE BEACH, FLORIDA 33008
 P.L.A. REG. #AN-0518

PROJECT: GEORGE RESIDENCE ADDITION
 231 LAKE COURT
 LAUDERDALE BEACH, FLORIDA 33008
 PREPARED BY THE SFA B OPI DA

DATE: 8-20-20
 REVISIONS:

SHEET A - 1
 OF 3



WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW CONCRETE BLOCK WALL
- 3" EPS INSULATED METAL STUDS AT 16" O.C. W/ 5/8" GIP BO TACK SIZE



**PROPOSED
 PENTHOUSE LEVEL PLAN**
 1/4" = 1'-0"



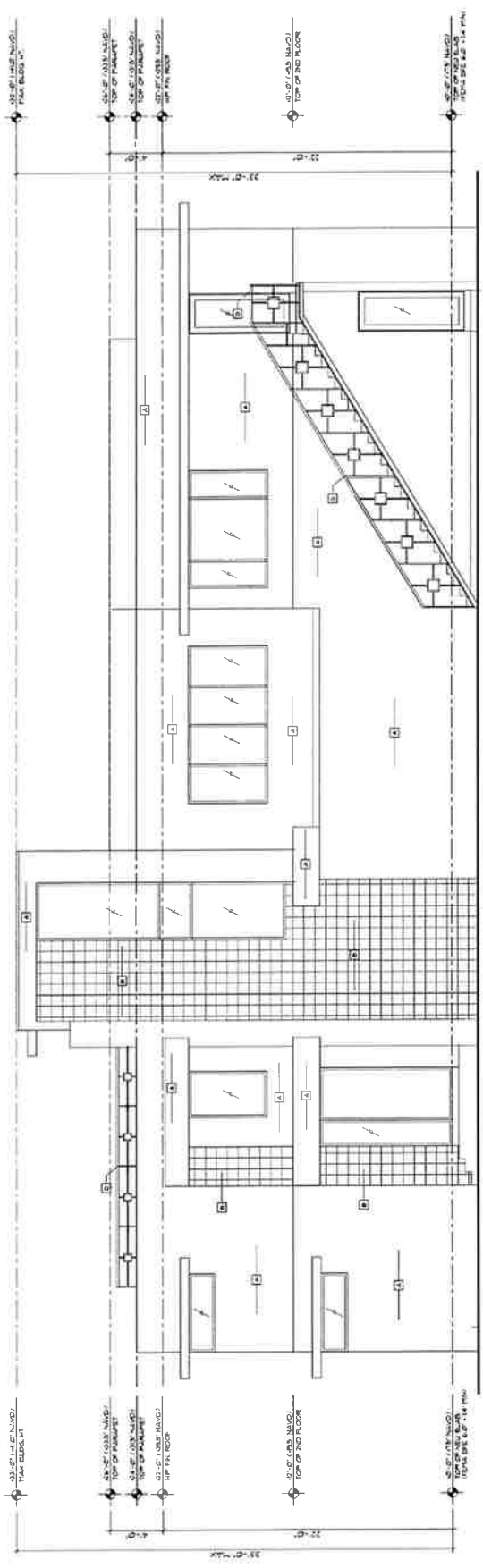
MARK THOMAS BUDD, ARCHITECTURE
 224 COMMERCIAL BLVD
 LAUDERDALE BY THE SEA, FLORIDA 33008
 (954) 788-0570
 F.L.A. REG. #AR-0548

PROJECT: GEORGE RESIDENCE ADDITION
 AUDERDALE BY THE SEA, FLORIDA



DATE: 8-20-23
 REVISIONS:

SHEET A OF 5

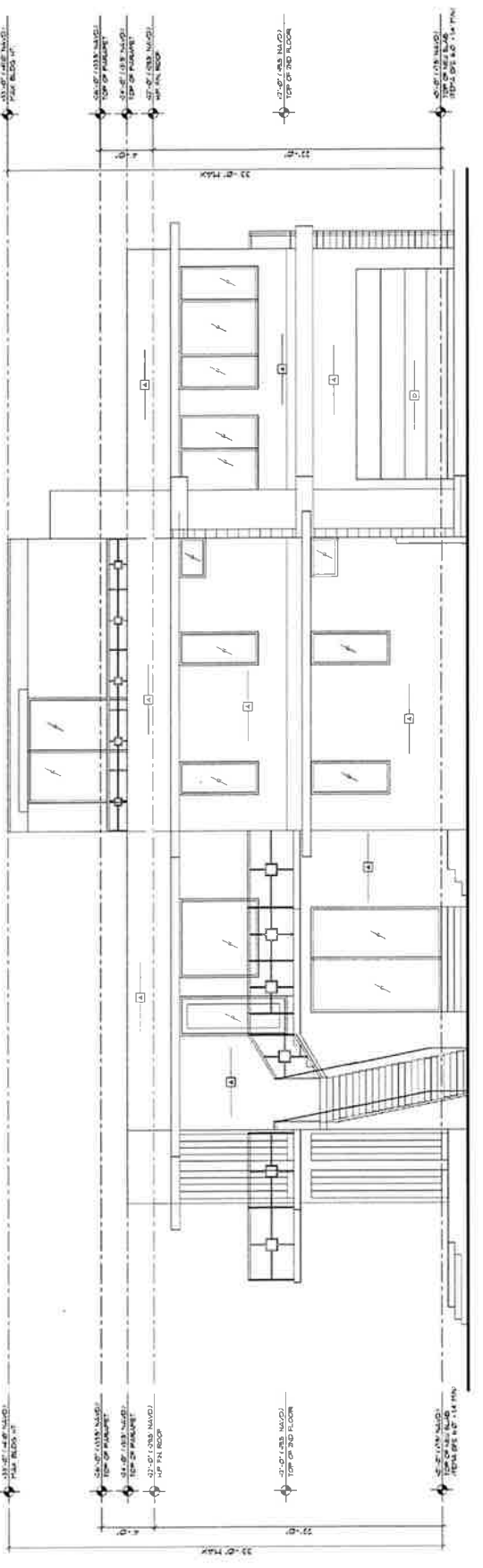


MATERIALS & COLOR SCHEDULE

MARK DESCRIPTION	MATERIAL	COLOR
1	SPRINK PAINTED BRICK FABRIC	SPRINK PAINTED BRICK
2	LOCAL STONE VENEER	EXTERIOR CORN.
3	ALUM. SILLING & CASING	ALUMINUM
4	ALUM. CASING DOOR	ALUMINUM
5	ALUMINUM SILLING & CASING	ALUMINUM
6	ALUMINUM SILLING & CASING	ALUMINUM

NOTE: ALL WINDOW & DOOR FINISHES TO BE WHITE ALUMINUM

RIGHT SIDE / EAST



FRONT / SOUTH

EXTERIOR ELEVATIONS
 1/4"=1'-0"

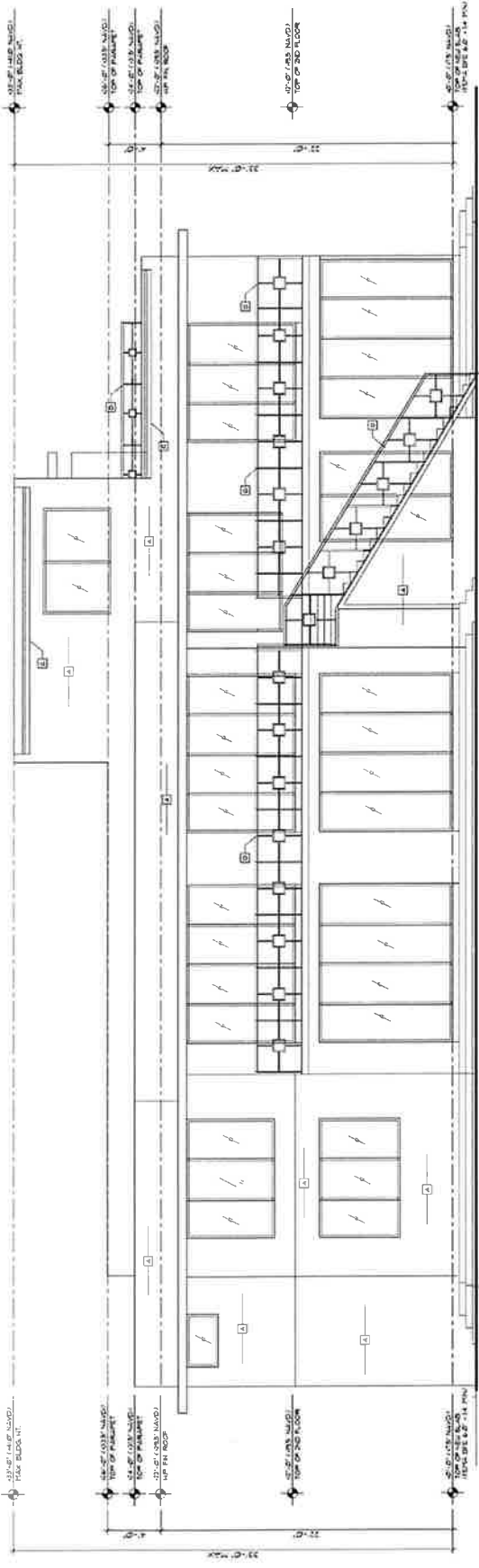


MARK THOMAS BUDD, ARCHITECTURE
 131 LAKE COURT
 GORHAM, ME 04543
 (603) 766-0370
 LICENSED BY THE SEA FLORIDA 30308 P.L.A. REG. JAN-03-15

PROJECT: GORHAM AIR ENGINE ADDITION
 131 LAKE COURT
 GORHAM, ME 04543

DATE: 8-29-23
 REVISIONS:

SHEET
 A - -
 OF 5

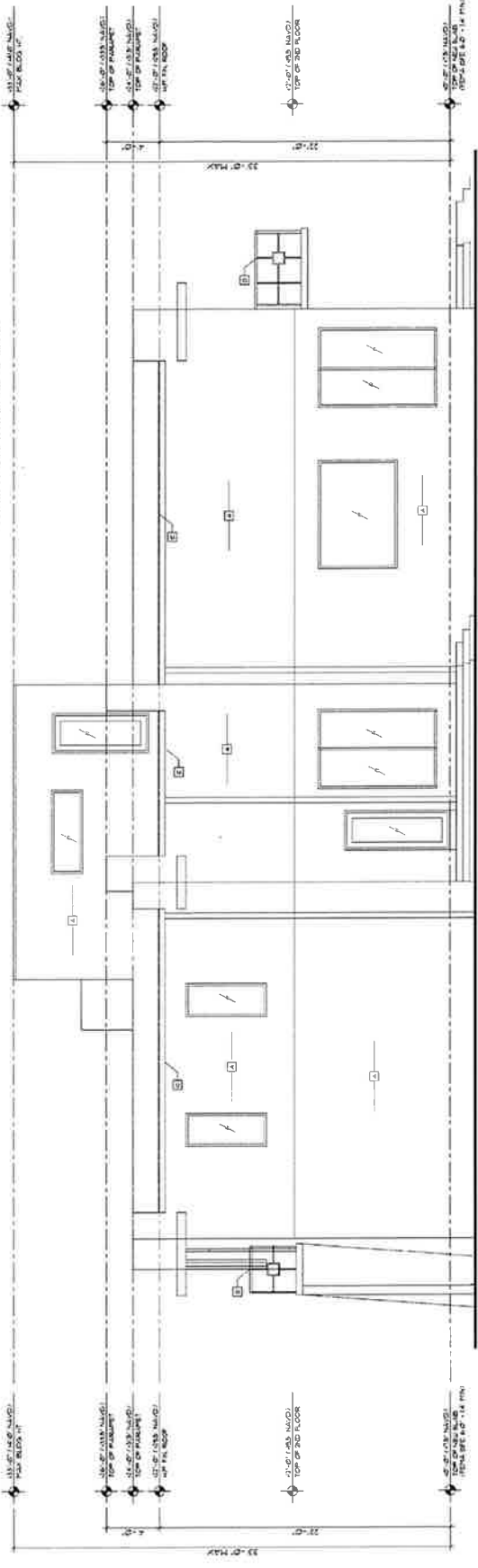


MATERIALS & COLOR SCHEDULE

MARK DESIGNATION	MATERIAL	COLOR
A	EXTERIOR PAINTED STEEL FRAMING	BLACK 744
B	EXTERIOR PAINTED STEEL FRAMING	WHITE
C	EXTERIOR PAINTED STEEL FRAMING	WHITE
D	EXTERIOR PAINTED STEEL FRAMING	WHITE
E	EXTERIOR PAINTED STEEL FRAMING	WHITE
F	EXTERIOR PAINTED STEEL FRAMING	WHITE

NOTE: ALL WINDOWS & DOOR THRESHLS TO BE 1/2" SLIP RESISTANT

LEFT SIDE / WEST



REAR / NORTH

EXTERIOR ELEVATIONS
 1/4" = 1'-0"

Sec. 30-11. - Definitions.

Height. The height of a building or structure is measured from grade 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 roof structures, including parapet walls, shall not exceed four feet in height above the maximum allowed building height.

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.

- (x) *Rooftop passive recreation.* The rooftop of a building located in the RM-25 district, or in the B-1 or B-1A district, may be used for passive recreation subject to the following.
- (1) *Definitions.* For purposes of this section, the following definitions will apply:
- a. "Balcony" shall mean an unenclosed area that may or may not be covered in whole or in part by a roof, and that is directly accessible from, and an extension of the habitable space that is at least 100 square feet in floor area on the same floor level and is for the private use of that living area.
 - b. "Passive recreation" shall mean activities such as walking, sitting, swimming, eating and scenic observation that can be carried out with no disruption to the atmosphere or ambiance in the area or impact on adjacent properties. Restaurant seating is not considered passive and is not permitted.
 - c. "Rooftop" shall mean the exterior surface on the top of a building. "Rooftop" does not include:
 1. A balcony; or
 2. An enclosed space, as defined by the Florida Building Code, on the top floor of a building.
 - d. "Rooftop activity area" shall mean an area of a rooftop that does not exceed 75 percent of the total square footage of the floor area below the rooftop, including balconies which may be used for passive recreation.
- (2) *Setbacks.* Rooftop activity areas must be setback a minimum of five feet from the front building façade and five feet from any contiguous private property under separate ownership and shall be demarcated by physical barriers to restrict access to non-designated areas.
- (3) *Structures permitted in the rooftop activity area.*
- a. Permanent awnings and canopies.
 - b. Outdoor kitchens no larger than 30 square feet.
 - c. Hot tubs.
 - d. Swimming pools and pool decks-limited only to waterfront hotel uses permitted as a conditional use in the B-1 zoning district.
- (4) *Temporary objects and furniture.*
- a. All parapets, railings and code-required safeguards shall remain free from towels or other temporary objects at all times.
 - b. All temporary objects or furniture are the responsibility of the property owner and shall be secured or removed from the rooftop when not in use so as to prevent them from being blown from the roof. Temporary objects and furniture shall be removed from the roof any time the building will be unoccupied, whether temporarily or permanently, for more than 14 days.
 - c. Upon the issuance of a "Hurricane Warning" or "Hurricane Watch" by the Broward County Office of Emergency Management, the permittee shall forthwith remove and place indoors all tables, chairs, planters, umbrellas and other temporary objects or furniture located on the rooftop.

or repairs or as otherwise regulated pursuant to a conditional use approval for a waterfront hotel use.

(6) *Zoning district limitations.* In addition to the requirements above, rooftop activities are only permitted in the following districts, subject to the specific requirements below:

- a. RM-25 zoning district.
 1. Commercial rooftop activities. The use of rooftops for restaurants and hotel bars are prohibited.
- b. B-1 and B-1A zoning districts.
 1. Commercial rooftop activities. The use of rooftops by commercial or business uses is prohibited, except for waterfront hotel uses permitted as a conditional use in the B-1 zoning district.
 2. Mixed use rooftop activities. Rooftop activities in mixed use properties are permitted solely by the residential occupants for passive recreation.
- c. All other zoning districts. Rooftop activity areas and the passive or active recreational use of a rooftop or the roof of a structure is prohibited.

Ord. No. 316, § 1, 1-9-1990; Ord. No. 326, § 1, 6-25-1991, Ord. No. 374, § 1, 3-7-1996; Ord. No. 402, § 2, 6-9-1998; Ord. No. 431, § 2, 1-25-2000; Ord. No. 485, § 2, 4-9-2002; Ord. No. 495, § 1, 12-10-2002; Ord. No. 500, § 2, 10-8-2002; Ord. No. 501, §§ 2, 3, 10-8-2002; Ord. No. 03-506, § 2, 2-11-2003; Ord. No. 03-508, § 2, 3-25-2003; Ord. No. 03-512, § 2, 4-22-2003; Ord. No. 03-515, § 2, 7-22-2003; Ord. No. 2005-06, § 2, 2-22-2005; Ord. No. 2005-10, § 2, 6-14-2005; Ord. No. 2007-14, § 2(Exh. A), 9-25-2007; Ord. No. 2008-03, § 1, 3-25-2008; Ord. No. 2009-10, § 7, 7-28-2009; Ord. No. 2009-35, § 2, 8-25-2010; Ord. No. 2011-02, § 2, 3-22-2011; Ord. No. 2010-16, § 2, 5-24-2011; Ord. No. 2011-03, § 2, 4-27-2011; Ord. No. 2011-06, § 2, 4-27-2011; Ord. No. 2012-11, § 2, 8-21-2012; Ord. No. 2012-15, § 3, 10-9-2012; Ord. No. 2012-16, § 2, 11-13-2012; Ord. No. 2013-03, § 2, 3-12-2013; Ord. No. 2014-13, § 2, 10-28-2014; Ord. No. 2015-09, § 4, 9-8-2015; Ord. No. 2017-03, § 4, 3-28-2017; Ord. No. 2017-12, § 2(Exh. A), 11-14-2017; Ord. No. 2018-24, § 3, 9-12-2018; Ord. No. 2018-27, § 2, 10-23-2018; Ord. No. 2019-05, § 2, 8-27-2019; Ord. No. 2019-07, § 3, 9-12-2019; Ord. No. 2020-08, § 4, 10-13-2020; Ord. No. 2020-09, § 2, 11-10-2020; Ord. No. 2022-08, § 2, 10-25-2022)

Editor's note— Ord. No. 2013-03, § 2, adopted March 12, 2013, set out provisions intending to amend subsection 30-313(26). To preserve the existing style of subsection numbering, and at the editor's discretion, these provisions have been included as amending subsection 30-313(m).

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F * FORT LAUDERDALE, FLORIDA 33311 * t:305-467-6141

email: arthur.marcus444@att.net * web: www.arthurmarcus.art

AA #26000962

September 10, 2025

Jhanelle Campbell, Development Services Director
 Town of Lauderdale-by-the-Sea
 4501 North Ocean Drive
 Lauderdale-by-the-Sea, FL 33308

Re: 231 Lake Court
 ARCHITECTURAL REVIEW #4

The Applicant is proposing to renovate and provide additions to an existing 5-unit multi-family building to transform it into a 4-unit multi-family building and to obtain all approvals required by the Town of Lauderdale-By-The-Sea. The Town of Lauderdale-by-the-Sea Code of Ordinances includes Section 30 - 51: the Architectural Design Standards (ADS);

Note: Italic font indicates excerpts from LBTS / ADS.

(a) Purpose and intent. The purpose of this section and the Town's Architectural Design Standards (sometimes referred to as the "Town ADS") is to encourage the local adaptation of the Mid-Century Modern architectural style as the preferred architectural style of the Town, in that such architectural style is compatible with the essential character of the Town, supportive of efficient development, is architecturally and visually appealing, and fosters a sense of place in the preservation of the architectural and design characteristics of the Town's existing built environment.

These Architectural Plans have been submitted for compliance with the architectural standards and architectural review requirements provided by this section and the Town ADS. A separate Site Plan Preliminary Review dated 7.08.25 has also been conducted by Linda Strutt Consulting, Inc.

(3)(a) - The primary purpose of the Architectural Design Review shall be to determine whether or not the plans submitted comply with the architectural design features and materials typical of the Mid-Century Modern architectural style. with the relevant architectural style.

The Town shall determine whether the plans submitted substantially conform to the provisions of this section and the Town ADS in preserving the traditional aesthetic treatment of the community, and shall include such findings as part of the documentation required for development review and approval.

231 LAKE COURT / LBTS
September 10, 2025

Comments and questions regarding this 4th Architectural Review of the revised drawings are as follows:

RAILINGS

The Applicant has revised the railing design along the two stairs to match the same pattern as on the horizontal balconies. This design is representative of the Mid Century style. The railings are also indicated to be painted white which is acceptable.

The cover sheet has been updated to reflect the latest design.

This proposed project is Approved.

Good Luck with the renovations.

Please respond directly to Jhanelle Campbell at LBTS with any questions and/or concerns.

Yours truly,

A handwritten signature in blue ink, appearing to read "Arthur J. Marcus", with a long horizontal flourish extending to the right.

Arthur J. Marcus
Arthur J. Marcus Architect P.A.



Mark Thomas Budd, Architect

231 Apartment Building- Additions & Remodeling

231 LAKE COURT, LAUDERDALE BY THE SEA, FL 33308
CITIZEN PARTICIPATION MEETING - OCT. 6, 2025

Citizen Participation Meeting Summary – Oct. 6, 2025
10-6-2025

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Application and Development Summary

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Attendees List.....	3
Community Members Comments.....	3

Appendix

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Attendees Sign-in Sheet.....	5
Project Presentation.....	6-14

Project Summary

This project consists of converting an existing four-unit, two story Apartment Building into a 3-unit two-story Apartment Building with a two-car Garage and Penthouse additions proposed.

One three-bedroom unit with a Penthouse & Rooftop Terrace along with two one-bedroom units are proposed.

The ground level two-car Garage addition shall be located in the existing driveway area, while the existing two-car garage shall be converted into a one-bedroom apartment.

Site improvements beyond the existing footprint of the existing building consists of the new two-car Garage Addition along with a re-configured surface parking space. The existing swimming pool and deck are to remain.

This project is subject to the Architectural Review process has been designed in the Mid-Century Modern Architectural style.

Citizen Participation Meeting

The Citizen Participation Meeting was held on Monday, Oct. 6th 2025, 6:30 pm at the Jarvis Hall located on 4505 N. Ocean Drive, Lauderdale by the Sea, Florida 33308.

To the meeting assisted the parties interested in how the development could impact the neighborhood.

Attendees List

There was one member of the community that attended the Citizen Participation Meeting.

Mr. Peter Sampo 4300 E. Tradewinds Avenue 305-798-2633

Community Member Comments

Mr. Sampo is a resident directly across the canal to the west.

1. Two concerns were stated:
 - a. How long would construction take?
 - b. Is the Owner of the property going to live on the premises?

Applicant Response:

- a. Construction to start immediately upon issuance of a permit.
- b. Owner intends to live on the property.

Notice of Meeting



APPENDIX

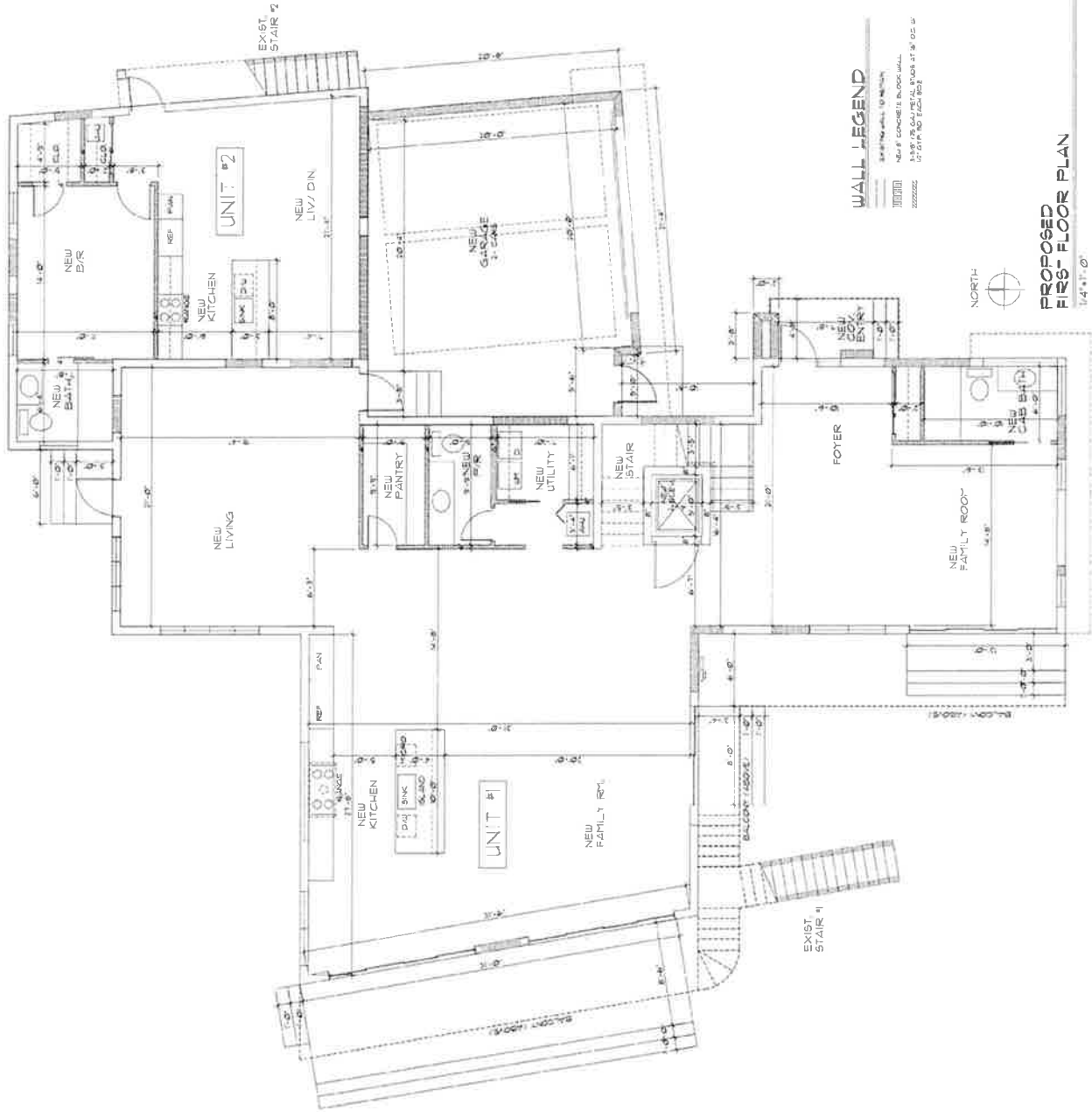


MARK THOMAS BUDD, ARCHITECTURE
 224 COMMERCIAL BLVD. SUITE 2000
 MIAMI, FLORIDA 33131
 (305) 586-6700
 FAX: (305) 441-0900

PROJECT:
 224 COMMERCIAL BLVD. SUITE 2000
 ADDITION & RENOVATION
 EXHIBIT BY THE SEA FLOOR



REVISION:
 1
 SHEET
 A - 1
 OF 3



PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"



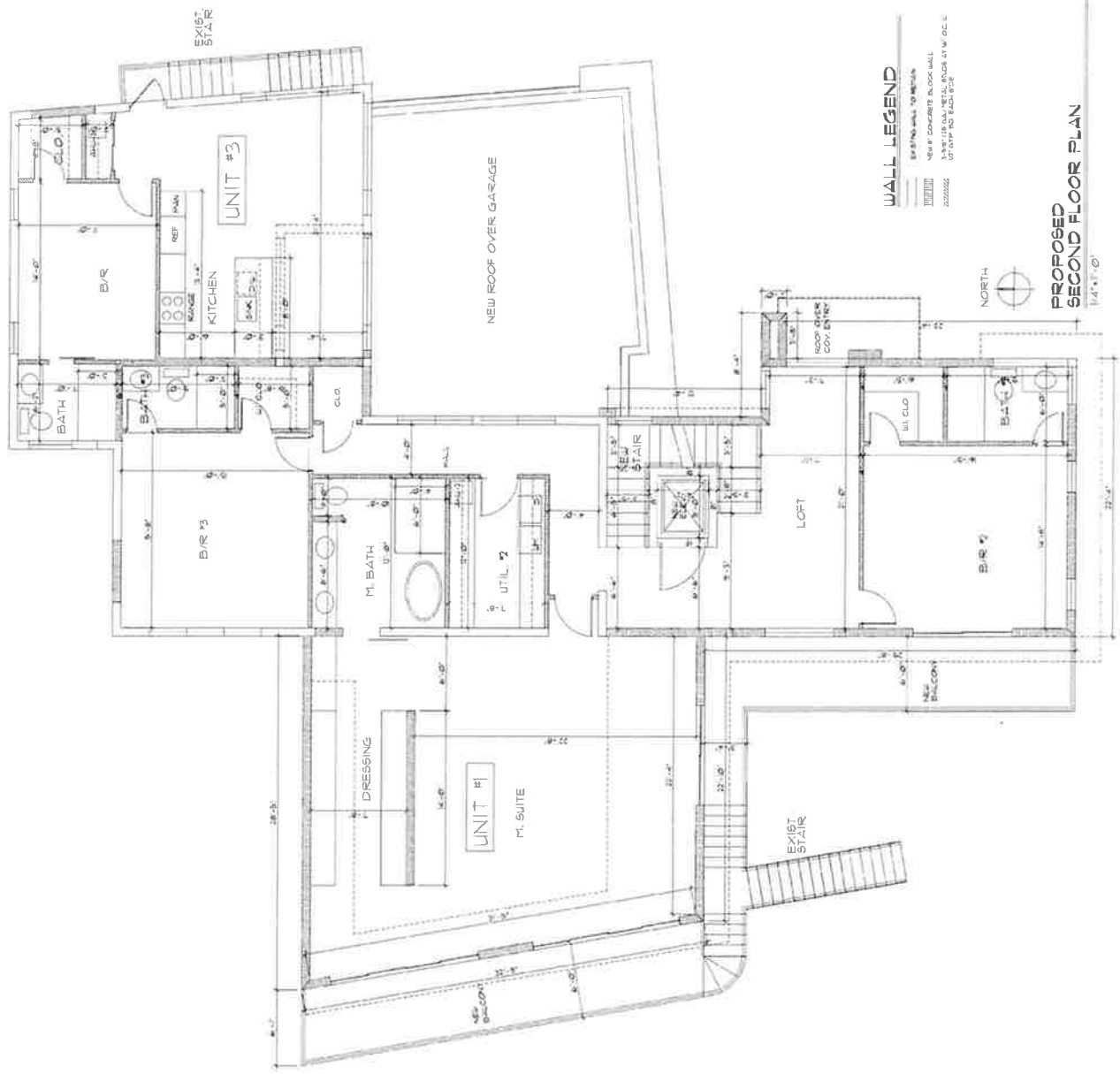
MARK THOMAS BUDD, ARCHITECTURE
 224 COMMERCIAL BLVD.
 LAUDERDALE BEACH, FLORIDA 33080
 TEL: 954-488-9140
 (954) 799-0070

PROJECT:
 231 APARTMENT BUILDING
 ADDITIONS & REMODELING
 LAUDERDALE BEACH, FLORIDA



DATE: 04-17-12
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SHEET
 A - 2
 OF 3



WALL LEGEND

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- 96. 8" CMU WALL TO MECHS
- 97. 8" CMU WALL TO MECHS
- 98. 8" CMU WALL TO MECHS
- 99. 8" CMU WALL TO MECHS
- 100. 8" CMU WALL TO MECHS

PROPOSED SECOND FLOOR PLAN

144'-11" 0"

144'-11" 0"

144'-11" 0"

144'-11" 0"

144'-11" 0"

144'-11" 0"

144'-11" 0"

144'-11" 0"

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144'-11" 0"

144'-11" 0"

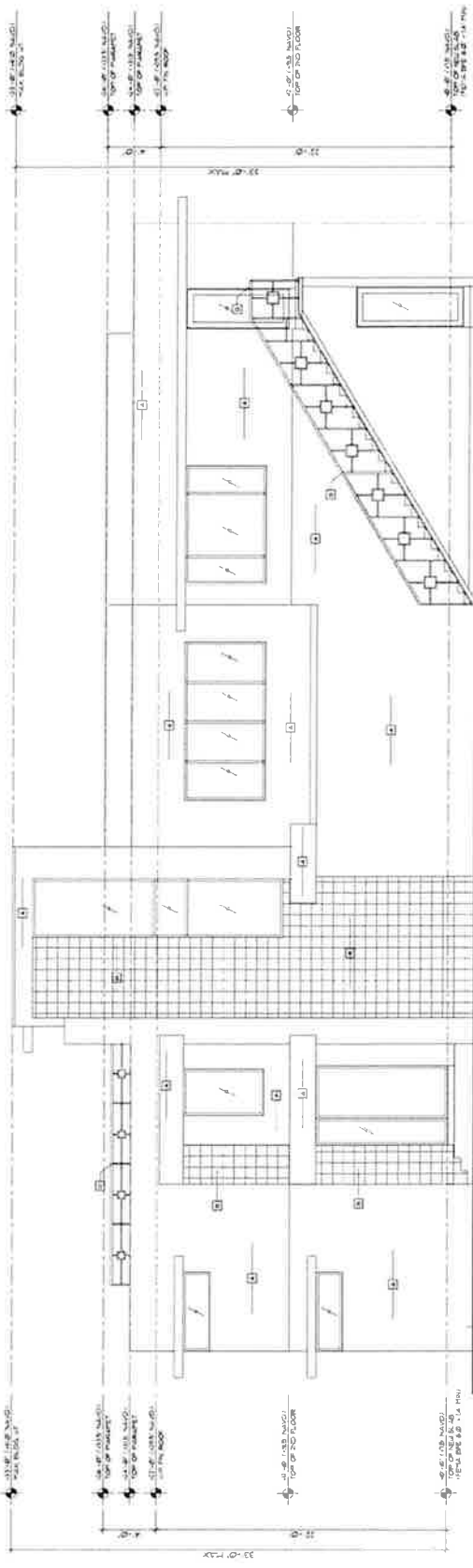


MARK THOMAS BUDD, ARCHITECTURE
 824 COMMERCE BLVD
 LAUDERDALE BY THE SEA, FLORIDA 33309
 P.L.A. REG. #18-9348
 (954) 798-6570

PROJECT:
GEORGE RESIDENCE ADDITION
 131 LAKE COURT
 LAUDERDALE BY THE SEA, FLORIDA



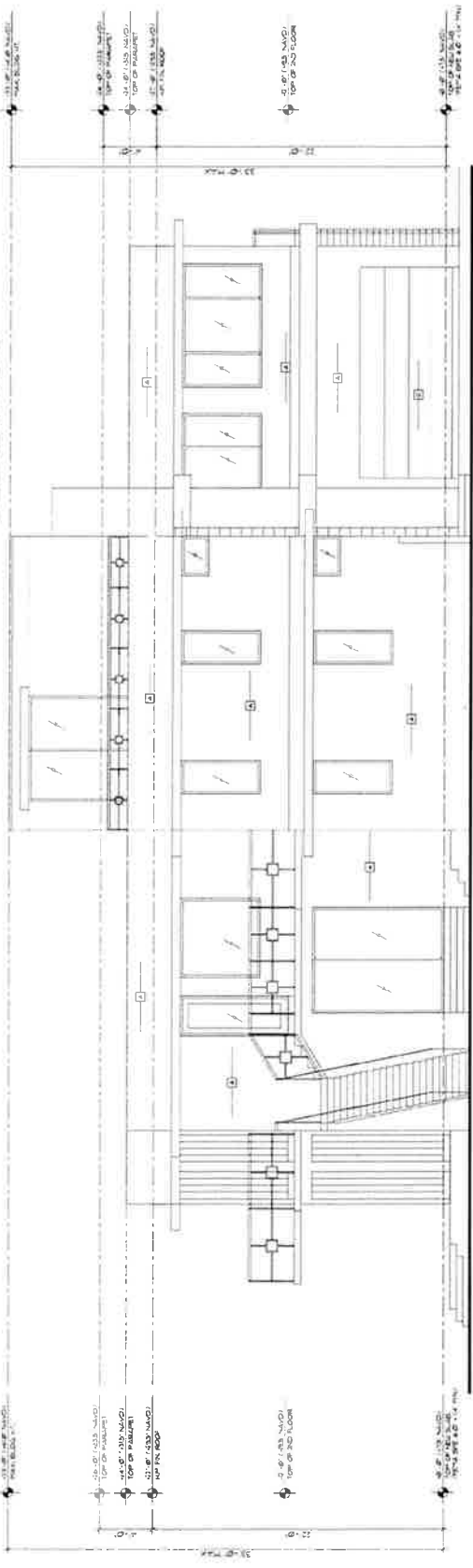
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 A - 4
 OF 5



MATERIALS / COLOR SCHEDULE

NAME	DESCRIPTION	MATERIAL	COLOR
1	WOOD FINISH WOODWORK	EXTERIOR PAINTED WOOD	SWAINSON
2	CONCRETE	CONCRETE	CONCRETE
3	PAINT	PAINT	PAINT
4	ROOFING	ROOFING	ROOFING
5	GLASS	GLASS	GLASS
6	IRON	IRON	IRON
7	STEEL	STEEL	STEEL
8	ALUMINUM	ALUMINUM	ALUMINUM
9	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE
10	STONE	STONE	STONE
11	BRICK	BRICK	BRICK
12	EIFS	EIFS	EIFS
13	EIFS	EIFS	EIFS
14	EIFS	EIFS	EIFS
15	EIFS	EIFS	EIFS
16	EIFS	EIFS	EIFS
17	EIFS	EIFS	EIFS
18	EIFS	EIFS	EIFS
19	EIFS	EIFS	EIFS
20	EIFS	EIFS	EIFS
21	EIFS	EIFS	EIFS
22	EIFS	EIFS	EIFS
23	EIFS	EIFS	EIFS
24	EIFS	EIFS	EIFS
25	EIFS	EIFS	EIFS
26	EIFS	EIFS	EIFS
27	EIFS	EIFS	EIFS
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29	EIFS	EIFS	EIFS
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44	EIFS	EIFS	EIFS
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97	EIFS	EIFS	EIFS
98	EIFS	EIFS	EIFS
99	EIFS	EIFS	EIFS
100	EIFS	EIFS	EIFS

RIGHT SIDE / EAST



FRONT / SOUTH

EXTERIOR ELEVATIONS
 1/4" = 1'-0"

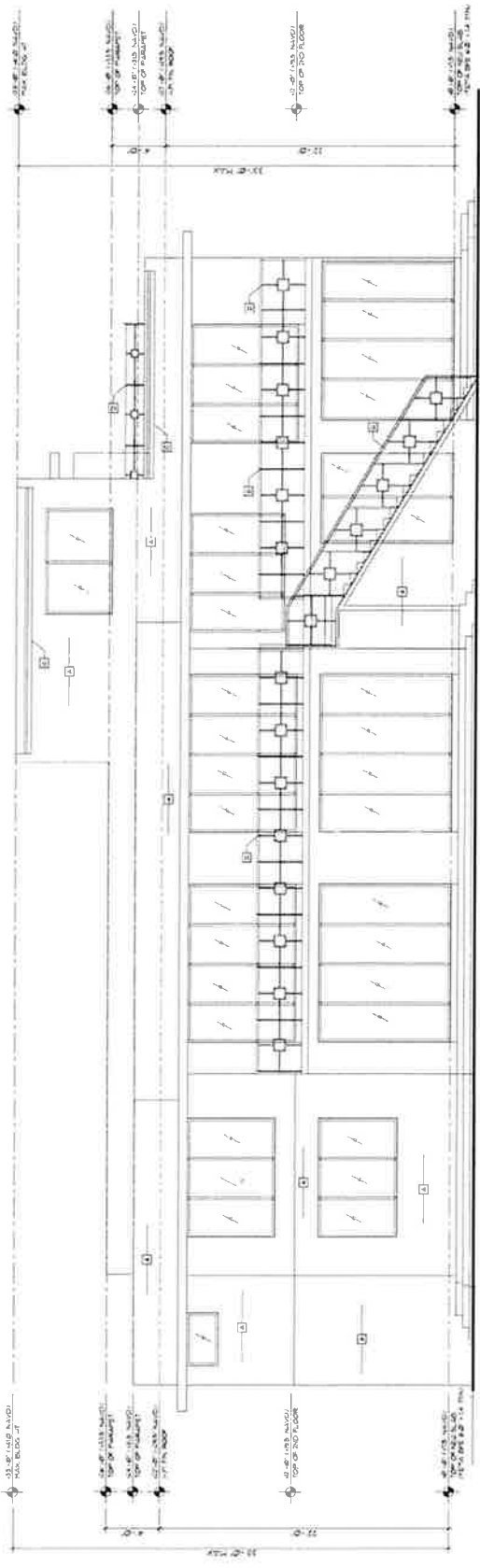


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 LAUDERDALE, FL 33001

PROJECT:
GEORGE M RESIDENCE ADDITION
 1231 LAKE COURT
 LAUDERDALE BY THE SEA, FLORIDA



REV. 05-23
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 A - 5
 OF 5

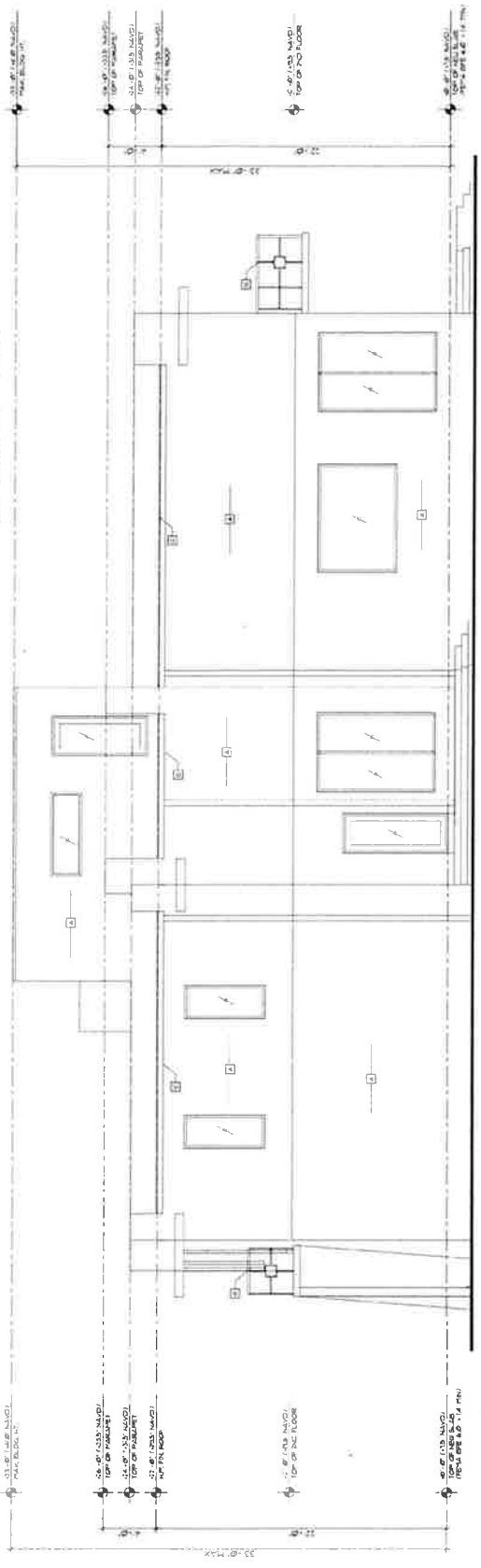


MATERIALS & COLOR SCHEDULE

CALLOUT	DESCRIPTION	MATERIAL	COLOR
A	WOOD-GRAINED BLAZED FINISH	WALNUT WATER-BLAZED	REPL. NAME - SHAMANI LAKA
B	WOOD-GRAINED BLAZED FINISH	WALNUT WATER-BLAZED	REPL. NAME - SHAMANI LAKA
C	WOOD-GRAINED BLAZED FINISH	WALNUT WATER-BLAZED	REPL. NAME - SHAMANI LAKA
D	WOOD-GRAINED BLAZED FINISH	WALNUT WATER-BLAZED	REPL. NAME - SHAMANI LAKA

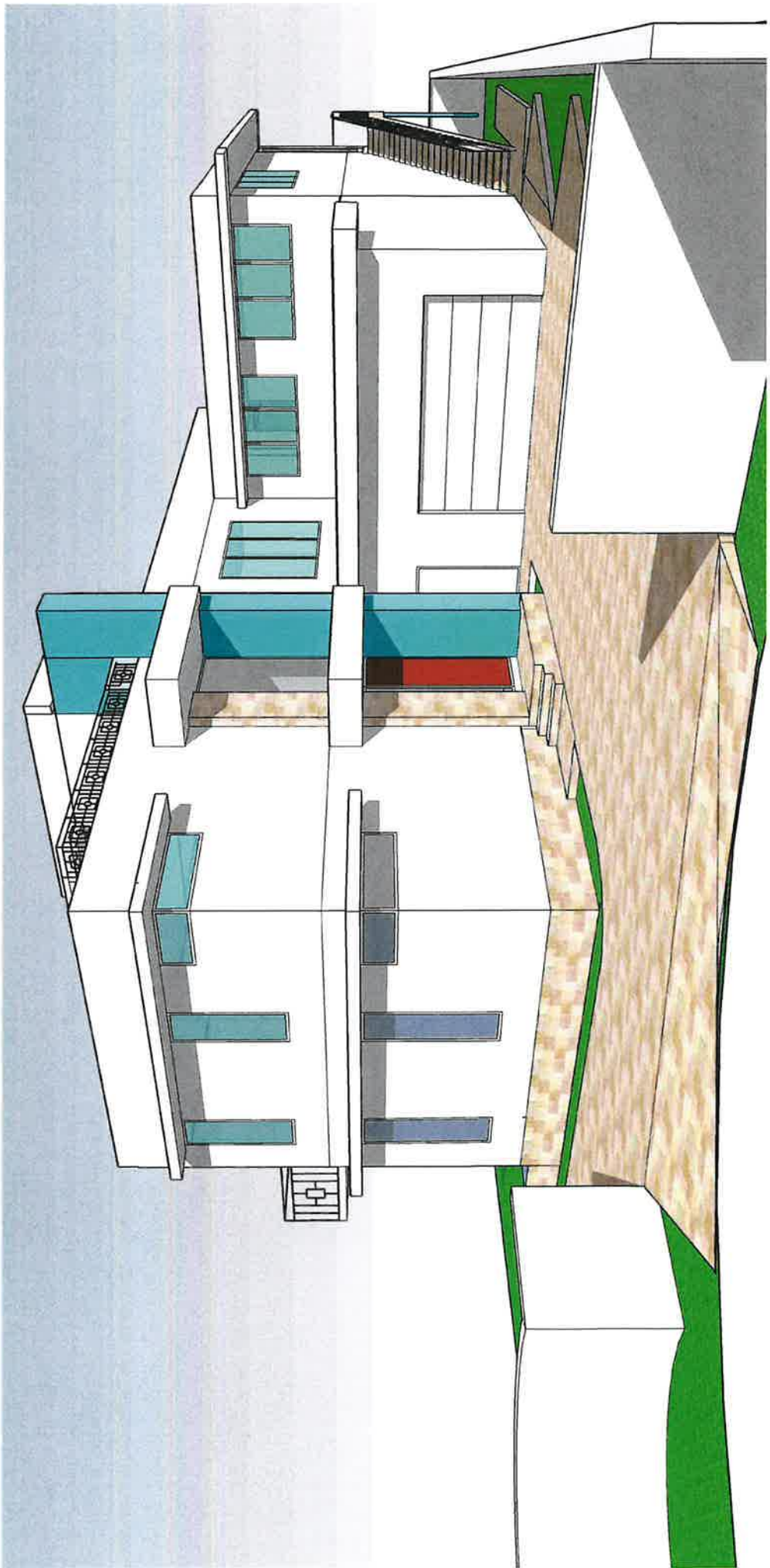
NOTE: ALL MATERIALS & FINISHES TO BE USED AS SHOWN.

LEFT SIDE / WEST

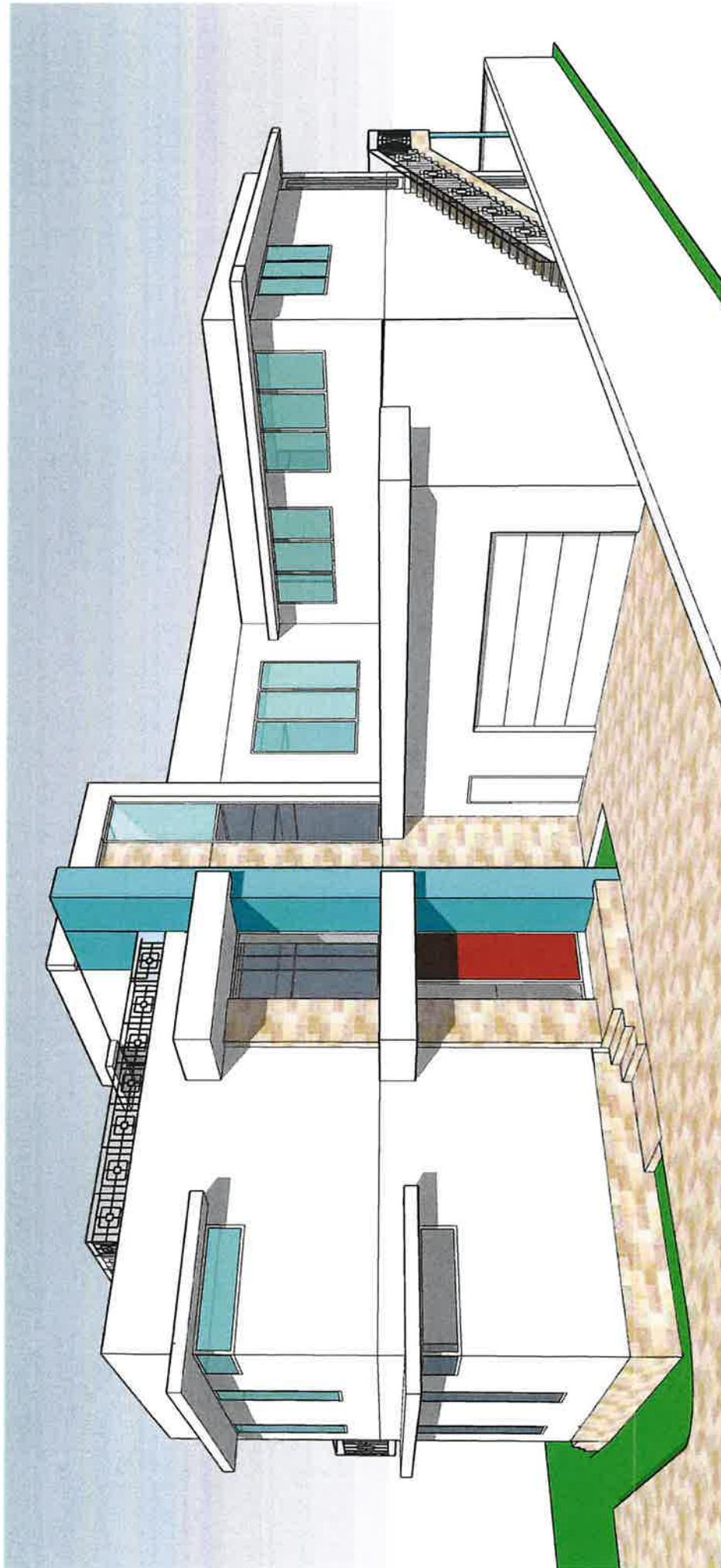


REAR / NORTH

EXTERIOR ELEVATIONS
 1/4" = 1'-0"



FRONT / SOUTH VIEW



SE CORNER VIEW



EAST VIEW



**LEVEL 2 SITE PLAN MODIFICATION DEVELOPMENT ORDER
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA
Development Order 2025-LVL2-SPM-03**

PROJECT NAME: 231 Lake Court

ADDRESS OF PROPERTY: 231 Lake Court

FOLIO #: 494318050460

PROPERTY OWNER: 231 Lake Court Group LLC

APPLICANT: Michael A. George

APPLICANT ADDRESS: 267 Bombay Ave, 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,” Section 30-123 “Modification of Approved Site Plan,” of the Town’s Code of Ordinances, the Applicant requests approval of a site plan modification for 231 Lake Court to reconfigure units by: (i) combining portions of existing Units 1, 2, and 4 on the ground floor into the ground-floor level of Unit 1 and relocating Unit 2 into the existing garage; (ii) reducing Unit 3 to a one-bedroom unit located over the existing garage (proposed Unit 2); (iii) converting the balcony of the second floor into the three-bedroom sleeping quarters of Unit 1, creating a two-level Unit 1; (iv) constructing a second-floor addition above the existing one-story portion to accommodate a third bedroom and associated bathroom for Unit 1; (v) establishing a rooftop terrace above the new second-floor addition for passive recreation, in compliance with Town Code requirements for rooftop use; and (vi) constructing a new garage to serve the reconfigured development renovations to meet the Town’s zoning and land use requirements for property located at 231 Lake Court (the “Property”).

SECTION 1. FINDINGS. THIS MATTER came before the TOWN Commission of the TOWN of LAUDERDALE- BY-THE-SEA, Florida, on November 18, 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. Prior to issuance of a building permit, the Applicant shall obtain a tree removal and/or relocation permit from Broward County for any proposed removal, relocation, or impact to existing trees. In addition, no changes to existing landscaping materials or layout shall occur without first submitting a revised landscape plan to the Town for review and approval in accordance with Chapter 30 of the Town Code. All approved landscaping shall be maintained in a healthy condition at all times.
2. The Applicant shall provide written verification from the Town's solid waste vendor confirming acceptance of a 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.
3. 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.
4. Roof drainage shall not be connected to the seawall or discharged through any new outfall into the adjacent waterway. The Applicant shall revise drainage calculations to include the building area within the impervious surface calculations and update swale area documentation accordingly to demonstrate compliance.
5. Although the existing driveway is noted as remaining, any modification, replacement, or reconstruction of the driveway shall be required to comply with the Town's current specifications for swale restoration, driveway setback, and maximum allowable driveway width and design standards prior to permit approval.
6. The Applicant shall secure a building permit for the project within six (6) months of the date of the development order approval.
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.
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 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.

9. 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:

Courtney Easley, Acting Town Clerk

Approved as to form:

Susan L. Trevarthen, Town Attorney

https://lauderdalebythesea-my.sharepoint.com/personal/jhanellec_lauderdalebythesea-fl_gov/Documents/Desktop/Exhibit 6- 231 Lake Court Site Plan Modification Development Order.docx