



Planning and Zoning Board
Jarvis Hall 4505 N. Ocean Drive 33308

Planning and Zoning Board

Planning and Zoning Board

Monday, August 22, 2022, 6:00 PM
Jarvis Hall 4505 N. Ocean Drive 33308

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

- 3.a. July 6, 2022 Planning and Zoning Board Minutes
[Unapproved Minutes 07.06.22.pdf](#)

4. PUBLIC COMMENTS

5. NEW BUSINESS

- 5.a. Case Number 2022-L2-AA-02: David and Debra Cohen (the “Applicant”) “ Level 2 Administrative Adjustment Request to allow encroachments into the front and rear setbacks.
[2022-L2-AA-02 Staff Report 4443 W Tradewinds Avenue - FINAL.pdf](#)
[Ex 1 2022-L2-AA-02 APPLICATION AND SITE PLAN.pdf](#)
[Ex 2 2022-L2-AA-02 RS-5.pdf](#)
[Ex 3 2022-L2-AA-02 Section 30-139 public notice.pdf](#)
[Ex 4 2022-L2-AA-02 Administrative Adjustments.pdf](#)
[Ex 5 2022-L2-02 Hansen Comments 8-12-22.pdf](#)
- 5.b. Case Number 2022-SP-01: 4245 N. Ocean, LLC (the “Applicant”) “ Site Plan Approval Request for the development of a three-story 30-unit hotel (without kitchens).
[2022-SP-01 Staff Report 4245 N Ocean Seaglass- Final.pdf](#)
[Exhibit 1- Application.pdf](#)
[Exhibit 2-Proposed Development Plans.pdf](#)
[Exhibit 3 Citizen Participation Summary.pdf](#)
[Exhibit 4 Architectural Review Application and Approval.pdf](#)
[Exhibit 5- Fire Approval.pdf](#)
[Exhibit 6- CPTED Approval.pdf](#)
[Exhibit 7- Wastepro Approval.pdf](#)
[Exhibit 8- Engineering Comments Remaining 8-19-22.pdf](#)
[Exhibit 9- Site Plan Review Comments August 19_22.pdf](#)
- 5.c. AN ORDINANCE OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA AMENDING CHAPTER 30 “UNIFIED LAND DEVELOPMENT REGULATIONS;” ARTICLE V “ZONING;” SECTION 30-313 “GENERAL PROVISIONS” TO MODIFY REGULATIONS RELATED TO ROOFTOP PLACEMENT OF EQUIPMENT ON ANY PROPERTY; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND FOR AN EFFECTIVE DATE.
[8-22-22 Staff Report Generator and AC Ordinance 2022-08 FINAL.pdf](#)
[Ex. 1 7-26-22 Regular Town Commission Meeting.pdf](#)
[Ex. 2- Current Town Code 30-313.pdf](#)
[Ex. 3- Chapter 30-313 Code Amendments Ac and Generator- FINAL.pdf](#)

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

8. ADJOURNMENT

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

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

NON APPROVED
TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD MEETING MINUTES
LIVE STREAMED FROM JARVIS HALL
Wednesday, July 6, 2022

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Piersante 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 6:06PM.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL & WELCOME

Chair Piersante explained the procedures for the meeting to run effectively and efficiently. He stressed speaking into the microphone. However, for the record, some of the video's audio was hard to hear.

Roll was not called but documented for these minutes; the board members present in-person were Wayne Dillistin, Chair Ron Piersante, Vice Chair Howard Goldberg, Patricia Omana, and 2nd Alternate Karen Sylvester. The absentee board members were Brandy Whitford and 1st Alternate Denise Lambert. Also present in person were Town Attorney James White, Development Services Director Jhanelle Campbell, Assistant Development Services Director Christopher Suneson and Board Clerk Megan Small.

3. APPROVAL OF MINUTES

a. Planning & Zoning (P&Z) Meeting Minutes – April 27, 2022

Vice Chair Goldberg made a motion to approve the minutes of the P&Z meeting of April 27, 2022 as written. The motion was seconded by Board Member Omana. The motion carried 5-0 to approve the minutes as read.

4. PUBLIC COMMENTS

Chair Piersante opened the meeting to the public for any comments. As there were no public comments, the Chair closed Public Comments.

Town Attorney White read a statement into the record regarding quasi-judicial items on the agenda. He then asked for ex-parte disclosures from the board members for the quasi-judicial agenda items 5(a), 5(b) and 5(c) but there weren't any. He spoke about swearing in those who wished to speak on the three quasi-judicial agenda items. Development Services Director Campbell administered the Oath to anyone who wished to speak (staff, five Board Members present, members of the audience, etc.). The Chair read the title for agenda item 5(a) into the record.

5. NEW BUSINESS

a. Case Number 2022-L2-SPM-02: Pursuant to the Town's Code of Ordinances (Town Code) Section 30-123, Modification of Approved Site Plan, subsection (b), the applicant has requested a Level II site plan modification to legalize a second story dwelling unit on the property.

Assistant Development Services Director (ADSD) Suneson testified that when owners apply for a building permit or a business tax receipt (BTR), etc. the Town would check that the existing number of units on the property matched what has been permitted. The property located at 4324 Seagrape Drive started as three units and became four units over time. The Town was asking the owner of the property to legalize the work done on the second story dwelling unit of the property by getting permits for the unpermitted work done and to provide a second way of egress from the second floor. They would be allowed to rent the units on the ground level once all the unpermitted work was permitted and passed inspection. They were prohibited from renting the unit on the second level until the unpermitted work was permitted and passed inspection. There also needed to be a second way to egress from the second floor. The original permitting allowed four parking spaces but with the addition of the unit on the second story, it would require six but there was no room for six. The applicant worked with the Town to process a Level 1 Administrative Adjustment to reduce the amount of the required parking spaces. Development Services Director (DSD) Campbell said that Staff was recommending approval of this request. As there were no board questions at this time, Chair Piersante opened this item up to public comments.

Ken, resident, wanted to know how Staff came up with the recommendation to waive the required number of parking spaces for this project. He said that Staff waived it for this project but an existing business was denied a similar request. For the record, DSD Campbell explained that the Administrative Adjustment did not apply to the business district in which the business Ken spoke about was denied.

Lat Cruz, manager of 4324 Seagrape Drive, testified that she lived in the upper unit from July 2017 through July 2018. All the problems encountered now were from the previous owner. The current owner thought everything was properly permitted. The owner, Eddie, may be out of state but that property was at the top of his list. He has been in compliance with everything the Town asked to do. She read a letter from Eddie to the Planning and Zoning Commission into the record.

As there were no other public comments, the Chair closed public comments and opened it up to board questions/comments. Board Member Sylvester wanted to clarify that there were four parking spaces existing now. She was answered that she was correct. Vice Chair Goldberg said that he would like to abstain from the decision making process for this agenda item due to the fact that he represented the seller of this property.

Chair Piersante wanted to know if the four units would be rented out as hotel rooms or apartments, where is everyone going to park if they have two cars, and would this be annual rentals or seasonal rentals? DSD Campbell answered that three units would be with kitchens and one would be a hotel unit. ADSD Suneson spoke about parking and said that the code required 1.5 parking spaces for each of the three units with a kitchen and 1 parking space for the hotel unit, however, they were granted a Level 1 Administrative Adjustment to reduce the amount of the required parking spaces, as previously discussed. ADSD Suneson spoke about parking within walking distance from this location. Board Member Dillistin inquired if the Town was giving them additional parking spaces from their core spaces from the B-1 District. ADSD Suneson answered that the spaces he was talking about were available "first come – first served" to anyone. Board Member Dillistin said that he did not know we had 24 hour parking spaces. ADSD Suneson responded that he never mentioned 24 hour parking. Discussion ensued about the difference between overnight and 24 hour parking. Board Member Dillistin said we did not allow overnight parking and ADSD Suneson said he was unaware of that. Board Member Sylvester then raised her hand and said that she believed there was a 2 or 3

hour limit for parking. Board Member Dillistin asked if they would have to issue a permit to allow the people to park in those spaces. DSD Campbell explained what the code allowed regarding parking in this situation. She further answered that there would be no money charged through the parking program. DSD Campbell reminded that a motion should include the six conditions from the staff report. There were no further questions/comments.

Board Member Sylvester made a motion to approve this agenda item (2022-L2-SPM-02) as presented by Staff including the six conditions from the staff report. The motion was seconded by Board Member Omana. The motion carried 4-0 to approve (Vice Chair Goldberg abstained).

- b. Case Number: 2022-V-01: Sky 360 Development LLC (the Applicant) requests a variance from Section 30-313(r)(1)a-b and Section 30-313(t)(2)b.1., 4. and 9. of the Town's Code Ordinances (the Town Code), to permit air conditioning units and generators on the roof of a duplex dwelling at 231 Shore Court.

Development Services Director (DSD) Campbell presented explaining this was a variance request for an a/c unit and a generator on the roof of a duplex located at 231 Shore Court. She stated that she would go through this twice as there were two requests (the next agenda item was for the second request) for the same equipment. The property would be in the duplex zoning district and the previously existing property was demolished. For tonight's presentation, notice was sent, the property was posted, and this was advertised according to code. To date, the Town has not received anything for or against this agenda item. A Citizen Participation Meeting was held on June 14, 2022. She explained that this variance request was for an a/c unit and a generator to be installed on each one of the duplex's roofs (221 Shore Court and 231 Shore Court). Town Code only allowed mechanical equipment and generator to be located six feet above grade and 5 feet above grade respectively. The other sections required the equipment at least 5 feet from the rear or side property lines and not on the roof. DSD Campbell went over the criteria that had to be met for a variance. She explained why Staff felt that each one of the criterion has not been met. Staff was recommending denial of both applications. The Board tonight was to make a recommendation to the Town Commission. If their recommendation was for approval, she asked that it would include Staff's conditions as outlined in the staff report. She read the conditions into the record and asked for board questions.

Board Member Sylvester wanted to know where the fuel storage tank would be. DSD Campbell answered that the a/c units and generators would be on the roof and that the applicant was here and would answer that question about storage tank. Chair Piersante wanted to know why the Town Code did not allow this on a roof and why it needed to be on the ground. She answered that it was allowed on the roof in other zoning districts. It was currently not allowed in RD-10. The Chair said that it was not a big deal to him that he could see the equipment on the condo roof near him. However, he did have issues with putting it on a duplex.

Kai Stadler, developer, introduced his colleague at the podium with him. He answered that the fuel storage would be underground and explained how he handled certain issues. He spoke about how these duplexes were annexed into an existing HOA of seventeen existing Townhomes and now four to-be built duplex halves. He wanted everyone (townhomes and duplexes) to have the same equipment to make maintenance equitable. He also spoke about how the roof equipment would be concealed from vision. Vice Chair Goldberg said that the Town did not have a requirement for generators. Mr. Stadler understood that but he wanted to give people confidence that they would have power from a quiet generator. The safest place for it would be the rooftop. Board Member Sylvester said that she recently installed a generator on the ground and she was very grateful to be able to do that. She asked the developer why

he would not put it on the ground or on a ramp. He explained that the people were not allowed on the roof and putting it there would give the people more use of the land with recreational space. Board Member Dillistin asked if these duplexes would look like the rest of the "Sky" community and he was told it would be similar for harmony and consistency. Board Member Dillistin was all for the equipment on the roof and more recreation land. He wanted to know why the Town's code was not being updated. DSD Campbell replied that they would be happy to do this if the Town Commission requested it. Board Member Dillistin then spoke about a zoning change but the developer said that passing this variance was what he was interested in tonight. As there were no other board questions/comments, the Chair called for public comments.

Ken commented that this sounded like the applicant was going up and above what was required and that this was more like a housekeeping issue. He would be happy to bring this up to the Town Commission that this should be available to everyone because this made sense. It was not subject to flooding or rising water and noise would be less of an impact on the rooftop. As there were no other comments, the Chair closed public comments. He called for board questions/comments and Board Member Sylvester said she was not ready to make a change across the board to allow this in all zoning districts but for tonight, she would support the variance requests. Town Attorney White explained that tonight was just regarding the application before the Board. There were no other comments.

Vice Chair Goldberg made a motion to recommend approval of this agenda item (2022-V-01) to the Town Commission to include the conditions read into the record by DSD Campbell from the staff report. The motion was seconded by Board Member Sylvester. The motion carried 5-0 to recommend approval to the Town Commission.

- c. Case Number: 2022-V-02: Sky 360 Development LLC (the Applicant) requests a variance from Section 30-313(r)(1)a-b and Section 30-313(t)(2)b.1., 4. and 9. of the Town's Code Ordinances (the Town Code), to permit air conditioning units and generators on the roof of a duplex dwelling at 241 Shore Court.

Development Services Director (DSD) Campbell said that this request was identical to the request just presented. She was told by the Chair that it was not necessary to go through the presentation again. The Chair asked for public comments.

A gentleman spoke without giving his name or his address and he said that passing this would set a precedent. He got clarity from Town Attorney White that even though there was no presentation this time, Staff was making the same recommendation of denial but if the Board recommended approval, there were conditions outlined in the staff report.

Vice Chair Goldberg said that as a realtor, he felt that older buildings would be sold and then upgraded and he was for this variance with conditions. There were no other comments.

Vice Chair Goldberg made a motion to recommend approval of this agenda item (2022-V-02) to the Town Commission to include the conditions read into the record by DSD Campbell from the staff report. The motion was seconded by Board Member Sylvester. The motion carried 5-0 to recommend approval to the Town Commission.

- d. An ordinance of the Town of Lauderdale-By-The-Sea, Florida amending Chapter 30, Unified Land Development Regulations, Article IV Development Permits Applications, Requirement, and Review Procedures, Section 30-114, Citizen Participation

Required, modifying the applicability of and requirements for the citizen participation requirements; and further amending Section 30139 Notice of Public Hearings to establish Notice Requirements For Citizen Public Participation Meetings; providing for codification; severability, conflicts, and further providing for an effective date.

Assistant Development Services Director (ADSD) Suneson presented this agenda item amending the Town Code of Ordinances. He spoke of revising and better delineating requirements for public participation meetings, applying the public participation requirements to variances and right-of-way vacations and exempting for signage conditional use permits. Since incorporating public participation meetings into the Town Code in October 2021, an initiative brought forth by the Town Manager, Staff learned that the deadline for noticing these public participation meetings was unclear and variance and right-of-way vacation applications did not hold public participation meetings which would now be addressed in this ordinance. It would also provide an exception for public participation meetings for signage conditional use permits. Also, the Code only required mailing the information for public participation meetings. This ordinance would add posting a sign on the property and advertising on the Town's website but to still do a mailing. He said that Staff was recommending approval of this ordinance to the Town Commission regarding these suggested changes. He called for questions.

Board Member Dillistin asked if signage conditional use permits was for business signage and ADSD Suneson answered that it applied to any signage. Board Member Sylvester was a little concerned about permanent signs but not for temporary signs like "St. Patrick's Day Sale". ADSD Suneson said that there were sign sizes and architectural standards that needed to be followed regardless of the type of signage. DSD Campbell clarified by explaining what happened if a business came in and wanted a sign that was within code or if they wanted the sign exceeding code requirements. Vice Chair Goldberg spoke about having continuity or we would look like a second rate town. Board Member Dillistin was then answered that this would still go before the Town Commission. DSD Campbell said that we were just adding public participation meetings and Board Member Dillistin said he liked the sign approval the way it is. Town Attorney White clarified that tonight was just adding public participation meetings. If there was to be a change to the sign code itself, that was a completely different ordinance. We were only dealing with public participation meetings. There were no other board comments.

Board Member Dillistin made a motion to recommend approval of this agenda item to the Town Commission but to amend it by adding a public participation meeting for signage for conditional use permits. The motion was seconded by Vice Chair Goldberg. There were no public comments. The motion carried 5-0.

5. OLD BUSINESS N/A

6. UPDATES/BOARD MEMBER COMMENTS

Board Member Sylvester said she was unable to attend the last meeting but she watched it as best she could at home not feeling well. She thanked the Town for the really good minutes they provided which allowed her to catch up. Board Member Dillistin recognized DSD Campbell for her excellent backup.

7. ADJOURNMENT

Board Member Dillistin made a motion to adjourn at approximately 7:11PM. The motion was seconded by Board Member Sylvester. The motion carried 5-0.

Chair Ron Piersante

ATTEST:

Date Accepted: _____



EXHIBIT A
Town of Lauderdale-by-the-Sea
Development Services

To: Planning & Zoning Board
From: Jhanelle Campbell, Development Services Director
Date: August 22, 2022
Re: Case Number 2022-L2-AA-02: David and Debra Cohen (the "Applicant") – Level 2 Administrative Adjustment Request to allow encroachments into the front and rear setbacks.

The purpose of this memorandum is to provide findings and recommendations regarding the Level 2 Administrative Adjustment application (**Exhibit 1**) submitted to the Town of Lauderdale-By-The-Sea (the "Town") for a proposed single-family home to be located at 4443 W Tradewinds Avenue (the "Property") (**Diagram 1**). The Applicant is requesting an Administrative Adjustment to allow encroachments into the front and rear setbacks.

Diagram 1



The Applicant has paid the appropriate fee and submitted the required documents. Notice has been given to all property owners located within a three hundred (300) foot radius of the Property; the

Property has been posted; and the public hearing concerning the Administrative Adjustment has been advertised pursuant to Section 30-139 of the Town Code of Ordinances (the "Town Code") (**Exhibit 3**). Staff has received no comments from the public regarding this request.

Background and Request

The Property is a developed parcel of land located within the RS-5 zoning district (**Exhibit 2**). The existing single-family home was originally constructed in the late 1950's. The Applicant is proposing to raze the existing dwelling and construct a new single-family dwelling on the parcel. The design of the new dwelling contains two (2) architectural features that encroach ten (10) inches into the required front setback and one (1) architectural feature that encroaches five (5) feet into the required rear setback for the Property.

Diagram 2 depicts an architectural feature measuring one-foot-eight-inches (1'8") in width that encroaches ten (10) inches into the required front yard setback. **Diagram 3** depicts a second architectural feature measuring nine (9) feet in width that also encroaches ten (10) inches into the required front yard setback. In both diagrams, the portion of the proposed structure encroaching in the setback is shown in **red**.

Diagram 2

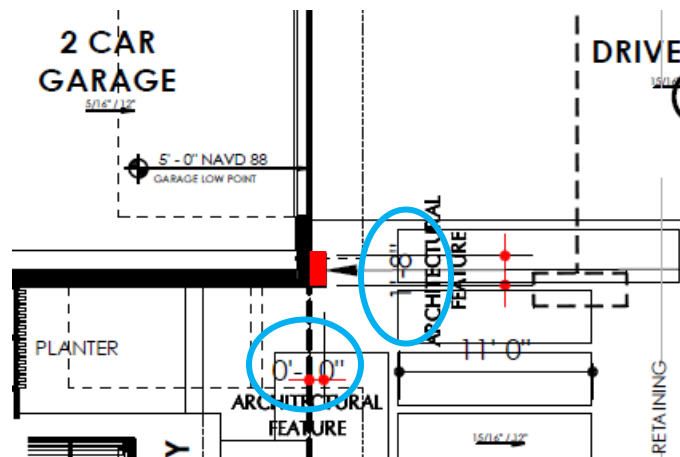


Diagram 3

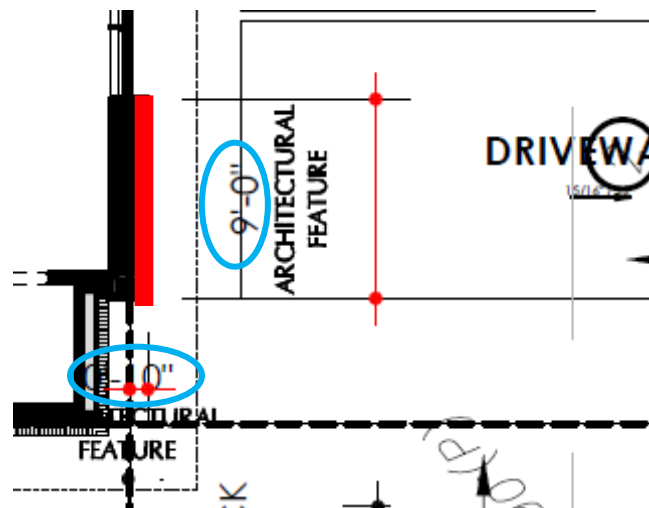
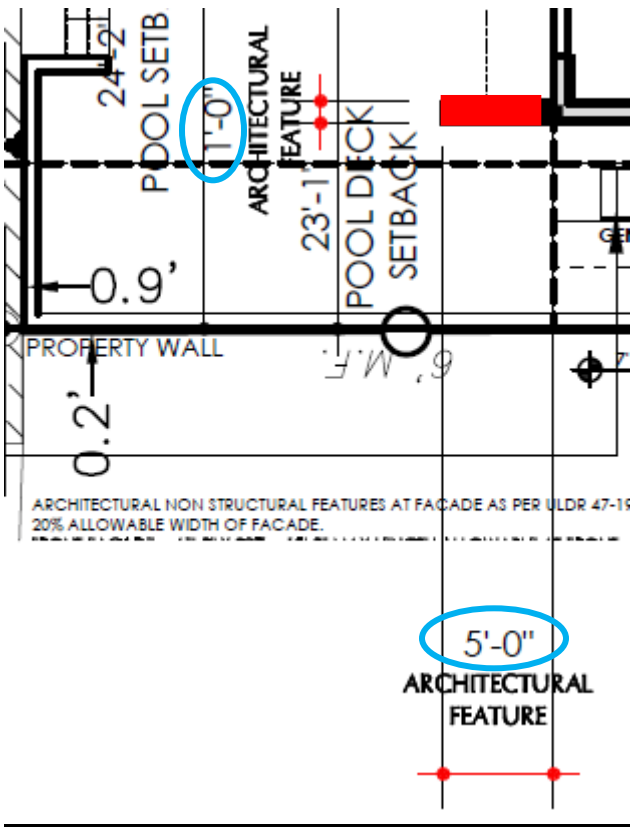


Diagram 4 portrays an architectural feature measuring one (1) foot in width that encroaches five (5) feet into the required rear setback.

Diagram 4



Administrative Adjustment

Town Code Provision

Section 30-128 of the Town Code (**Exhibit 4**) establishes Level 1 and Level 2 Administrative Adjustment standards that allow the Town Manager and Town Commission, respectively, to approve a reduction in parking standards and/or setback requirements. A Level 2 Administrative Adjustment is permitted for setback encroachments of up to thirty percent (30%) or five (5) feet of the required setback, whichever is less (**Table 1**). The Town Code requires review by the Town Staff, the Planning & Zoning Board, and the Town Commission.

Table 1

Administrative Adjustment Thresholds			
Building Standards that May be Adjusted	<u>Maximum Level 1 Adjustment</u>	<u>Maximum Level 2 Adjustment</u>	<u>4443 W Tradewinds</u>
Setbacks	n/a	30% or 5 feet, whichever is less	5 feet (30% of the setback is 7.5 feet)

Criteria and Analysis

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

- a. The Administrative Adjustment does not result in an increase in allowable density;
Applicant response: The existing zoning allows for a single-family residence on the property. This will not be increased. The proposed new residence shall be one home.
Staff response: The criterion has been met.
- b. The Administrative Adjustment does not provide for building height that exceeds the zoning code standards;
Applicant response: The proposed residence is well below the allowable height. It will be proposed as a one-story residence.
Staff response: The criterion has been met.
- c. In no way does the Administrative Adjustment allow a structure's footprint to encroach upon an established recorded or platted easement and/or the Town's right-of-way;
Applicant response: The proposed architectural features do not encroach on any easement or right-of-way.

Staff response: The criterion has been met.

- d. The Administrative Adjustment furthers a minimum of one of the following conditions:
- i. Required to compensate for some unusual aspect of the development site or the proposed development; or
 - ii. Supports an objective from the purpose statements of the zoning district where located; or
 - iii. Proposed to protect sensitive natural resources or save healthy existing trees; or
 - iv. Supports Mid-Century Modern Architecture; or
 - v. Utilized to create a view corridor or other benefit to the Community; or
 - vi. Required to legalize the existing nonconforming footprint, overhangs, roof cornices, eaves or exterior balconies; or
 - vii. Required to allow a setback which matches the existing building's current side or rear setback, overhangs, roof cornices, eaves or exterior balconies; or
 - viii. Required for an expansion, addition or modification to an existing structure where that expansion, addition, or modification will not increase the footprint of the existing structure.

Applicant response: The proposed architectural features support Mid-century Modern elements. This is further detailed [in the narrative].

Staff response: Leo Hansen, the Town's architectural consultant also reviewed the plans, renderings, and narrative for the project. He stated that the proposed encroachments in the front of the property were consistent with Mid-century Modern design but asked that the rear encroachment be reduced from five (5) feet to three (3) feet. Staff finds that the criterion has been met with the change recommended by the Town architect.

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

Applicant response: As a one-story, single-family residence, the architectural features proposed will enhance the style and provide less volume which will be convenient and enjoyable for the adjacent lands and pose no health or safety issues.

Staff response: The criterion has been met.

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

Applicant response: The use will remain a single-family residence and will be compatible with all adjacent homes on each property surrounding the lot.

Staff response: The criterion has been met.

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

Applicant response: There are no adverse impacts as the features are limited and remain lower than the height allowed as of right.

Staff response: The criterion has been met.

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

Applicant Response: The adjustment is consistent with the comprehensive plan. The details of the request and explanation of the adaptation of the style are noted [in the narrative].

Summary Findings and Recommendations

The proposed plans and narrative submitted by the Applicant have met the criteria within the Land Development Code and Staff recommends approval of the Level 2 Administrative Adjustment with the following condition:

1. If approved, the Level 2 Administrative Adjustment expires concurrently with the building permit approved for the Property.
2. Based on Comments by Leo Hansen, Town Architectural Consultant, the rear encroachment will be reduced from five (5) feet to three (3) feet.

Exhibits

Exhibit 1 – Level 2 Administrative Adjustment Application with Plans

Exhibit 2 – Applicable Town Code Section (RS-5)

Exhibit 3 – Town Code Section 30-139 Public Notice

Exhibit 4 – Town Code Section 30-128 Administrative Adjustments

Exhibit 5 – Comments from Leo Hansen

LAUDERDALE BY THE SEA

Universal Development Application



4501 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FL 33308

(954)-640-4210

ZONING@LBTS-FL.GOV

M-F 8:30-4:30 PM

Administrative Purpose

Application Number: 2022-L2-AA-2

BTR #: N/A

Date Application Submitted: 7/26/22

Date Application found Completed: _____

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: \$350 pd

Cost Recovery Fee: \$400 pd

In accordance with Section 30.111-30.113 of the Town's Unified Land Development Regulations: Development applications are required to be provided before any development permit is issued. Please refer to the Town's website to obtain a copy of the corresponding Application Checklist and Fee Schedule.

Check appropriate application and block:

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

Project Name: David + Debra Cohen House

Folio Numbers: _____

Street Address: 4443 W. Tradewinds Ave

Legal Description: _____

Name of Property Owner: David Cohen Property Owner's Phone #: 305-796-8992

Address of Property Owner: 4443 W. Tradewinds Ave

Property Owner's Email Address: poolldr@me.com

Name of Applicant: David Cohen Applicant's Phone #: 305-796-8992

Applicant's Address: Same as Above

Applicant Email Address: Same as Above

Name of Agent (e.g. Contractor Representing the Project): Vback Construction

Agent's Email Address: jared @ vblackconstruction.com Agent's Phone #: 954-496-0762

Agent's Address: 1317 S. Andrews Ave, Ft. Lauderdale, FL 33316

Land Use Plan Designation: House Zoning District: _____

Existing Use of the Subject Property: HOUSE

Proposed Use of the Subject Property: HOUSE

APPROVAL OF WAIVER OF TIME ALLOWED TO REVIEW APPLICATION

I David Cohen (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: David Cohen Date: 7/21/22

Signature of Property Owner: [Signature]

DEVELOPMENT APPLICATION SIGNATURE SECTION

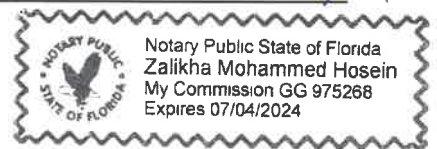
Property Owner

Print Name of Property Owner: David Cohen Date: 7/21/22

Signature of Property Owner: [Signature]

State of Florida:

County: Broward



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

21st of July, 2022

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

Print Notary Name: [Stamp] My Commission Expires: [Stamp]

Notary Signature: [Signature]

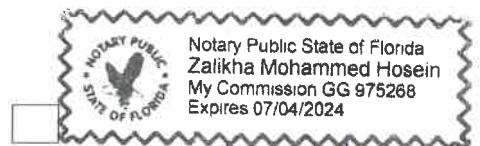
Applicant

Print Name of Property Owner: David Cohen Date: 7/21/22

Signature of Property Owner: [Signature]

State of Florida:

County: Broward



July 21st 2022
[Signature]

ABOVE



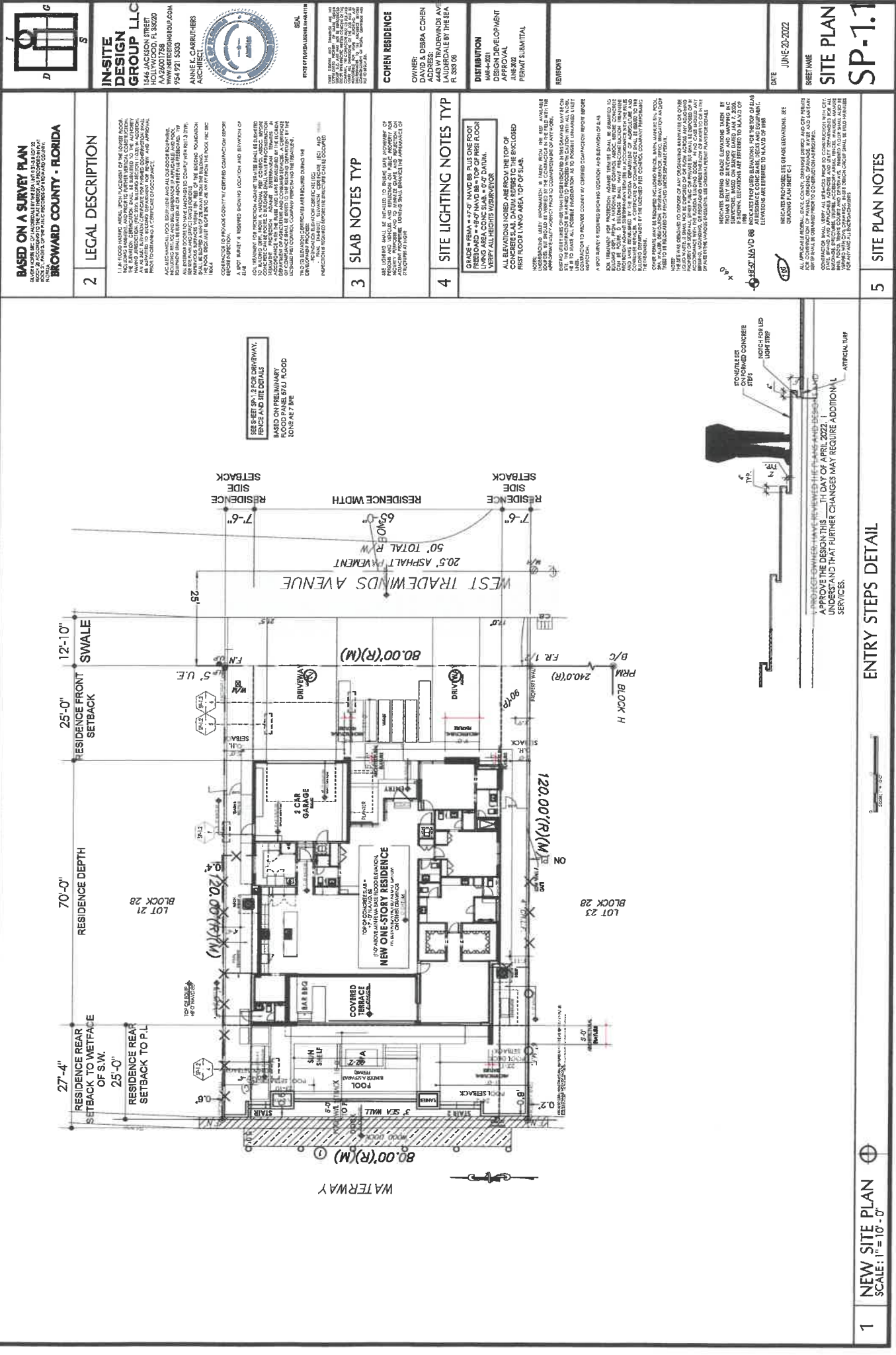
SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization, this day _____ of _____, 20_____.

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

Print Notary Name: _____ My Commission Expires: _____

Notary Signature: _____





BASED ON A SURVEY PLAN SURVEYED BY: [Name] DATE: [Date] BROWARD COUNTY - FLORIDA		LEGAL DESCRIPTION [Description]		SLAB NOTES [Notes]		SITE LIGHTING NOTES [Notes]		COHEN RESIDENCE OWNER: [Name] ADDRESS: [Address] LAUDERDALE BY THE SEA FL 33308		DISTRIBUTION [Notes]		REVISIONS [Table]		DATE JUNE 20, 2022		BRIEF NAME SITE PLAN		SP-1.1	
2		3		4		5		6		7		8		9		10		11	

1		NEW SITE PLAN SCALE: 1" = 10' - 0"		ENTRY STEPS DETAIL		5		SITE PLAN NOTES	
INDICATE OWNER HAVE REVIEWED THE PLANS AND DESIGN AND APPROVE THE DESIGN THIS 1ST DAY OF APRIL, 2022. I UNDERSTAND THAT FURTHER CHANGES MAY REQUIRE ADDITIONAL SERVICES.		INDICATE OWNER HAVE REVIEWED THE PLANS AND DESIGN AND APPROVE THE DESIGN THIS 1ST DAY OF APRIL, 2022. I UNDERSTAND THAT FURTHER CHANGES MAY REQUIRE ADDITIONAL SERVICES.		INDICATE OWNER HAVE REVIEWED THE PLANS AND DESIGN AND APPROVE THE DESIGN THIS 1ST DAY OF APRIL, 2022. I UNDERSTAND THAT FURTHER CHANGES MAY REQUIRE ADDITIONAL SERVICES.		INDICATE OWNER HAVE REVIEWED THE PLANS AND DESIGN AND APPROVE THE DESIGN THIS 1ST DAY OF APRIL, 2022. I UNDERSTAND THAT FURTHER CHANGES MAY REQUIRE ADDITIONAL SERVICES.		INDICATE OWNER HAVE REVIEWED THE PLANS AND DESIGN AND APPROVE THE DESIGN THIS 1ST DAY OF APRIL, 2022. I UNDERSTAND THAT FURTHER CHANGES MAY REQUIRE ADDITIONAL SERVICES.	

Subdivision D. - RS-5 District Regulations

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

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

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

Sec. 30-139. Notice of Public Hearings.

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

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

Table XXX. Notice Requirements

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

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(Supp. No. 38)

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

(Ord. No. 2014-08, § 3, 7-7-2014)

Sec. 30-128. - Administrative adjustments.

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

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

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

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

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

- (c) *Level 1 Administrative Adjustments.*

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

- (d) *Level 2 Administrative Adjustments.*

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

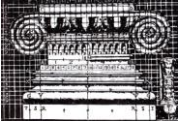
- (e) *Criteria for Approval.*

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

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

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

(Ord. No. 2014-08, § 3, 7-7-2014; Ord. No. 2017-01, § 2, 1-16-2017; Ord. No. 2017-04, § 2, 4-25-2017)



LEO HANSEN, A.I.A., ARCHITECT

330 Himarshee Street #104 Fort Lauderdale, FL 33312 954-462-8925 lchaia9093@gmail.com

MEMORANDUM: ARCHITECTURAL REVIEW

To: Susan Leven, AICP, Town of Lauderdale-by-the-Sea

Email: susanl@lauderdalebythesea-fl.gov

Re: Architectural Review (ULDR Sec. 30-51)

Project: 4443 Commercial Boulevard

Review No.: 2022-AR-08

Project Address: 4443 Tradewinds Avenue

Date: August 12, 2022

ARCHITECTURAL REVIEW COMMENTARY

The applicant has proposed construction of a single-story single-family residence and has requested an administrative review for the allowance of three encroachments of walls into the required setback. The applicant has stated that these encroachments will contribute to the Mid-Century aspects of the proposed design.

The proposed encroachments of two of the walls (the easternmost) are minor. In addition the additional massing is buffered by the adjacent walls. It is clear that the extensions of these walls are important to the overall design and have no consequential detrimental effect from a planning perspective. A slight setback allowance in these cases does exactly what is intended by the code: to give architects the freedom to add detail and interest to a building that strict adherence would otherwise not permit.

The third requested situation (southwest) is different. It is less protected by adjacent massing, and is greater in its setback encroachment. At five feet, it goes beyond what is generally considered to be an architectural embellishment. A typical allowance for something of this nature would be two to three feet. If the applicant proposed an encroachment of three feet for this project, it would meet the intentions cited above.

Leo Hansen

Leo Hansen, A.I.A., Architect



Town of Lauderdale-by-the-Sea
Development Services

To: Planning & Zoning Board
From: Jhanelle Campbell, Development Services Director
Date: July 22, 2022
Meeting Date: August 22, 2022
Re: Case Number 2022-SP-01: 4245 N. Ocean, LLC ("Applicant") – Site Plan Approval Request for the development of a three-story 30-unit hotel (without kitchens)

The purpose of this memorandum is to provide findings and recommendations regarding the Site Plan application (**Exhibit 1**) and plans (**Exhibit 2**) submitted to the Town of Lauderdale-By-The-Sea (the "Town") for the property located at 4245 N. Ocean Boulevard (the "Property"). The Applicant, Juan Justiniano of Cartaya and Associates proposes to demolish the Dolphin Harbor Inn, the existing 21-unit hotel (without kitchens) on the Property, which consists of three (3) one-story buildings (**Diagram 1**) and construct a new three (3)-story 30-unit hotel (without kitchens) in one building.

Diagram 1



The Applicant has paid the appropriate fee and submitted the required documents. Notice has been given to all property owners located within a three hundred (300) foot radius; the subject property has

been posted; and the public hearing concerning the Site Plan application has been advertised pursuant to Section 30-139 of the Town Code of Ordinances (the “Town Code”). Staff has received no comments from the public regarding this request.

Background and Request

The Property is a developed 0.61-acre parcel of land located within the RM-25 zoning district and has a future land use classification of Multi Family Residence (Medium – 25 units / acre). The existing hotel on the Property was originally built in 1952 and a series of building and pool additions were completed throughout the rest of the 1950s. Renovation plans for the Property were approved in both 2003 and 2016, pursuant to Development Order Nos. 03-09 and 2016-SP-01, but were never timely built, as the orders for both proposals later expired. While the applicant indicates that all existing non-conformities will be terminated by the proposed project, modifications to comply with parking setback requirements necessitate maintenance of an existing setback nonconformity from Datura Avenue on the north. This existing nonconformity is being somewhat reduced. Pursuant to Town Code section 30-138 (c) (1) d, an existing building that is nonconforming as to either height, setbacks, square footage, parking or density may be replaced by a new nonconforming building with the original nonconformities when, and only when the existing nonconforming building is:

- (i) Demolished as part of a Town-approved redevelopment of the property; and
- (ii) Prior to demolition, the property owner has submitted and received Town approval of a site plan depicting the replacement building; and
- (iii) Construction of the replacement building is commenced within six months of the date of site plan approval.

The Applicant has, now, applied for Site Plan approval to redevelop the Property with a new three-story, 21,990 square-foot 30-unit hotel, without kitchens.

Public Participation

On June 13, 2022, the Applicant conducted a public participation meeting in accordance with the Town Code. A summary of the meeting is attached as **Exhibit 3** to this report.

Site Plan Documents

This office has reviewed the documents submitted pursuant to the requirements of the Town’s Land Development Code. This review is based on the following plans (the “Plans”) submitted by the Applicant’s architect, Cartaya and Associates, on March 28, 2022, amended on July 8, 2022, August 16, 2022 and August 18, 2022: All drawings are dated August 16, 2022 unless otherwise noted on plan:

- 1. Cover Sheet, COV
- 2. Survey, S-1
- 3. Recorded Plat
- 4. General Notes, GN-1
- 5. Existing Site Plan, SP-E

6. Architectural Site Plan, SP-1
7. Site Details, SP-2
8. Ground Floor Plan, A-1
9. Second Floor Plan, A-2
10. Third Floor Plan, A-3
11. Elevations, A-4
12. Elevations, A-5
13. Contextual Photographs, CP-1
14. Rendering, R-1
15. Rendering, R-2
16. Tree Disposition Plan, L1.01
17. Landscape Plan, L2.01
18. Planting Details and Notes, L3.01
19. Site Photometric Plan, PH-1
20. Preliminary Engineering Plan, C-1

Review

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

The Future Land Use category for the property is Medium High (25) Residential and the zoning is RM-25 (Apartments and Lodging). The proposed uses and density are consistent with the Future Land Use Plan and the zoning code. The code permits up to 25 residential units or 25 hotel units with kitchen per acre and up to 50 hotel rooms without kitchen per acre. The applicant is proposing a three (3)-story 30-unit hotel (without kitchens) in one building, consistent with the Town's density provisions (50 units x .61 acres).

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

Table 1

Code Section	Required	Proposed	In Compliance
30-241 (c) Height	Flat roof: Max. 3 stories/33'	3 stories/ 29' 10"	Yes
	Parapet walls, etc.: Max 37' or 4' higher than roof whichever is less	33'	Yes
	Elevator shaft: not included in height limit.	34'6"	Yes
30-241 (f) & (m) Minimum ground floor building area	1,200 s.f.	7,330 s.f.	Yes
30-241(g)	Rear (Bougainvilla Dr.): 20 ft.	23'5"	Yes
	Front: 25 ft.	25'	Yes

Code Section	Required	Proposed	In Compliance
30-241 (h) Setbacks	Corner Side (Datura Avenue): 15 ft.	13'	Yes section 30-138 (c) (1) d.
	Side (South): 14' (10' up to 22' in height; 1' for each 2' in height over 22')	70'9"	Yes
30-241 (j) Length of Building	Maximum Length 200'	115'-11"	Yes
30-241 (l) Density	Min. lot area (units without kitchens): 871 s.f. per unit Total required lot area for 30 units without kitchens: 26,130 s.f.	26,369 s.f.	Yes

Town Code requirements are further explained in the following narrative.

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

The Town's architectural review criteria and architectural review standards are set forth in Sections 30-122 (a) 15 and 30-51 of the Town's code. The Town's Architect reviewed and commented on the design to ensure the provisions of the Town's Architectural standards had been met. The application was initially reviewed in April of 2022. Included in the evaluation was an Architectural Review (2022-AR-04) (**Exhibit 4**) which was approved by the Town Architect in April of 2022. It should be noted that the modifications made since the architectural approval do not affect the architecture of the proposed structure in such a way that requires re-review by the Town's architect.



Figure 1-Proposed Hotel

Height (Section 30-241)

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

Grade.

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

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

Consistent with the Requirements of the Code and Charter, the building is 29'-10" in height at the roof level above this required minimum elevation. The parapets are 3'-2" above the roof level and meet the Charter regulations. The elevator shaft currently extends to a height of 34'-6". Per section 7.1(1)(c), the shaft used to enclose the elevator is not included in determining building height.

Setbacks (Section 30-241)

The Town Code requires a 25-foot front yard setback which applies to the Ocean Drive frontage. The side yard setback requirement is 10 feet up to 22 feet in building height, increased by 1 foot for every 2 feet of additional height yielding a 14-foot setback requirement for the proposed 29'10" building. The Bougainvillea Drive frontage is the rear of the site for purposes of setback requirements. The Town Code section 30-241(g) establishes a special setback for Bougainvillea Drive within this block of 20 feet. The proposed site plan complies with these minimum setback requirements.

The Datura Avenue frontage is deemed to be a corner side for setback purposes. The Town code requires a 15' corner side setback for buildings which exceed 22' in height. The plans are designed to provide a 13' setback for the Datura frontage. While the applicant initially designed the project to terminate all existing non-conformities, modifications to comply with parking setback requirements

necessitated maintenance of an existing setback nonconformity from Datura Avenue. The existing nonconformity is being reduced but not to the extent that the project meets current code requirements.

Pursuant to Town Code section 30-138 (c) (1) d, an existing building that is nonconforming as to either height, setbacks, square footage, parking or density may be replaced by a new nonconforming building with the original nonconformities when, and only when the existing nonconforming building is;

- (i) Demolished as part of a Town-approved redevelopment of the property; and
- (ii) Prior to demolition, the property owner has submitted and received Town approval of a site plan depicting the replacement building; and
- (iii) Construction of the replacement building is commenced within six months of the date of site plan approval.

The existing building has not been demolished while the applicant is going through the site plan process for this parcel. As such, if the site plan is approved, the applicant will meet the charter requirements and the proposed side setbacks will meet code requirements for the replacement of a non-conforming building, subject to the timely construction of the replacement building.

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

Section 30-318 of the code sets forth parking requirements while Section 30-122 (a)(1) of the Town Code addresses site design standards related to parking and on-site circulation design. One (1) parking space is required for each hotel unit. The applicant is proposing to satisfy the parking requirement with a mix of standard, compact, and handicap parking spaces. Of the 30 spaces required for this project, 2 are proposed to be compact which is consistent with the maximum of 25% permitted by the code (Sec. 30-317). Two handicap spaces are required and proposed (30-323). The automobile parking spaces satisfy the code's dimensional standards. Parking areas are proposed to be curbed in compliance with the code (Sec 30-317). The applicant is proposing 4 bicycle spaces which could be used as credit for 1 required parking space.

The applicant applied to FDOT for a driveway connection approval as they are proposing to replace the existing nonconforming back out parking spaces on Ocean Drive.SR A-1-A with a driveway connection to the on-site parking lot. FDOT is requiring dedication of an additional two feet of right-of-way for SR A-1-A to provide for the ultimate right-of-way width of 54 feet established for this portion of A-1-A. The applicant is providing this two feet as an easement. FDOT is also requiring a 25-foot long driveway connection to Ocean Drive (which exceeds the minimum reservoir required by Town Code). The parking lot was modified, including the conversion of two parking spaces to compact, in order to comply with this requirement. FDOT is requiring that the driveway length be measured from the ultimate right-of-way line rather than the property line. The applicant again revised the parking lot to comply with this requirement. This revision, however, shifts the parking lot west creating an unsafe design as it virtually eliminates the already inadequate turnaround area and places parking and the shortened turnaround area immediately adjacent to the sidewalk. It also alters the landscape areas. The applicant is being asked to revise the parking lot prior to proceeding to Town Commission to address engineering and planning comments regarding these concerns. The applicant has the option of obtaining a revised letter from FDOT agreeing to a shorter driveway, converting additional parking

spaces to compact spaces, or eliminating spaces and using the available bicycle space credit to improve the turnaround area.

Potential Impacts to Adjacent Properties (Section 30-122)

Section 30-122(a)(15) addresses potential impacts on adjacent development. The proposed building is taller than several of the buildings in the vicinity, which are mostly 1-2 stories. The proposed hotel is 30 units which is an increase of 9 units over the existing development. This small unit increase is anticipated to generate minimal additional traffic. The trash receptacle and recycle bin area are located adjacent to the dumpster area of the neighboring property with direct access to the driveway and sidewalk.

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

The total site pervious area meets the requirement of the Town's Landscape Code (Sec. 30-122(a)(11)). The applicant is proposing to remove all the trees on site. An application for tree removal permit was submitted to Broward County and approved subject to mitigation shown on the submitted landscape plan. The proposed landscape plan has been modified and will need to be re-submitted to Broward County to ensure compliance with the mitigation requirements of the Environmental Resource License. The number of trees proposed are well in excess of the minimum Town requirements in order to satisfy mitigation for the removed trees. As more than 20 trees are required, the code requires that at least 20 be native species and no more than 25% of the required trees be palm trees. The plan complies with these requirements. A note has been added to the plans to provide for separation requirements. Staff is suggesting a condition for the development order that allows flexibility in the final landscape plan in order to account for construction issues and availability of specific plant materials when planting occurs. However, in no instance will the landscape plan be allowed to fall below the code requirements.

Fire

A review of the proposed project was conducted by the Fire Marshal and approval obtained (**Exhibit 5**).

Crime Prevention Through Environmental Design (CPTED)

The plans were submitted to the Broward Sheriff's Office (BSO) for their review regarding CPTED principles and an approval obtained (**Exhibit 6**).

Trash and Recycling

The plans were submitted to the Town's trash and recycling consultant for their review and approval obtained (**Exhibit 7**).

Engineering

The Town Engineer reviewed the site plan and comments are pending to be addressed (**Exhibit 8**).

Summary Findings and Recommendations

Upon resubmission of the Plans on July 8, 2022 and August 16, 2022, the Plans were reviewed by Linda Strutt Consulting, Inc. and by Jay Flynn Engineering. Minor revisions to the plan set are necessary, and outstanding comments from Jay Flynn Engineering are attached as **Exhibit 8** and Linda Strutt Consulting are attached as **Exhibit 9**.

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

1. The Applicant shall correct plans as needed and address all outstanding comments from the Town's consultants as described in **Exhibit 8** and **Exhibit 9** prior to proceeding to Town Commission.
2. The Applicant shall provide the Town an updated, approved Environmental Resource License from Broward County reflecting changes to the landscape plan prior to site work permit.
3. The Applicant shall dedicate a 5-foot sidewalk easement for the on-site sidewalk connection to the sidewalk along Bougainville Drive.
4. The Applicant shall secure a building permit for the project and commence construction within six (6) months of the date of the recorded development order.
5. The construction shall be in accordance with submitted plans for the hearing entitled "Sea Glass Place Beach Hotel" and dated August 16, 2022. Such plans are subject to revisions based on Condition #1 and any necessary changes that may be required for building permitting under the Florida Building Code.
6. 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.

Procedure

Following the Planning and Zoning Board's review and recommendations, staff will schedule the Commission review of the application on September 28, 2022.

Exhibits

Exhibit 1 – Site Plan Application

Exhibit 2 – Proposed Development Plans

Exhibit 3 – Public Participation Summary

Exhibit 4 – Architectural Review

Exhibit 5- Fire Approval

Exhibit 6- CPTED Approval

Exhibit 7- Trash and Recycling Approval

Exhibit 8- Outstanding comments from Jay Flynn Engineering

Exhibit 9 – Outstanding comments from Linda Strutt Consulting

LAUDERDALE•BY•THE•SEA

Universal Development Application



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

Administrative Purpose

Application Number: 2022-SP-01
BTR #: _____
Date Application Submitted: 4/1/22
Date Application found Completed: 4/1/22
Pre-Application Meeting Date: _____
Non-Refundable Application Fee: \$900
Cost Recovery Fee: \$2600

In accordance with Section 30.111-30.113 of the Town's Unified Land Development Regulations: Development applications are required to be provided before any development permit is issued. Please refer to the Town's website to obtain a copy of the corresponding Application Checklist and Fee Schedule.

Check appropriate application and block:

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

Project Name: Sea Glass Beach Place

Folio Numbers: 4943 18 01 4090

Street Address: 4245 N. Ocean Drive Lauderdale by the Sea, Florida

Legal Description: LAUDERDALE BY THE SEA 6-2 B LOTS 5 THRU 8 BLOCK 30

Name of Property Owner: 4245 N. Ocean, LLC. Property Owner's Phone #: 954-491-6033

Address of Property Owner: 2900 Woodbridge Ave, Edison NJ 08837

Property Owner's Email Address: rpm@raymasucci.com

Name of Applicant: Juan Justiniano Applicant's Phone #: 954-771-2724

Applicant's Address: 2400 East Commercial Blvd. Suite 201, Fort Lauderdale, Florida 33308

Applicant Email Address: jjustiniano@cartayaandassociates.com

Name of Agent (e.g. Contractor Representing the Project): Raymond Masucci, Manager

Agent's Email Address: rpm@raymasucci.com Agent's Phone #: 917-848-9222

Agent's Address: 2200 N. Ocean Blvd. Unit 5302, Fort Lauderdale, Fl. 33305

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

Existing Use of the Subject Property: (3) 1-story 21 unit motel buildings and pool

Proposed Use of the Subject Property: (1) New 3-story building with 30 hotel units and new pool

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Raymond Masucci Date: 3/30/2022

Signature of Property Owner: [Signature]
New Jersey
State of Florida:

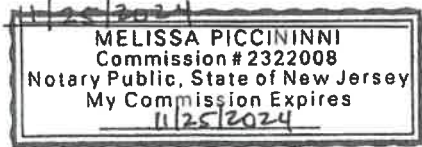
County: Middlesex

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day
30th of March, 2022

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

Print Notary Name: Melissa Piccininni My Commission Expires: 11/25/2024

Notary Signature: [Signature]



Applicant

Print Name of Property Owner: _____ Date: _____

Signature of Property Owner: _____

State of Florida:

County:

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

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

Print Notary Name: _____ My Commission Expires: _____

Notary Signature: _____



4245 N OCEAN, LLC
2900 WOODBRIDGE AVENUE
EDISON, NEW JERSEY 08837
954-491-6033

March 29, 2022

Jhanelle Campbell
Lauderdale by the Sea
4501 N. Ocean Drive
Lauderdale by the Sea, FL 33308

RE: 4245 N. Ocean Drive

Dear Mrs. Cambell,

I, Raymond Masucci, authorize Juan Justiniano of Cartaya and Associates Architects to submit the applications, plans and fees required of Lauderdale by Sea and to act on my behalf to procure the necessary approvals for the Sea Glass Beach Place project.

Sincerely,



Raymond Masucci
Managing Member



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.

March 30, 2022

Jhanelle Campbell
Development Services Director
Town of Lauderdale-By-The-Sea
4501 Ocean Boulevard
Lauderdale-By-The-Sea, FL 33308

**Re: Sea Glass Beach Place – 4245 North Ocean Drive
Proposal and Request**

Dear Jhanelle,

Please accept this letter as our Design Proposal and Request for Architectural Review Approval for the above referenced project.

Existing Complex

The existing Dolphin Harbor Inn is located at 4245 North Ocean Drive on the South side of Datura Avenue and the East side of Bougainville Drive, fronting A1A, just South of Commercial Boulevard. It consists of twenty-one (21) hotel units.

The design of the existing buildings is typical of the other buildings built in the 1950's and 1960's along the A1A corridor. Refer to Sheet CP-1 Contextual Photographs attached.

Design Intent

The following are a few highlights of the new proposed Sea Glass Beach Place.

- Implementation of Mid-Century Modern architectural style to align our project with the Town of Lauderdale by the Sea's vision.
- Make improvements on the existing non-conformities.
- Integrate the site plan seamlessly into the fabric of the Town.
- Elevate the quality of the built environment.

Design Proposal

Refer to the attached drawing Sheet R-1 and R-2. The proposed development, Sea Glass Beach Place, is a 3 story 30-room motel. The U-shape floor plan with open air corridors layout is practical for the South Florida tropical climate. Two sets of open-air stairs provide an enhanced outdoor experience for the visitors. The open-air design is preferred by many for the same reasons that they are visiting the Sunshine State, especially during the pandemic.

Even though the building meets the building setback requirements on all sides, the U-shape design provides less building frontage along A1A to minimize the impact celebrating the A1A corridor.

Beautiful tropical landscape design beautifies the transition areas between the building and sidewalks.

AAC001388
QUALITY
ARCHITECTURE
AND SERVICE
SINCE 1979

2400 E COMMERCIAL BOULEVARD | SUITE 201
FORT LAUDERDALE | FLORIDA | 33308

PH. (954) 771-2724
WWW.CARTAYAANDASSOCIATES.COM



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.

Conclusion

We hope the above narrative clearly illustrates our commitment to the community and excellence on the design of the Sea Glass Beach Place, and the considerations of its relationship to its neighbors and the A1A corridor.

We look forward to hearing from the Architectural Review Board and the Site Plan Review Board. Should you have any questions please contact me on my office phone at (954)-771-2724.

Sincerely,

Juan Justiniano, AIA
Principal
Cartaya and Associates Architects

AAC001388

QUALITY
ARCHITECTURE
AND SERVICE
SINCE 1979

2400 E COMMERCIAL BOULEVARD | SUITE 201
FORT LAUDERDALE | FLORIDA | 33308

PH. (954) 771-2724
WWW.CARTAYAANDASSOCIATES.COM

THE SEA GLASS PLACE BEACH HOTEL

4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA



RENDERING

NOT TO SCALE

DRAWING INDEX

COV COVER SHEET

ARCHITECTURAL

- S-1 SURVEY
- PLAT RECORD
- GN-1 GENERAL NOTES
- SP-E EXISTING SITE PLAN
- SP-1 ARCHITECTURAL SITE PLAN
- SP-2 SITE DETAILS
- A-1 GROUND FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 ELEVATIONS
- A-5 ELEVATIONS
- CP-1 CONTEXTUAL PHOTOGRAPHS
- R-1 RENDERING
- R-2 RENDERING

LANDSCAPING

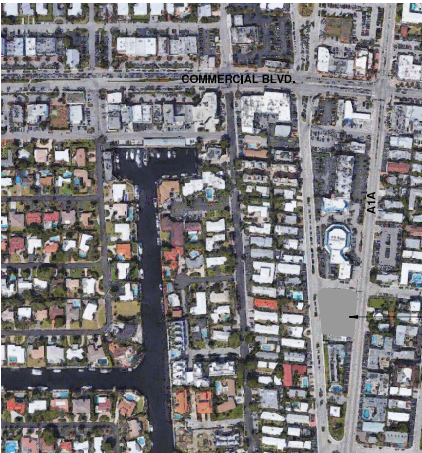
- L1.01 TREE DISPOSITION PLAN
- L2.01 LANDSCAPE PLAN
- L3.01 PLANTING DETAILS AND NOTES

ELECTRICAL

- PH-1 SITE PHOTOMETRIC PLAN

CIVIL

- C-1 PRELIMINARY ENGINEERING PLAN



LOCATION MAP

PROJECT LOCATION



NOT TO SCALE

CARTAYA & ASSOCIATES ARCHITECTS, P.A.
2400 E. COMMERCIAL BLVD. SUITE 201, FT. LAUDERDALE, FL. 33308 954-771-2724

ARCHITECTURE

BOTEK THURLOW ENGINEERING INC.
3409 NW 9TH AVENUE FORT LAUDERDALE, FL 33309

CIVIL

DULAND DESIGN
811 E. LAS OLAS BLVD. SUITE 4 FORT LAUDERDALE, FL 33301

LANDSCAPE

DELTA G CONSULTING ENGINEERS
707 NE 3RD AVENUE SUITE 200 FT. LAUDERDALE, FL. 33304 954-527-1112

MECHANICAL/ ELECTRICAL/ PLUMBING/ FIRE PROTECTION



2400 E. COMMERCIAL BLVD. SUITE 201
FT. LAUDERDALE, FLORIDA 33308
954-771-2724

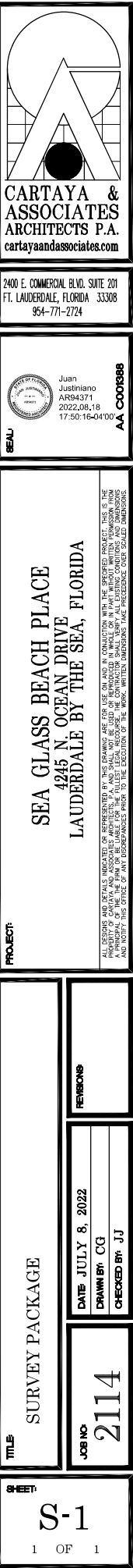


PROJECT:
SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

ALL DRAWINGS AND DETAILS ARE THE PROPERTY OF CARTAYA & ASSOCIATES ARCHITECTS, P.A. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM CARTAYA & ASSOCIATES ARCHITECTS, P.A. ANY VIOLATION OF THIS POLICY SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT AND MAY BE SUBJECT TO DISCIPLINARY ACTION BY THE BOARD OF ARCHITECTS. THIS NOTICE OF ANY DISCREPANCIES PRIOR TO THE EXECUTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND NOTATION.

TITLE COVER SHEET	REVISIONS	DATE: JULY 8, 2022
		DRAWN BY: CG
		CHECKED BY: JJ
JOB NO.	2114	
SHEET:	COV	

SITE PLAN RESUBMITTAL - JULY 8, 2022.



LAUDERDALE BY THE SEA

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

37696

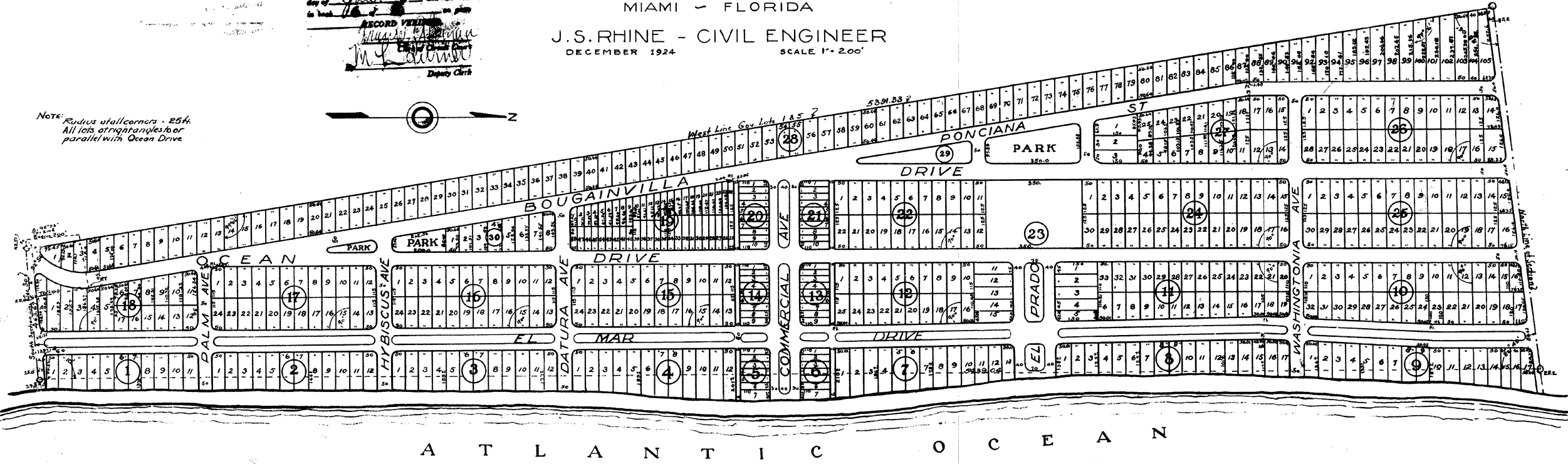
FOR
W.F. MORANG & SON INC.

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument was filed for record
day of Dec 1924 and recorded
in book 16-2 on page
37696
RECORD VERIFIED
[Signature]
Deputy Clerk

NOTE:
Radius of all corners - 254'.
All lots at right angles to
parallel with Ocean Drive



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

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

State of Florida,
County of Broward.
I, the undersigned authority, do hereby certify that on this 23 day of December, 1924, personally appeared before me the President and Secretary of the W.F. Morang & Son, Inc., a corporation under the laws of the State of Florida, and they, each of them, acknowledged to me the execution of the foregoing dedication by and with the authority of the Board of Directors of said Corporation, and they also acknowledged that the attached seal is the Seal of said Corporation and was affixed by and with the authority of said Board of Directors.
In witness whereof, I have hereunto set my hand and seal the day and year first above written.

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

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

J.S. Rhine
Civil Engineer
Florida Registry No. 140

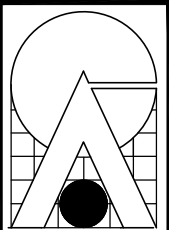
STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 6 at Page 2 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 11 day of Sept A.D. 1927
L. A. HESTER, County Administrator
[Signature]



CODE ANALYSIS - NEW BUILDING

- **APPLICABLE CODES**
FLORIDA BUILDING CODE 2020 SEVENTH EDITION
FLORIDA BUILDING CODE, ACCESSIBILITY 2020 SEVENTH EDITION
FLORIDA FIRE PREVENTION CODE 2020 SEVENTH EDITION
- **OCCUPANCY**
OCCUPANCY = GROUP R1 - RESIDENTIAL - HOTEL / MOTEL
- **BUILDING AREAS**

FIRST FLOOR	• 7,330 S.F.
SECOND FLOOR	• 7,330 S.F.
THIRD FLOOR	• 7,330 S.F.
TOTAL NEW BUILDING AREA • 21,990 S.F.	
- PER FBC, TABLE 504, CONSTRUCTION TYPE IS II-B
- PER TABLE 801, FOR TYPE II-B CONSTRUCTION, BUILDING ELEMENTS ARE NOT REQUIRED TO BE FIRE PROTECTED.
- PER FBC SECTION 903.2.11.3, THE NEW BUILDING IS REQUIRED TO BE PROTECTED BY A FIRE SPRINKLER SYSTEM.
- PER FBC, TABLE 1004.1.2, OCCUPANT LOAD IS:
21,330 SF DIVIDED BY 200 SF / PERSON = 107 PERSONS
- PER FBC TABLE 1016.2, EXIT ACCESS TRAVEL DISTANCE IS 250 FT, WITH FIRE SPRINKLER SYSTEM.
- PER FBC SECTION 1018.4, MAXIMUM DEAD END CORRIDOR LENGTH IS 50 FT, WITH AUTOMATIC SPRINKLER SYSTEM.
- PER FBC, TABLE 803.3, WALL AND CEILING FINISHES IN EXIT CORRIDORS SHALL BE CLASS C. ROOMS AND ENCLOSED SPACES SHALL BE CLASS C.
- PER FBC 454.1.6, NO SANITARY FACILITIES ARE REQUIRED FOR SWIMMING POOL.



CARTAYA & ASSOCIATES ARCHITECTS P.A.
cartayaandassociates.com

2400 E. COMMERCIAL BLVD., SUITE 201
FT. LAUDERDALE, FLORIDA 33308
954-771-2724



Juan Justimiano
AR045711
2022.08.19
11:07:00-04'00'

SEAL

AA C009388

PROJECT

SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

ALL DESIGNS AND DETAILS INDICATED OR REPRESENTED BY THE DRAWING ARE FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THIS IS THE PROPERTY OF CARTAYA AND ASSOCIATES ARCHITECTS, P.A. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM CARTAYA AND ASSOCIATES ARCHITECTS, P.A. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL SEAL AND NOTIFICATION OF THIS VIOLATION SHALL BE MADE TO THE BOARD OF PROFESSIONAL ENGINEERS PRIOR TO THE EXECUTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SITE PLAN SUBMITTAL - 08/23/2022

TITLE

GENERAL NOTES

REVISIONS

1	T.COMMENTS	7/09/2022
2	S.P. RESUBM	8/23/2022

DATE AUGUST 23, 2022

DRAWN BY: CG

CHECKED BY: JJ

JOB NO

2114

SHEET

GN-1

1 OF 12

- EXISTING NON-CONFORMING CONDITIONS AND PROPOSED IMPROVEMENTS:
- 1

3' SIDEWALKS DO NOT SATISFY ADA REQUIREMENTS
- NEW SITE DESIGN MEETS ALL ADA SIDEWALK WIDTH REQUIREMENTS
- 2

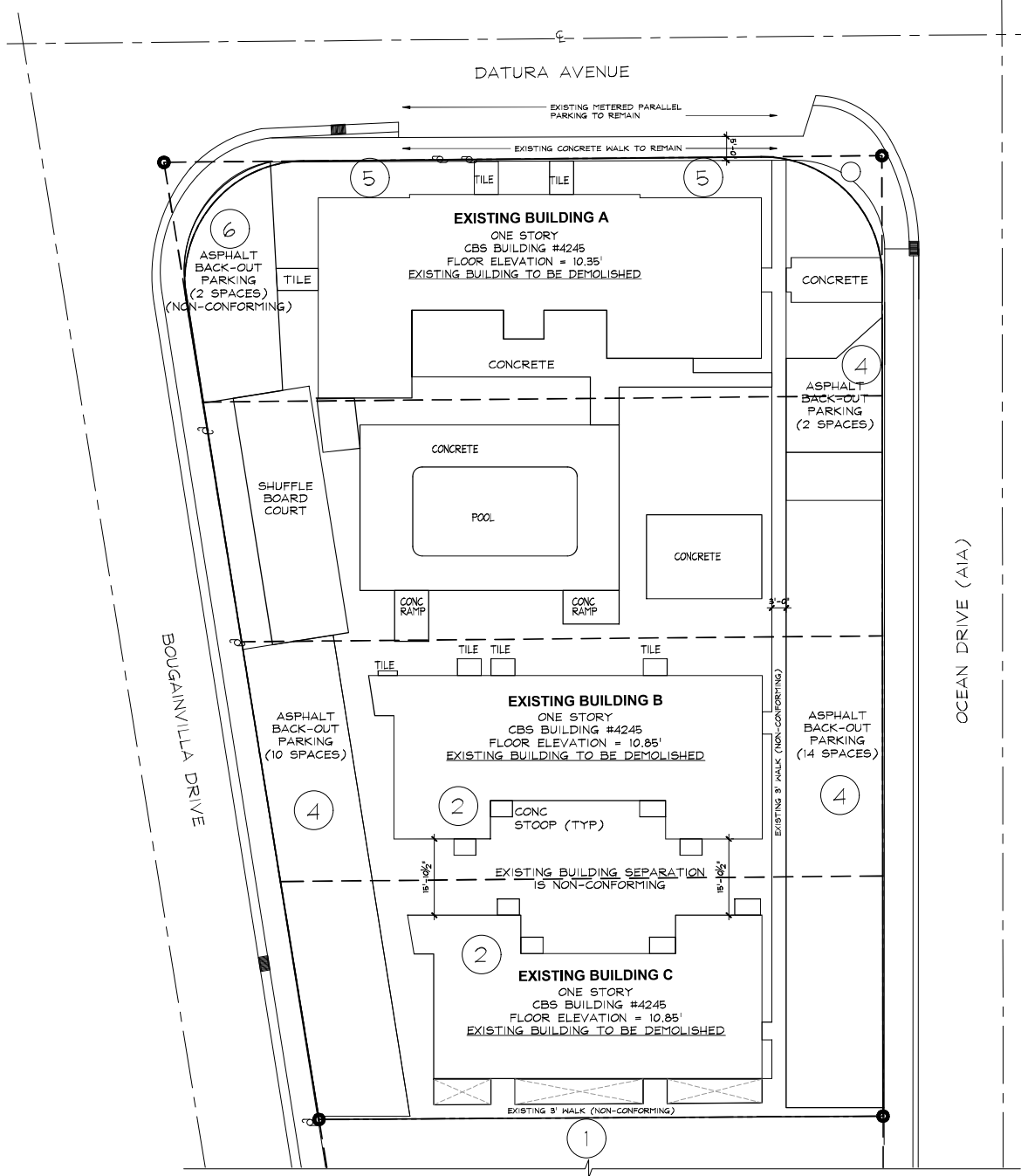
TWO EXISTING BUILDINGS ON SOUTHERN PORTION ON SITE HAVE A NON-CONFORMING BUILDING SEPARATION
- ALL EXISTING BUILDINGS ON SITE ARE TO BE DEMOLISHED, NEW SITE DESIGN TO INCLUDE A SINGLE BUILDING WHICH MEETS ALL SETBACK REQUIREMENTS.
- 3

EXISTING TREE DEFICIENCY
- NEW LANDSCAPE DESIGN MEETS ALL REQUIREMENTS,(REFER TO LANDSCAPE DOCUMENTS)
- 4

EXISTING PARKING CONDITION ALONG THE EAST AND WEST SIDE WHERE THERE ARE PARKED CARS BACK OUT INTO EXISTING PEDESTRIAN SIDEWALK
- NEW SITE DESIGN ELIMINATES PARKING ON THE EAST SIDE, AND NEW SIDEWALK ON WEST SIDE DOES NOT REQUIRE PEDESTRIANS TO WALK BEHIND PARKED CARS
- 5

NON-CONFORMING SIDE YARD SETBACKS.
- THE EXISTING NON-CONFORMING SETBACK ON DATURA AVENUE IS BEING REDUCED FROM 7'-8" (EXISTING) TO 13'-0" (NEW).
- 6

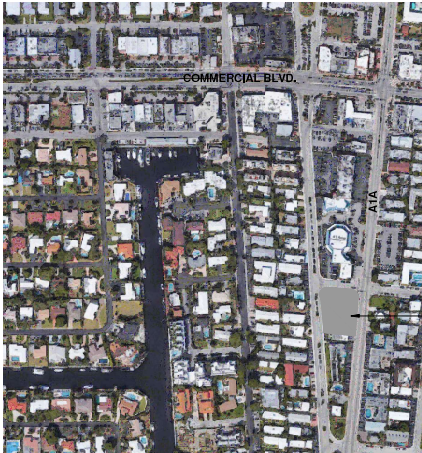
EXISTING PARKING SPACES AT NORTHWEST PORTION OF SITE ARE IN CLOSE PROXIMITY TO THE INTERSECTION
- PARKING SPACES HAVE BEEN REMOVED IN THE NEW SITE DESIGN.



EXISTING SITE PLAN
SCALE 1/16" = 1'-0"

SITE PLAN SUBMITTAL - 08/16/2022

SHEET	2114	JOB NO.	DATE AUGUST 16, 2022 DRAWN BY: CG CHECKED BY: JJ	REVISIONS 2/ S.P. RESUBM 8/23/2022	PROJECT: SEA GLASS BEACH PLACE 4245 N. OCEAN DRIVE LAUDERDALE BY THE SEA, FLORIDA	 Juan Justiniano AR04371 2022.08.18 17:50:22-04'00" AA C005888	 CARTAYA & ASSOCIATES ARCHITECTS P.A. cartayaandassociates.com 2400 E. COMMERCIAL BLVD. SUITE 201 FT. LAUDERDALE, FLORIDA 33308 954-771-2724

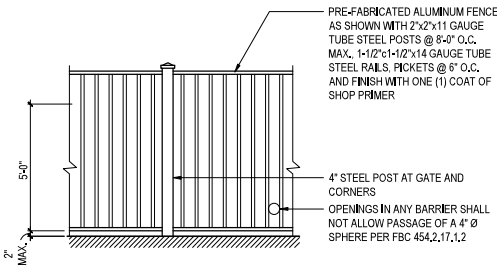


LOCATION MAP

PROJECT LOCATION



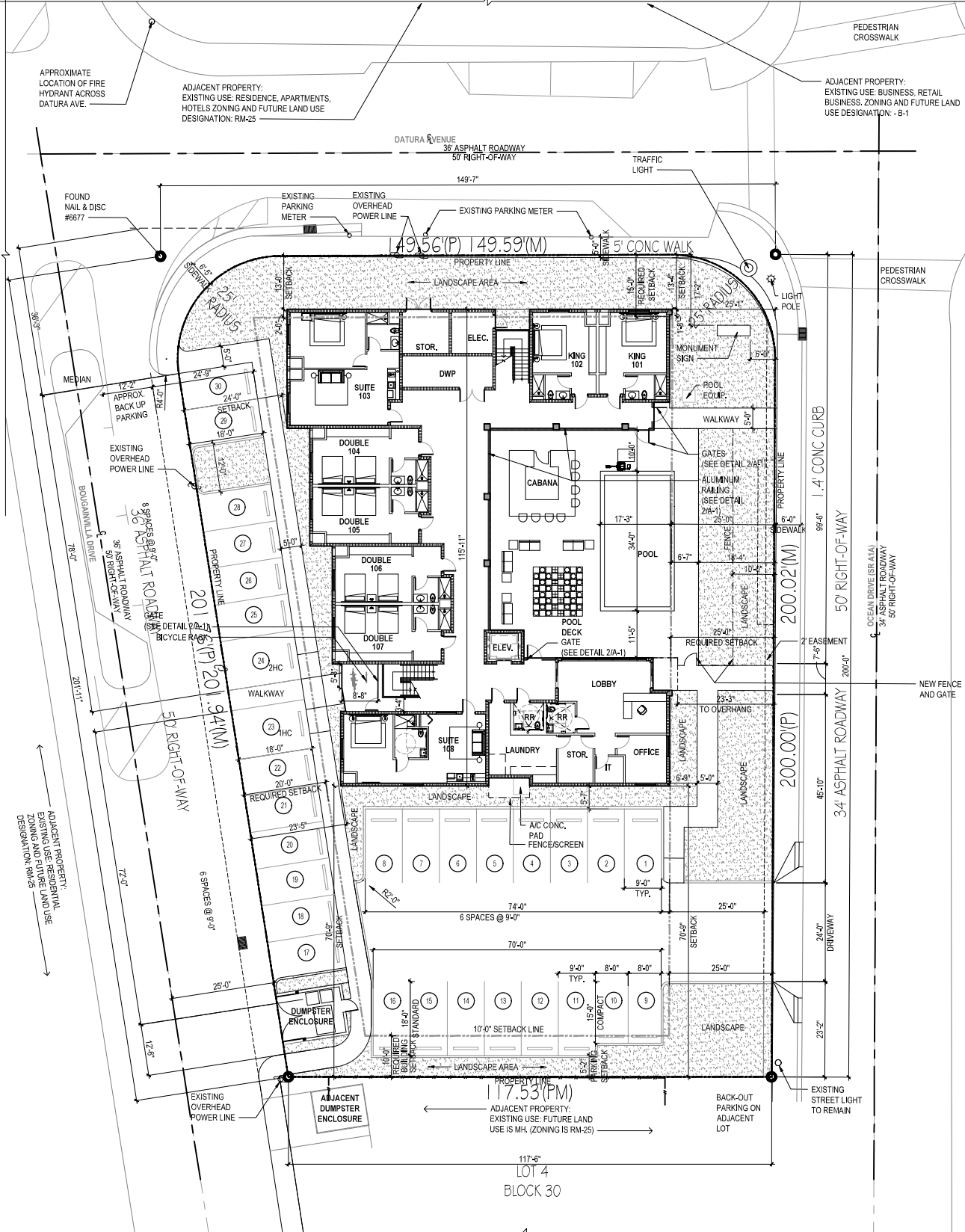
NOT TO SCALE

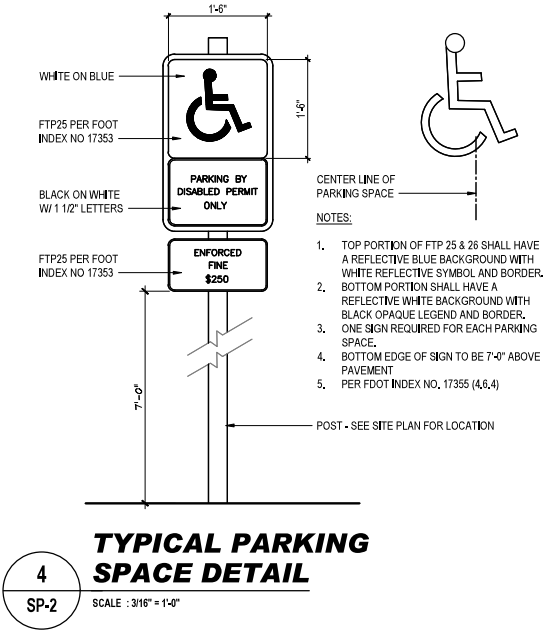
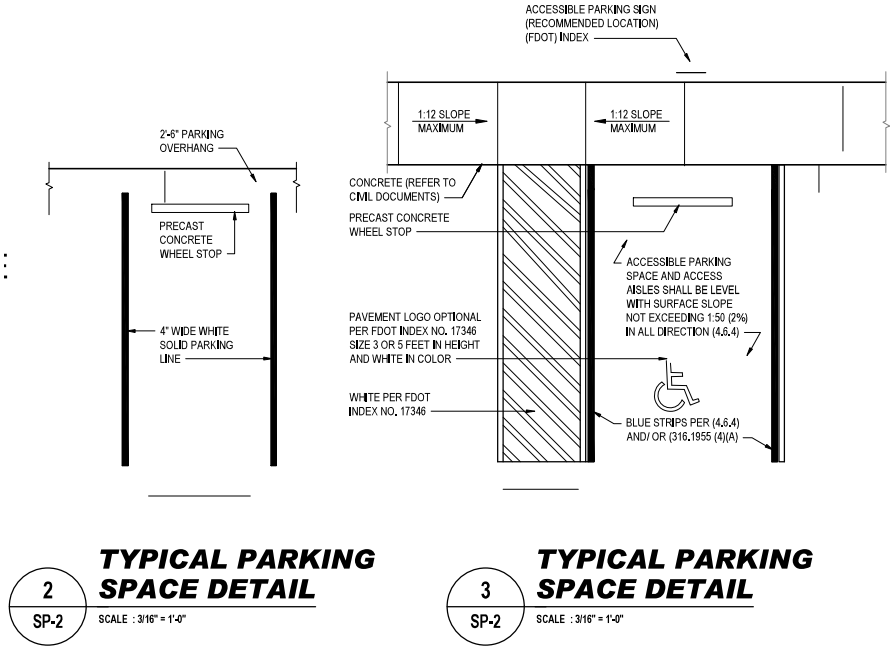
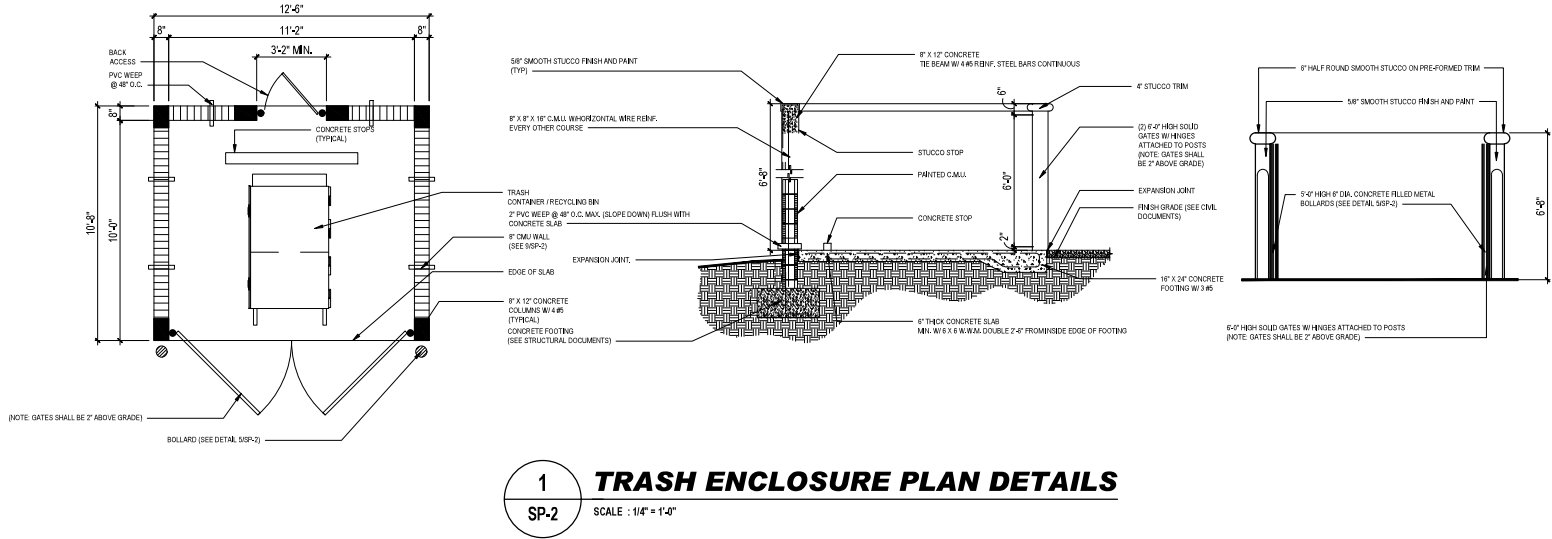


1 FENCE DETAIL
SP-1 SCALE: 3/8" = 1'-0"

NOTE:
ACCESS GATES SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7 OF THE FBC AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 1/4 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

HEIGHT DATA TABLE (PROPOSED BUILDING ONLY)			
ADDRESS: 4245 N, OCEAN DRIVE, LAUDERDALE BY THE SEA, FL 33308			
	NAVD	FEET	
HIGHEST CROWN OF ROAD ADJACENT TO BUILDING	10.55'	-1'-6"	
18" ABOVE HIGHEST CROWN OF ROAD OF FIRST HABITABLE FLOOR LEVEL	12.05'	0'-0"	
FIRST FLOOR LEVEL	21.88'	9'-10"	
TOP OF ROOF DECK	41.55'	29'-10"	
TOP OF PARAPET	44.55'	33'-0"	
TOP OF HIGHEST ROOF TOP STRUCTURE	45.05'	34'-6" AT ELEVATOR	
SITE DATA TABLE			
ADDRESS: 4245 NORTH OCEAN DRIVE, LAUDERDALE BY THE SEA, FLORIDA 33308			
LEGAL DESCRIPTION: LOT 5-8, BLOCK 30, LAUDERDALE BY THE SEA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.			
WATER AND WASTEWATER PROVIDER - CITY OF FORT LAUDERDALE (LAUDERSERV) - (954)-428-8000			
TYPE OF REQUIREMENT	REQUIREMENT/ PERMITTED	EXISTING	PROPOSED
LAND USE CATEGORY	-	MULTYFAMILY RESIDENCE MH	MULTYFAMILY RESIDENCE MH
ZONING	-	RM-25	RM-25
USES	HOTEL	THREE (3) EXISTING, ONE (1) STORY BUILDING	ONE (1) PROPOSED 3 THREE STORY BUILDING
SITE AREA	-	26,369.7 NET S.F.	26,369.7 NET S.F.
-	-	-	0,605 NET AC.
GROUND FLOOR COVERAGE	-	7,388 SF	7,330 SF
NORTH BUILDING SF	-	2,922 SF	
CENTRAL BUILDING SF	-	2,356 SF	
SOUTH BUILDING SF	-	2,110 SF	
TOTAL BUILDING SF	-	7,333 SF	21,990 SF
NORTH BUILDING SF	-	2,922 SF	
CENTRAL BUILDING SF	-	2,356 SF	
SOUTH BUILDING SF	-	2,110 SF	
DENSITY # OF UNITS	-	TWENTY-ONE (21) EXISTING MOTEL UNITS (WITHOUT KITCHENS) (SINK INCLUDED)	THIRTY (30) TOTAL MOTEL UNITS WITHOUT KITCHEN
DWELLING UNITS/GROSS ACRE	50 UNITS/AC WITHOUT KITCHENS	34.7 UNITS PER ACRE	48.6 DU/AC
BUILDING HEIGHTS (EXISTING AND NEW)	33 FT, MAX	9 FEET 8 INCHES	NEW / PROPOSED BUILDING = 33'-0" TOP OF ELEVATOR PARAPET
BUILDING LENGTHS	200 FT, MAX		115'-11"
NORTH BUILDING	-	92'-4"	
CENTRAL BUILDING	-	82'-1"	
SOUTH BUILDING	-	68'-5"	
NEW BUILDING LENGTH	-	-	115'-11"
SETBACKS			
FRONT (OCEAN DRIVE)	25 FT, MIN.	NORTH BLDG: 25'-1" CENTRAL BLDG: 25'-1" SOUTH BLDG: 25'-2"	25 FT, MIN
REAR (BOUGAINVILLE DR.)	20 FT SEE 30-241 (g)	NORTH BLDG: 23'-10" CENTRAL BLDG: 24'-8" SOUTH BLDG: 24'-11"	23'-5"
SIDE (DATURA AVE.)	10 FT, UP TO 22 FT, HT 15 FT, OVER 22 FT, HT	NORTH BLDG: 7'-8"	13'-0"
SIDE (SOUTH)	10 FT, UP TO 22 FT, HT 15 FT, OVER 22 FT, HT	SOUTH BLDG: 8'-4"	70'-9"
PERVIOUS AREA	6,592 S.F. (25%)	8,127.7 S.F. (30.8 %)	6,720 S.F. (25.48%)
LANDSCAPE AREA IN SETBACK	25% SETBACK AREA	2,749.05 S.F. (25 %)	5,607.67 S.F. (50.66%)
IMPERVIOUS AREA	19,777.2 S.F. (75%)	18,242 S.F. (68.2 %)	19,649.49 S.F. (74.52%)
VUA (PAVED) AREA	-	5,660 S.F.	7,542 S.F.
VUA LANDSCAPE AREA	(20% PAVED AREA)= 1,508 S.F.	1,415 S.F.	2,321 S.F. (31%)
PARKING REQUIRED	ONE (1) SPACE PER UNIT	21	30
HANDICAP	1 PER EVERY 25	1	2
STANDARD	-	28	26
COMPACT	MAX 25%	0	2
TOTAL PARKING	30 PARKING SPACES	29 PARKING SPACES	30 PARKING SPACES
BICYCLE	MAX, 15% TOTAL REQUIRED ONE (1) SPACE FOR EACH 4 BICYCLE SPACES	0	4 (1 PARKING SPACE CREDIT)
LANDSCAPE			
OVERALL SITE LANDSCAPE - TOTAL TREES (PALMS @3:1 AS TREES) (11/1000 SF LOT AREA)	27	19	36
VUA - TOTAL TREES (1/200 SF) (SMALL PALMS @3:1 AS TREES)	8	5	16
VUA - TOTAL SHRUBS (3/200 SF)	25	25	258







3. WHERE REQUIRED FOR NEW WORK, PREPARE EXISTING CONDITION TO RECEIVE NEW WORK,
2. ANY DISRUPTION IN CONTINUITY OF EXISTING UTILITIES TO OTHER BUILDINGS OR FACILITIES IN THE AREA SHALL BE COORDINATED WITH THE OWNER ONE WEEK IN ADVANCE OF DISRUPTION. UTILITIES SHALL BE RESTORED IMMEDIATELY.
3. DUE TO THE NATURE OF WORK INVOLVED IN RENOVATIONS, UNFORESEEN CONDITIONS MAY ARISE DURING CONSTRUCTION, ANY UNFORESEEN CONDITION THAT AFFECTS THE PROGRESS OF THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND OWNER FOR REVIEW AND RESOLUTION.
4. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE LAWS, CODES, REGULATIONS AND BEST STANDARDS OR PRACTICE AND SAFETY.
5. EXISTING CONDITIONS HAVE BEEN DRAWN FROM LIMITED FIELD MEASUREMENTS AND OBSERVATIONS. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO EXECUTION OF CONSTRUCTION. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
6. GENERAL CONTRACTOR SHALL CLEAR PROJECT SITE OF ALL TRASH, RUBBISH AND DEBRIS AT LEAST WEEKLY. DISPOSE OF ALL WASTE MATERIAL IN A LEGAL MANNER. USE OF BUILDING TRASH DUMPSTER IS NOT PERMITTED. GENERAL CONTRACTOR SHALL PROVIDE HIS/HER OWN DUMPSTER.
7. GENERAL CONTRACTOR TO PROVIDE MEASURES TO CONTROL DUST ON THE SITE.
8. SMOKING WITHIN THE BUILDING IS PROHIBITED. SMOKING ON THE BUILDING SITE IS LIMITED TO AREAS SPECIFICALLY DESIGNATED FOR SMOKING.
9. GENERAL CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL SYSTEMS IN AND AROUND THE AREA OF WORK DURING CONSTRUCTION.
10. GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES, SURFACES, FIXTURES, ETC. IN OR AROUND THE WORK AREA THAT ARE TO REMAIN, ANY ITEMS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT NO COST TO OWNER.
11. INSTALL ALL ITEMS IN STRICT ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS AND REVIEWED SUBMITTALS, UPON COMPLETION PERFORM ALL REQUIRED TESTS AND OBTAIN ALL REQUIRED APPROVALS.
12. ACCURATE AS-BUILT DRAWINGS ARE NOT AVAILABLE FOR THIS FACILITY, UTILITIES MAY BE ENCOUNTERED DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION OR UNDERGROUND WORK TO COORDINATE LOCATION OF UNDERGROUND UTILITIES. IN ADDITION, THE GENERAL CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES BY ELECTRONIC METHODS, HAND EXCAVATION, OR SOFT DIG METHOD PRIOR TO COMMENCING UNDERGROUND WORK AT NO ADDITIONAL COST TO OWNER.
13. BUILDINGS ADJACENT TO WORK AREA WILL BE OCCUPIED, CONDUCT CONSTRUCTION WORK SO OPERATIONS OF OCCUPIED BUILDINGS WILL NOT BE DISRUPTED.
14. MAINTAIN PROTECTED ACCESS TO EXISTING WALKWAYS, EXITS, OR OTHER FACILITIES USED BY OCCUPANTS OF OTHER BUILDINGS.
15. ERECT TEMPORARY PROTECTION SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS AT AREAS REQUIRING PROTECTION FOR PEDESTRIANS.



SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

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PROJECT:

FIRST FLOOR PLAN

DATE: AUGUST 28, 2022
DRAWN BY: CG
CHECKED BY: JJ

2114 NO₃⁻

SHEET:

A-1

5 0F 13



1
A-2
SCALE: 1/8" = 1'-0"
SECOND FLOOR PLAN



2400 E. COMMERCIAL BLVD. SUITE 201
FT. LAUDERDALE, FLORIDA 33308
954-771-2724



PROJECT:
SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

TITLE: SECOND FLOOR PLAN
JOB NO: 2114
DATE: JULY 8, 2022
DRAWN BY: CG
CHECKED BY: JJ

SHEET:
A-2
6 OF 13

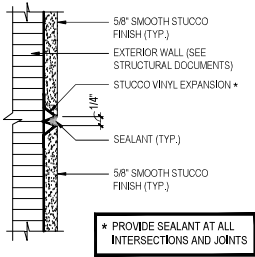


TITLE		THIRD FLOOR PLAN	
JOB NO.		2114	
DATE		JULY 8, 2022	
DRAWN BY		CG	
CHECKED BY		JJ	
REVISIONS			

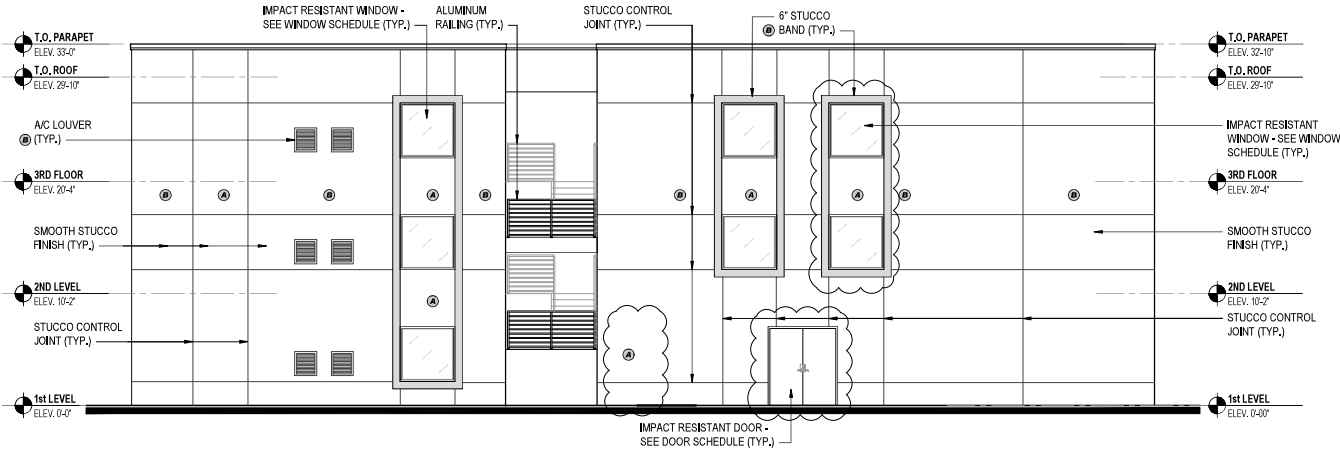
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A-3

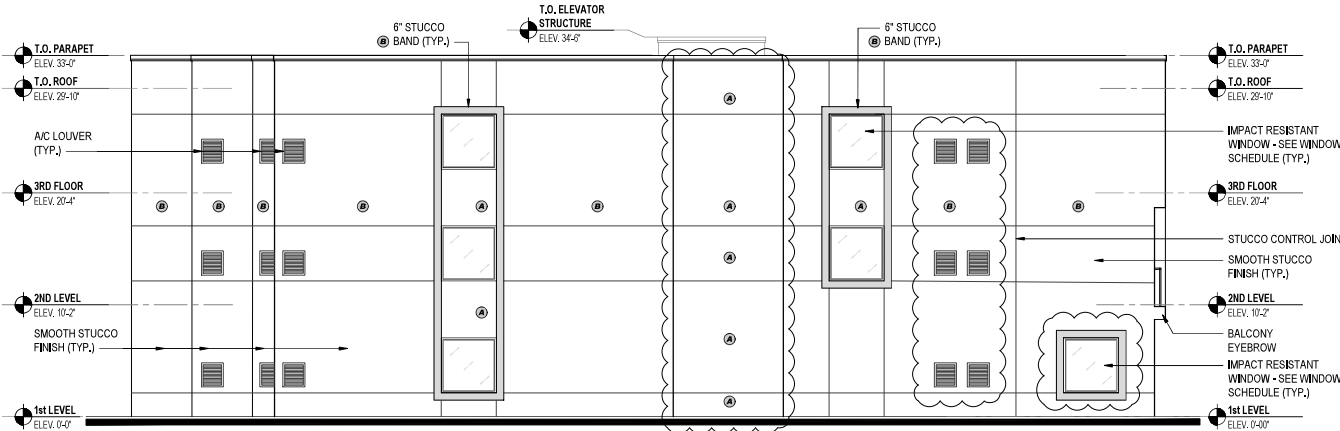
7 OF 13



3 **STUCCO CONTROL JOINT**
A-201 SCALE: 3" = 1'-0"

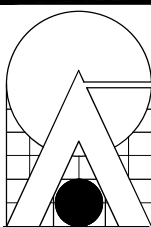


1 **NORTH ELEVATION**
A-201 SCALE: 1/8" = 1'-0"



2 **SOUTH ELEVATION**
A-201 SCALE: 1/8" = 1'-0"

PAINT COLOR LEGEND	
A	BENJAMIN MOORE 2056-S0 / BABY BOY BLUE
B	BENJAMIN MOORE 2122-70 / SNOW WHITE



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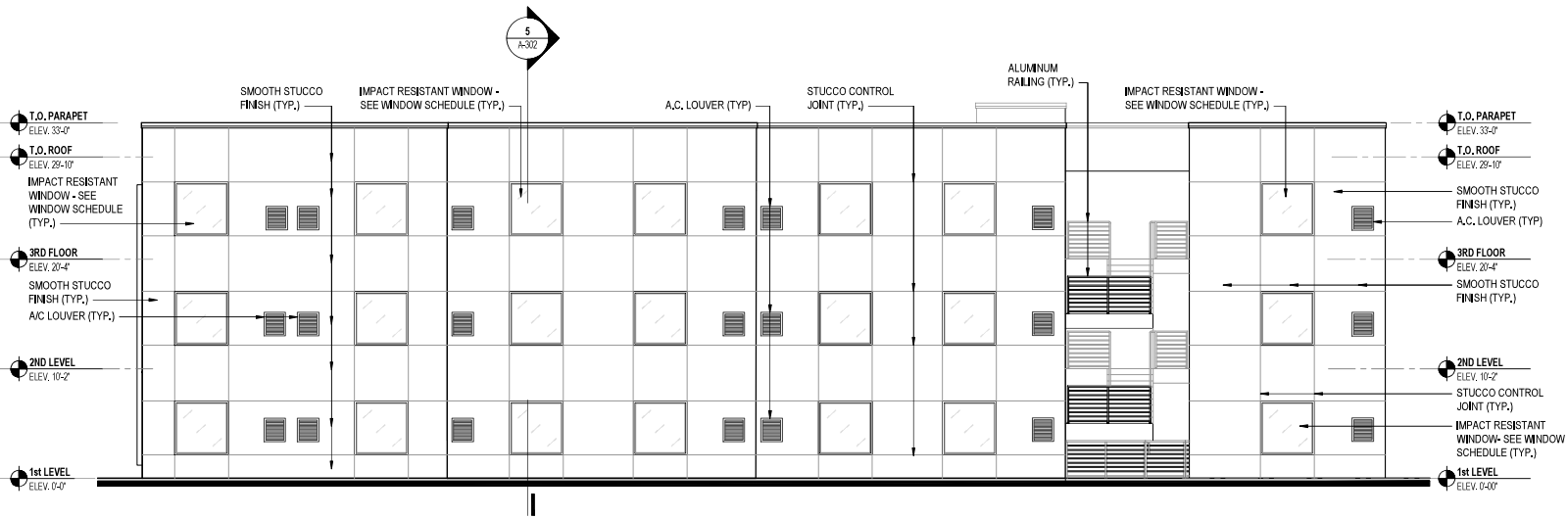
Juan
Justiniano
AR04371
2022.08.18
17:51:04-04'00"

SEAL AA C005888

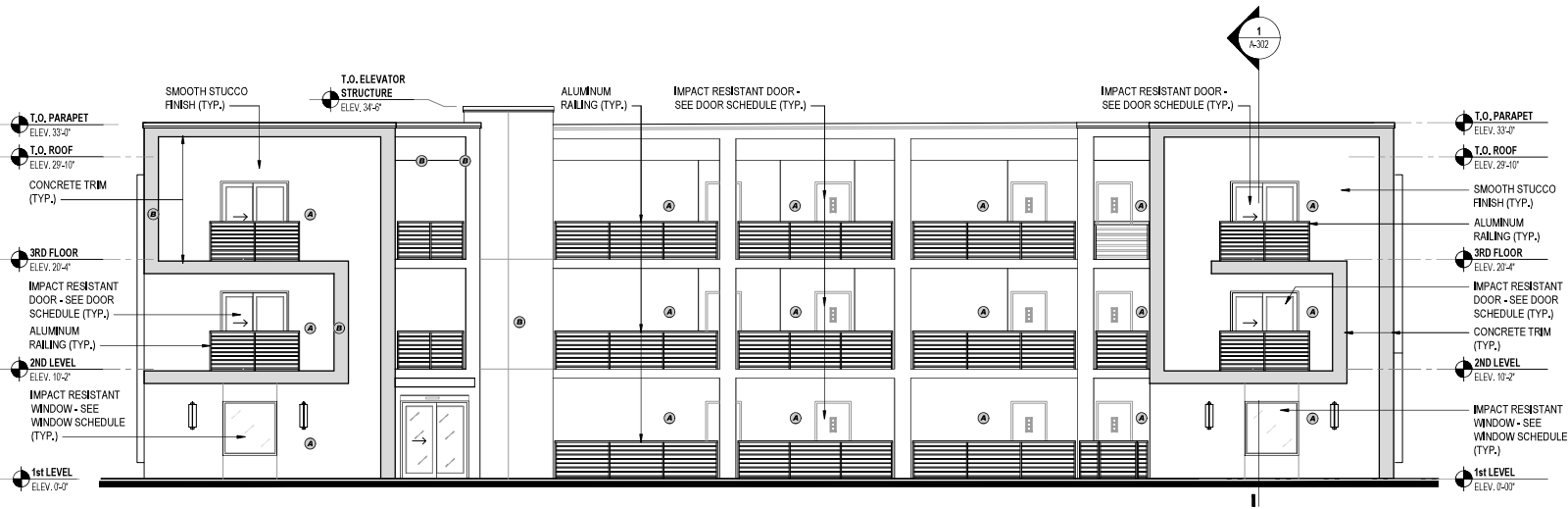
PROJECT:
SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

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ELEVATIONS		REVISIONS	
TITLE	JOB NO. 2114	DATE JULY 8, 2022	DRAWN BY: CG
SHEET:		CHECKED BY: JJ	
A-4		8 OF 12	

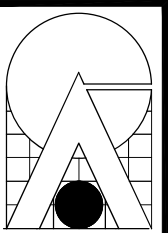


1
A-202
SCALE: 1/8" = 1'-0"



2
A-202
SCALE: 1/8" = 1'-0"

PAINT COLOR LEGEND	
A	BENJAMIN MOORE 2056-50 / BABY BOY BLUE
B	BENJAMIN MOORE 2122-70 / SNOW WHITE



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Juan Justiniano
AR04371
2022.08.18
17:51:11-04'00"

AA C005888

PROJECT:

SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

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TITLE: ELEVATIONS

REVISIONS

DATE: JULY 8, 2022
DRAWN BY: CG
CHECKED BY: JJ

JOB NO: 2114

SHEET: A5
9 OF 12



4240 N. OCEAN DRIVE
PRIVATE RESIDENCE (DATE PHOTO TAKEN 3-9-21)



4201 N. OCEAN DRIVE
LAUDERDALE BY THE SEA -CHAMBER OF COMMERCE BUILDING (DATE PHOTO TAKEN 3-9-21)



4228 N. OCEAN DRIVE
FRENCH LEAVE CONDOMINIUM (DATE PHOTO TAKEN 3-9-21)



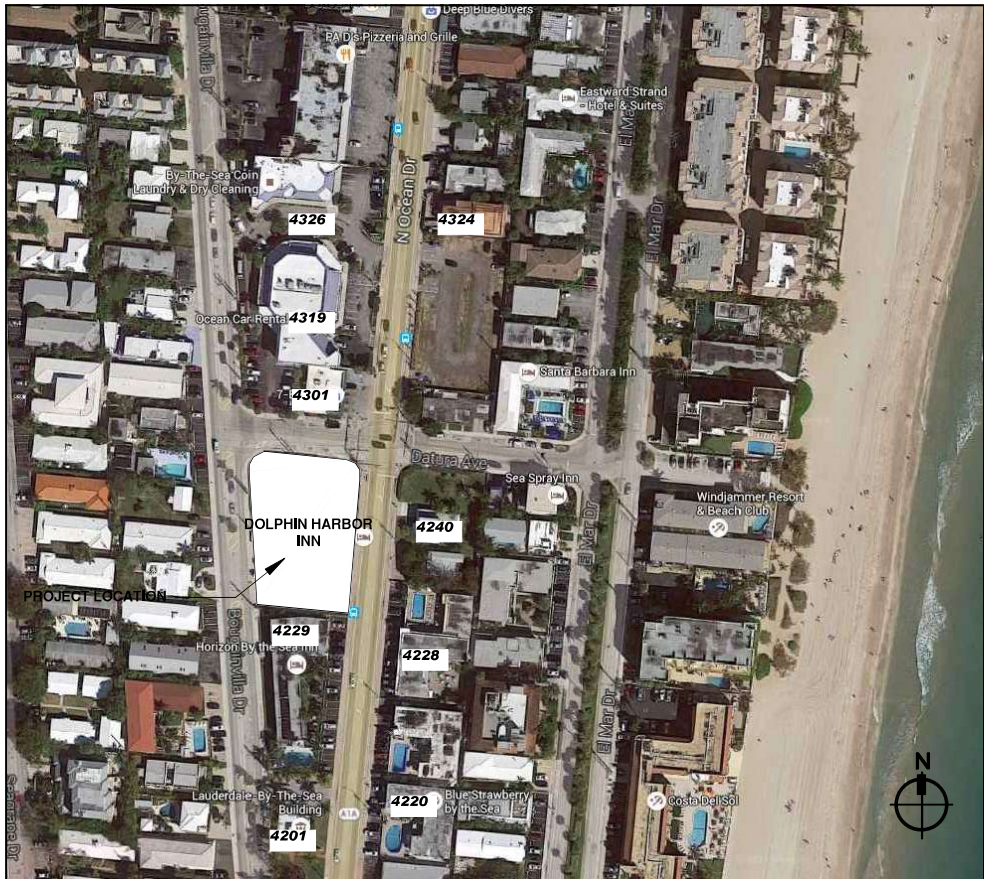
4220 N. OCEAN DRIVE
BLUE STRAWBERRY BY THE SEA (DATE PHOTO TAKEN 3-9-21)



4229 N. OCEAN DRIVE
HORIZON BY THE SEA INN (DATE PHOTO TAKEN 3-9-21)



4245 N. OCEAN DRIVE
DOLPHIN HARBOR INN MOTEL (DATE PHOTO TAKEN 3-9-21)



KEY MAP
NOT TO SCALE



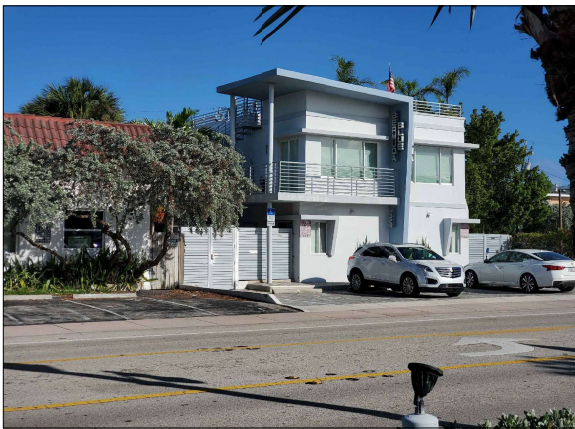
4301 N. OCEAN DRIVE
OCEAN MART (DATE PHOTO TAKEN 3-9-21)



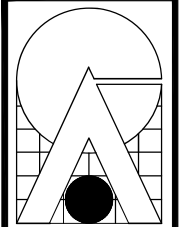
4331 BOUGAINVILLE DRIVE
RETAIL PLAZA (DATE PHOTO TAKEN 3-9-21)



4319 N. OCEAN DRIVE
LAUDERDALE BY THE SEA RENT-A-CAR/ WALGREENS (DATE PHOTO TAKEN 3-9-21)



4324 N. OCEAN DRIVE
BERMUDA BLUE (DATE PHOTO TAKEN 3-9-21)



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TEL: 954-771-2724



PROJECT: **SEA GLASS INN
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA**

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TITLE: **CONTEXTUAL PHOTOGRAPHS**

REVISIONS: _____

DATE: FEB 14, 2021
DRAWN BY: GC
CHECKED BY: TW

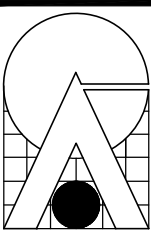
JOB NO: **2114**

SHEET: **CP-1**
1 of 1



1
R-1

STREET LEVEL PERSPECTIVE VIEW
SCALE: NTS



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954-771-2724



Juan
Justiniano
AR04371
2022.08.18
17.51.25-04'00"

AA 000988

PROJECT:

SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

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TITLE: RENDERING

JOB NO: 2114

DATE: DECEMBER 17, 2021
DRAWN BY: BH
CHECKED BY: JJ

REVISIONS

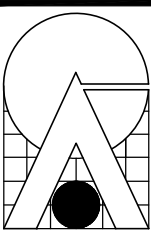
SHEET:

R-1



1
R-2

AERIAL PERSPECTIVE VIEW
SCALE: NTS



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Juan Justiniano
AR04371
2022.08.18
17:51:32-04'00"

AA 0005988

PROJECT:
SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

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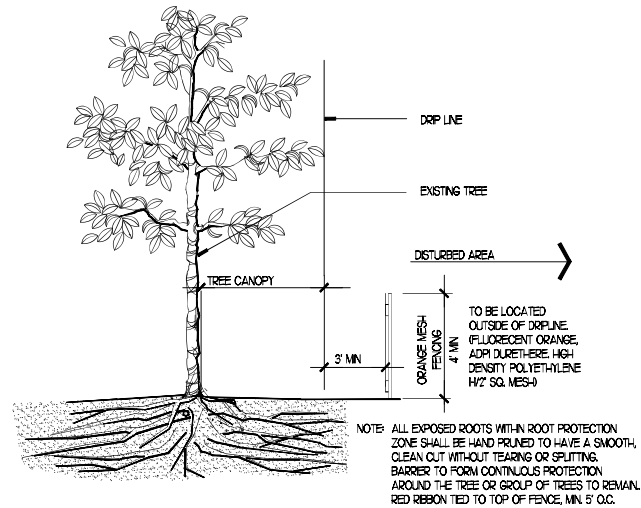
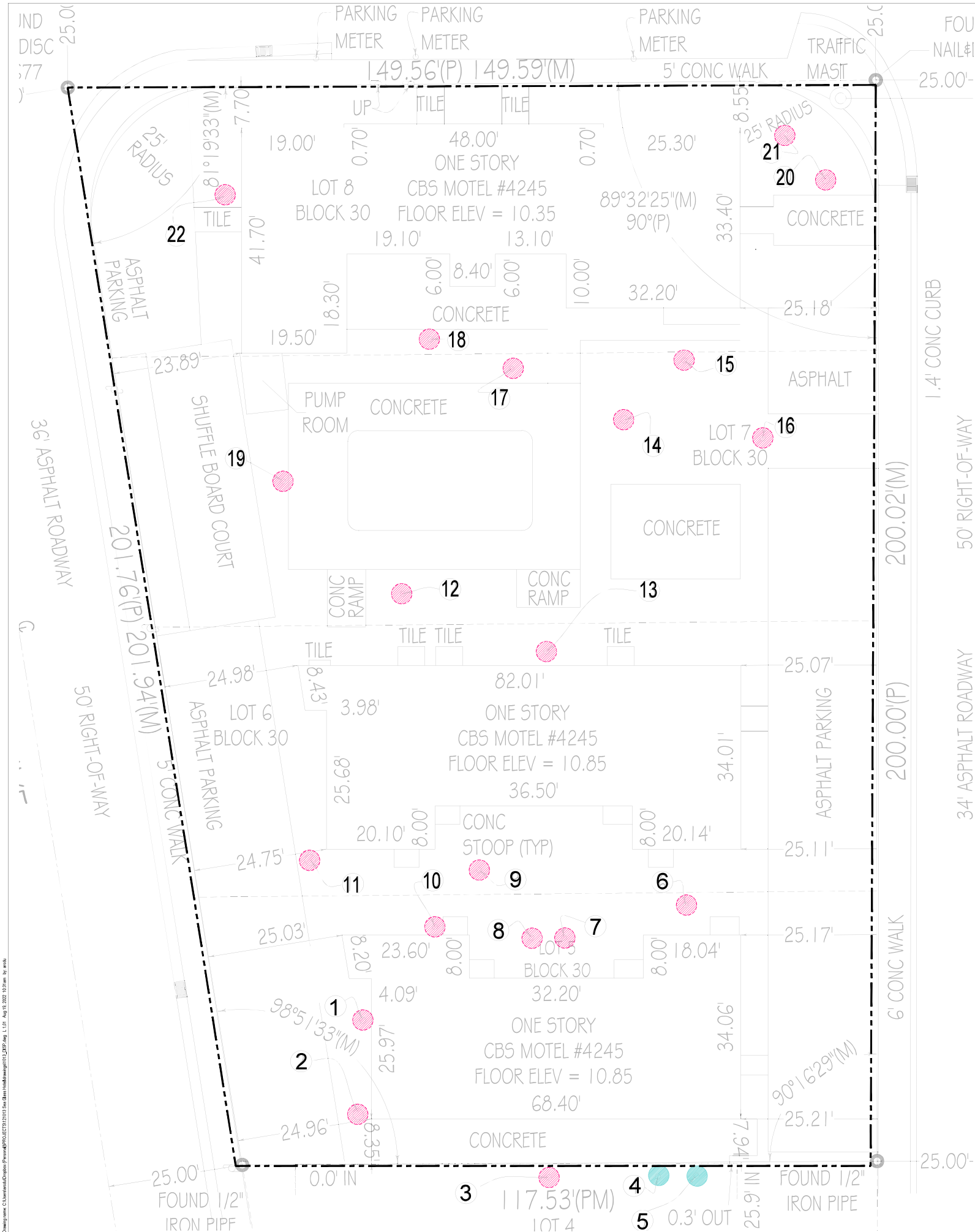
TITLE
RENDERING

JOB NO
2114

SHEET
R-2

DATE: DECEMBER 17, 2021
DRAWN BY: BH
CHECKED BY: JJ

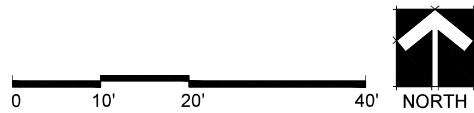
REVISIONS



1 EXISTING TREE PROTECTION SECTION
D-1006-DWG
SCALE: N.T.S.

LEGEND

- TREE/PALM TO BE REMOVED
- TREE/PALM TO REMAIN (OFF-SITE)



TREE DISPOSITION TABLE

Number	Botanical Name	Common Name	Height (ft)	Spread (ft)	Trunk	DBH (in)	Disposition
1	Sabal palmetto	Sabal Palm	20	20		14	Remove
2	Schefflera arboricola	Queensland Umbrella	12	10		24	Remove
6	Syagrus romanzoffiana	Queen Palm	30	20		12	Remove
7	Ficus benjamina	Ficus Benjamina	14	12		12	Remove
8	Ficus benjamina	Ficus Benjamina	14	12		12	Remove
9	Syagrus romanzoffiana	Queen Palm	24	14		12	Remove
10	Syagrus romanzoffiana	Queen Palm	16	10		10	Remove
11	Coccoloba uvifera	Sea Grape	12	12		24	Remove
12	Syagrus romanzoffiana	Queen Palm	16	10		10	Remove
13	Bursera simaruba	Gumbo Limbo	25	10		6	Remove
14	Ptychosperma elegans	Alexander Palm	30	14	Triple	16	Remove
15	Ptychosperma elegans	Alexander Palm	22	8	Double	6	Remove
16	Ptychosperma elegans	Alexander Palm	20	16	Single	12	Remove
17	Syagrus romanzoffiana	Queen Palm	18	12		10	Remove
18	Syagrus romanzoffiana	Queen Palm	22	14	Multi	12	Remove
19	Ptychosperma elegans	Alexander Palm	24	12	Double	12	Remove
20	Hyophorbe lagenicaulis	Bottle Palm	6	6		16	Remove
21	Hyophorbe lagenicaulis	Bottle Palm	6	6		16	Remove
22	Areca Palm Cluster	Areca Palm Cluster	14	12	Multi	30	Remove

3 *	Araucaria heterophylla	Norfolk Island Pine	20	12		6	Not there
4 *	Wodyetia bifurcata	Foxtail Palm	24	14		6	Remain
5 *	Wodyetia bifurcata	Foxtail Palm	12	12		6	Remain

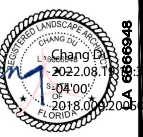
* OFF-SITE TREES/PALMS

TREE DISPOSITION NOTES

- TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION/DEMOLITION.
- ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES AND/OR PALMS. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
- ALL EXISTING TREES/PALMS TO REMAIN TO BE PROTECTED PER INDUSTRY STANDARDS. SEE TREE PROTECTION DETAIL.
- TREE SURVEY FIELD WORK DATED 03/7/2022, PROVIDED BY: LANDTEX SURVEYING

600 FAIRWAY DRIVE, SUITE 101, DEERFIELD BEACH, FL 33441
PHONE: 561 367 3587

DULAND DESIGN
landscape architects



SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

PROJECT

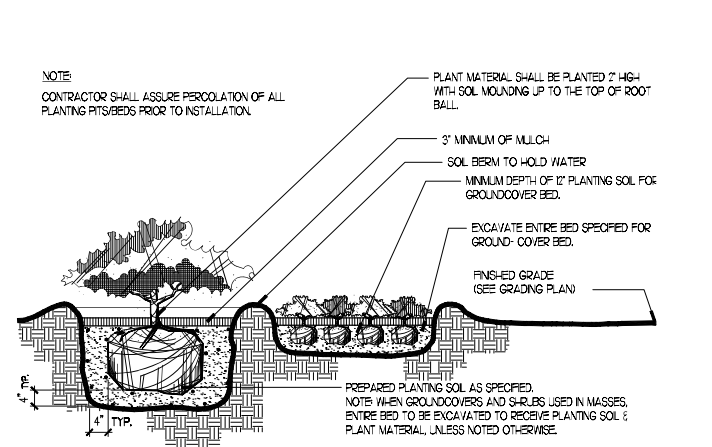
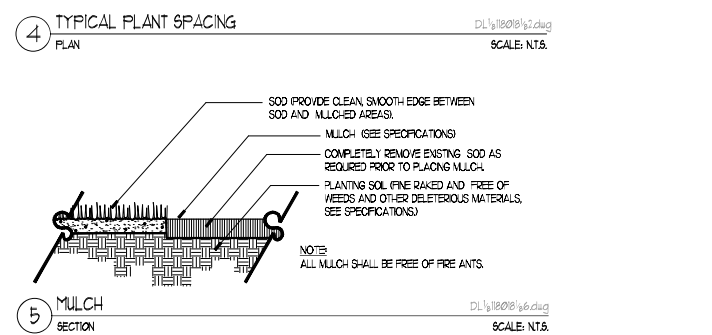
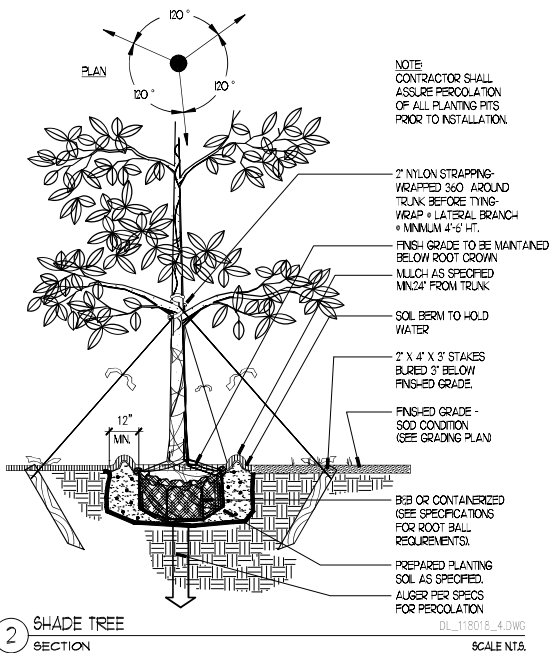
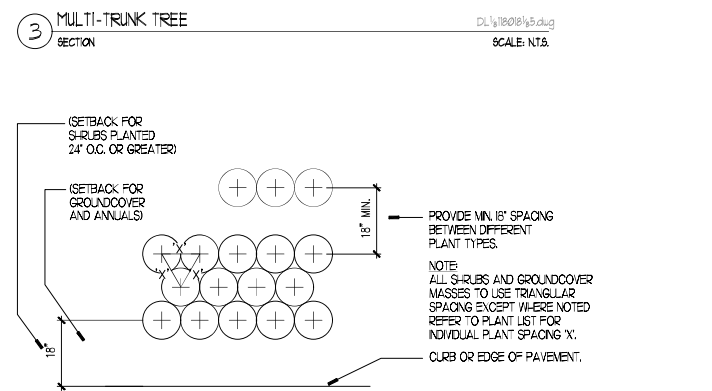
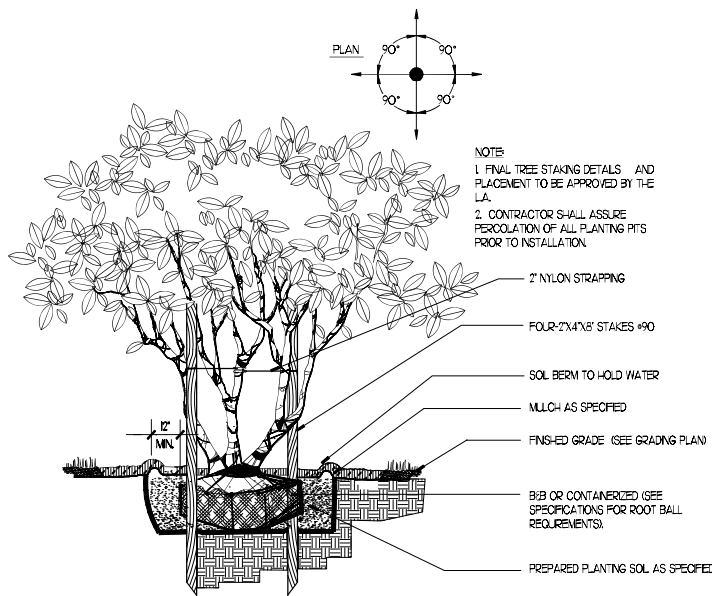
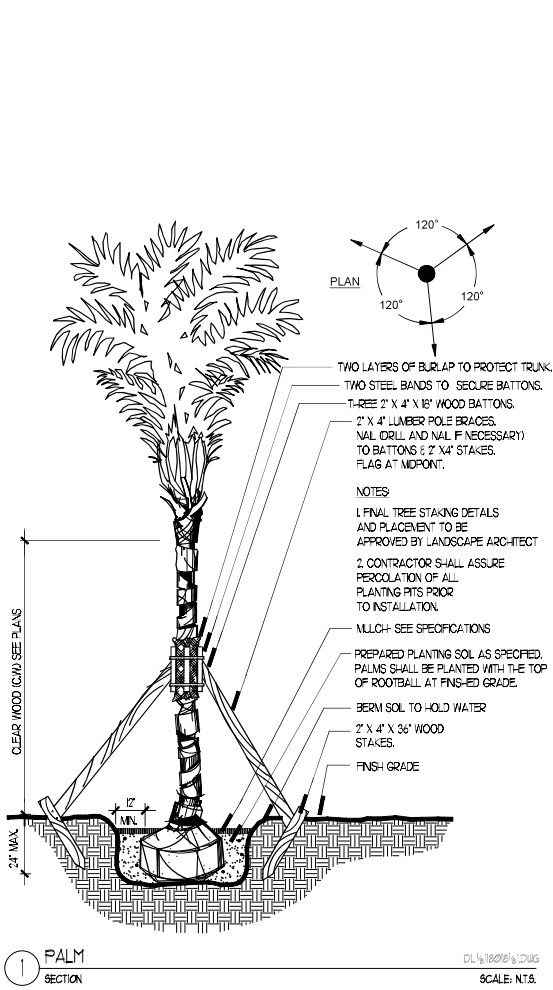
REVISIONS

TITLE: TREE DISPOSITION
DATE: AUGUST 16, 2022
DRAWN BY: CD
CHECKED BY: CD

JOB NO: 1013

SHEET: L 1.01
1 OF 3

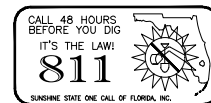
SITE PLAN SUBMITTAL - 08/16/2022



GENERAL NOTES

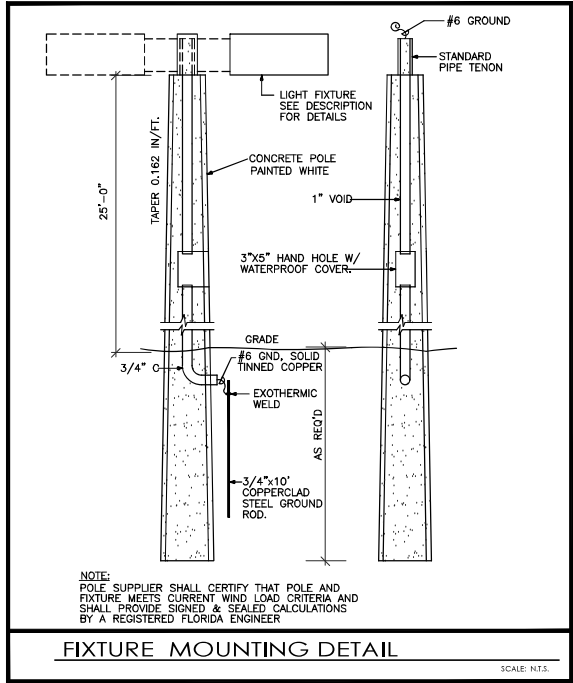
- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- All recommended trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil of 50% muck soil mix. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)-tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All planting areas not covered with trees, shrubs and groundcovers shall receive a 4" layer of mulch of an appropriated organic material, which is to be watered-in after installation. Only non-cypress mulch shall be used.
- All plant material shall be thoroughly watered in at the time of planting. No dry material shall be permitted.
- All newly-planted landscape areas shall be irrigated by a fully automatic system adjusted to provide 100% coverage.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a

- discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations are subject to change. All locations shall be approved by Landscape Architect prior to planting.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
- The Landscape Contractor shall guarantee, in writing, plant survivability for a period of six (6) months from final acceptance by the Owner or Owner's representative.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- Irrigation shall have at least 50% overlap.
- Landscape areas to be maintained to edge of pavement in right-of-way.
- As per Broward County Code, replacement trees and palms shall be planted at grade and surrounded by a four-inch-deep bed of mulch starting at the edge of the root ball and extending out to a three-foot radius from the trunk. The top-most root originating from the trunk shall be visible at the soil surface.



SITE PLAN SUBMITTAL - 08/16/2022

		DULAND DESIGN land planners landscape architects	
		SEA GLASS BEACH PLACE 4245 N. OCEAN DRIVE LAUDERDALE BY THE SEA, FLORIDA	
PROJECT:		REVISIONS:	
TITLE:		PLANTING DETAILS AND NOTES	
JOB NO:		DATE: AUGUST 16, 2022 DRAWN BY: CD CHECKED BY: CD	
SHEET:		L 3.01	
3 OF 3			



Luminaire Schedule: SEA GLASS BEACH PLACE - SITE LAUDERDALE BY THE SEA, FL 03/14/2022									
Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts
	1	SA	Single	U.S. Architectural Lighting	VLL-LED/PLED-IV-F7/80LED-1050mA/NW***1/HIS-PLED	POLE MOUNT A,F,G, 0,855	0.855	22451	256.4
	2	SB	Single	U.S. Architectural Lighting	VLL-LED/PLED-II/40LED-525mA/NW***1/HIS-PLED	POLE MOUNT A,F,G, 0,855	0.855	6978	64.7

Calculation Summary: SEA GLASS BEACH PLACE - SITE LAUDERDALE BY THE SEA, FL 03/14/2022							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.15	3.5	0.7	3.07	5.00
PARKING LOT LEFT SIDE	Illuminance	Fc	1.59	2.3	0.7	2.41	3.29
SPELL HORIZONTAL	Illuminance	Fc	0.15	0.8	0.0	N/A	N/A
SPELL VERTICAL	Illuminance	Fc	0.30	1.8	0.0	N/A	N/A

1
PH-1
SCALE: 3/32" = 1'-0"
SITE FIRST FLOOR ELECTRICAL PLAN



Digitally signed by George San Juan
Date: 2022.07.07 10:51:33 -04'00'

DELTA G CONSULTING ENGINEERS, INC.
1800 Riler Drive, Suite 570
FORT LAUDERDALE, FL 33316
(954) 527-1112
CA#00009181

P.T. MGR: IGOR LONCAREVIC
PROJECT #: 220219

GEORGE SANJUAN, P.E.
FLORIDA LICENSE #46100

CARTAYA & ASSOCIATES ARCHITECTS P.A.
cartayaandassociates.com

2400 E. COMMERCIAL BLVD., SUITE 201
FT. LAUDERDALE, FLORIDA 33308
954-777-2724

SEAL

AA 0001988

PROJECT:

SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

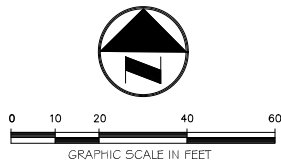
ALL DRAWINGS AND DETAILS ARE THE PROPERTY OF CARTAYA & ASSOCIATES ARCHITECTS P.A. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CARTAYA & ASSOCIATES ARCHITECTS P.A. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO THE SEVEREST PUNISHMENT UNDER THE LAW.

TITLE: SITE PHOTOMETRIC PLAN

DATE: JULY 8, 2022
DRAWN BY: F.D., B.T., IL
CHECKED BY: IL

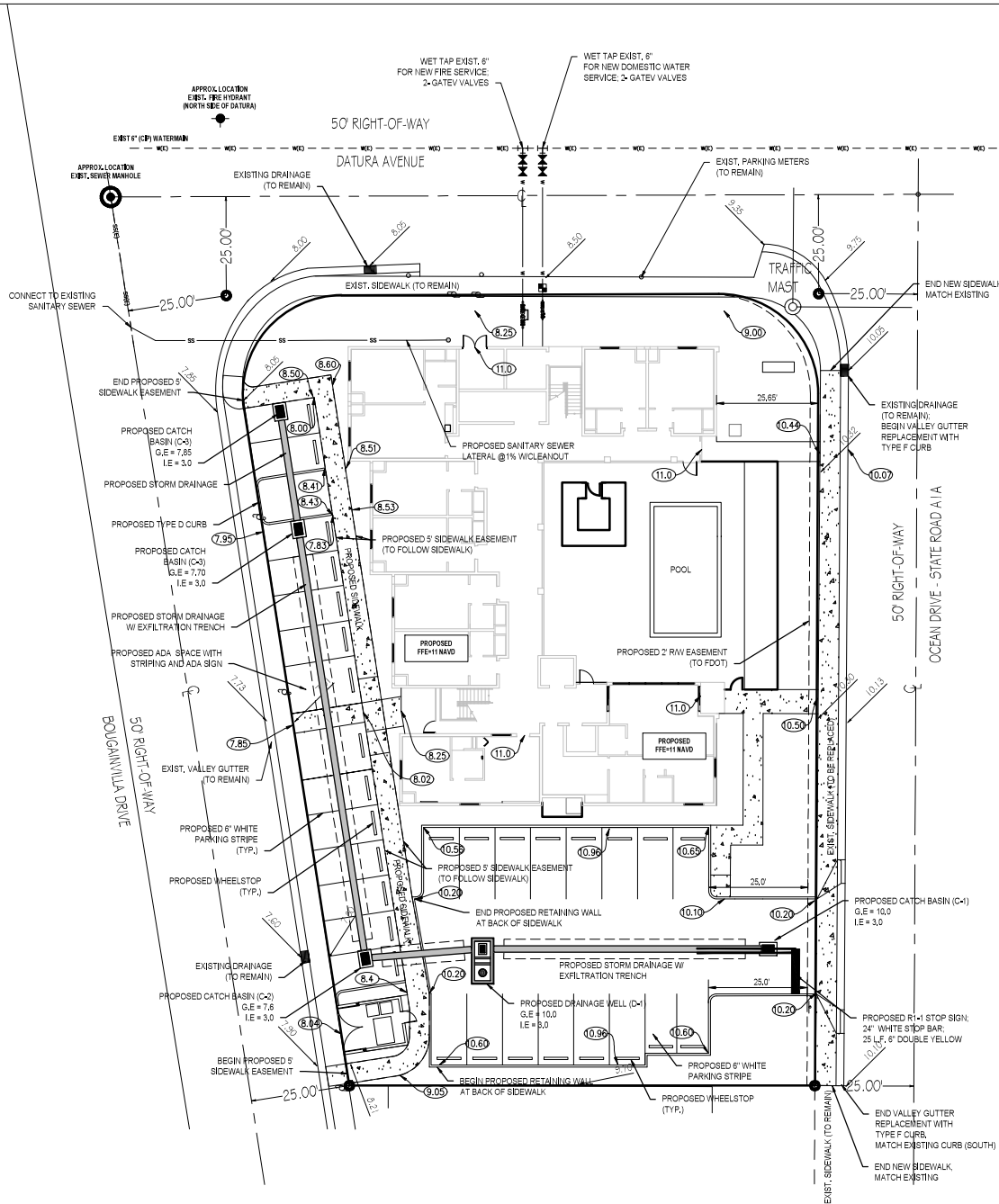
JOB NO: 2114

SHEET: PH-1



Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com



PAVING AND GRADING LEGEND	
PROPERTY or RW LINE	ABBREVIATIONS
CENTER LINE	PROP. PROPOSED
NON VEHICULAR ACCESS LINE	EXIST. EXISTING
	I.E. INVERT ELEVATION
	M.H. MANHOLE
	C.B. CATCH BASIN
	D.W. DRAINAGE WELL
	R.E. RIM ELEVATION
	G.E. GRATE ELEVATION
CROSS SECTION	

- GENERAL PAVING AND GRADING NOTES:**
- CONTRACTOR TO RESTORE ALL EXISTING PAVEMENT, PAVEMENT MARKINGS, SIDEWALK, LANDSCAPING, IRRIGATION, ETC, DAMAGED DURING CONSTRUCTION INCLUDING ANY DAMAGE TO EXISTING ROADWAY IN PUBLIC R.O.W.
 - EXISTING GRADES SHOWN $+X.XX$ ARE FOR REFERENCE ONLY. FINISHED GRADES INDICATED BY $(X.XX)$ GOVERN.
 - ALL ELEVATIONS SHOWN HEREON REFER TO NAVD 1988 UNLESS NOTED OTHERWISE.
 - CROSSWALKS AND HC RAMPS TO CONFORM TO ADA W/ DETECTABLE WARNING SURFACE.
 - EXACT LOCATION OF METERS AND BPPs TO BE COORDINATED IN THE FIELD.
 - REFER TO PAVING, GRADING, AND DRAINAGE DETAILS AND SECTIONS FOR ADDITIONAL INFORMATION.
 - RESTORE ANY PAVEMENT MARKINGS AFFECTED BY THE INSTALLATION OF THE TYPE F CURB AND GUTTER PER BROWARD COUNTY MINIMUM STANDARDS.
 - ALL ADA MATS / DETECTABLE WARNING ARE TO BE CAST-IN-PLACE
 - UNLESS NOTED OTHERWISE ON THE PLANS OR DETAILS, ANY MILLING AND RESURFACING REQUIRED BY THIS PROJECT SHALL BE A MINIMUM OF 1" DEPTH

- WATER & SEWER NOTES**
- NO GATE VALVES IN CURBS
 - SLOPE OR PITCH SANITARY SEWER MANHOLE CASTINGS WITH DESIGN ROAD SECTIONS.
 - ALL SANITARY SEWER CLEANOUTS LOCATED IN ROADWAY ARE TO BE TRAFFICATED.
 - WATER SHALL BE AVAILABLE TO FIRE HYDRANTS BEFORE INTERIOR BUILDING CONSTRUCTION CAN BEGIN.
 - ALL EXISTING WATER AND SANITARY SERVICES TO THE PROPERTY THAT ARE NOT BEING REUSED SHALL BE CUT AND CAPPED AND ABANDONED IN ACCORDANCE WITH THE PUBLIC UTILITY'S MINIMUM STANDARDS.
 - AFTER WATER AND SEWER CONNECTIONS, RESTORE ALL RIGHT OF WAY (PAVEMENT, SIDEWALK, CURB, ETC.) IN ACCORDANCE WITH TOWN OF LAUDERDALE BY THE SEA AND FDOT MINIMUM STANDARDS
 - ALL ELEVATIONS SHOWN IN THIS PLAN ARE IN THE NAVD DATUM, WHERE ELEVATIONS WERE REQUIRED TO BE CONVERTED, THE FOLLOWING CONVERSION WAS USED: NAVD = NGVD - 1.5'
 - ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION, THE EXISTING UTILITY INFORMATION SHOWN HERE IS FOR THE CONTRACTOR'S CONVENIENCE AND THE E.O.R. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY, BEFORE COMMENCING CONSTRUCTION CONTRACTOR TO CALL FOR UTILITY LOCATES, VERIFY ALL EXISTING UTILITIES LOCATIONS AND DEPTHS, AND NOTIFY E.O.R. OF ANY CONFLICTS.

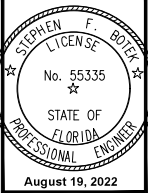
- FIRE LINE NOTES:**
- ALL PROPOSED FIRE MAINS, SERVICES, "SIAMESE" CONNECTION LINES ETC, MUST BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER FLORIDA STATUTE 633.
 - ALL FIRE LINES ARE TO BE INSPECTED BY CERTIFIED FIRE LINE INSPECTORS PRIOR TO BEING PLACED INTO SERVICE.
 - UPON COMPLETION OF REQUIRED TESTING A STATE LICENSED FIRE LINE CONTRACTOR SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE". THE CERTIFICATE MUST BE ISSUED AND THE FIRE LINE MUST BE ACCEPTED BY THE BROWARD COUNTY HEALTH DEPT. (WHERE APPLICABLE) PRIOR TO BEING PLACED INTO SERVICE.
 - FIRE LINE SYSTEM COMPONENTS (FDC, DDOV, FIRE LINE PIPING, ETC.) SHOWN ON THESE PLANS ARE TO BE COORDINATED WITH THE FIRE PROTECTION DRAWINGS AND DESIGN AND FIRE PROTECTION SHOP DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO INSTALLATION OF ANY PORTION OF THE FIRE PROTECTION SYSTEM.

- UNDERGROUND UTILITIES NOTES:**
- SITE MAY CONTAIN EXISTING UTILITIES (DOMESTIC WATER, IRRIGATION, TELEPHONE, ELECTRIC, GAS, STORM DRAINAGE, SANITARY SEWER AND OTHERS).
 - NOT ALL** EXISTING UTILITIES ARE SHOWN HEREON, SOME ARE SHOWN ON THIS PLAN AS OBTAINED FROM UTILITY LOCATES, ATLASES AND THE SURVEY.
 - ALL EXISTING UTILITIES WITHIN THE BOUNDARY OF THE SITE ARE TO BE REMOVED - EXCEPT WHERE NOTED OTHERWISE (SUCH AS "TO REMAIN" TO BE RELOCATED) ETC.). THIS PLAN IS LIMITED TO WATER AND SANITARY SEWER ONLY. NO DESIGN OF FPL, COMCAST, GAS, TELEPHONE IS SHOWN HEREON.
 - CONTRACTOR IS RESPONSIBLE FOR SEQUENCING ALL UTILITY REMOVAL/RELOCATION SUCH THAT NO OTHER USER OF SAID IS AFFECTED

Step
hen
Botek

Digitally signed by Stephen Botek
Date: 2022.08.19 08:57:48 -04'00'

BTE REF DATE: 03.22.22	
REVISIONS	
#	DATE



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN F. BOTEK, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



PRELIMINARY ENGINEERING PLAN

SEA GLASS BEACH PLACE
4245 N OCEAN DRIVE
LAUDERDALE BY THE SEA, FL

Botek Thurlow Engineering, Inc.
3409 NW 6th Avenue, Suite 1002, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com p: 954-568-0888 f: 954-568-9737

BTE PROJECT #: 22-0101

PROJECT DATE: 08-16-22

SHEET #: C-1

SEA GLASS BEACH PLACE

CITIZEN PARTICIPATION MEETING SUMMARY

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
Project Summary	3
Meeting Summary	3
Attendee List	4
Community Member Comments	5
 Appendix	 7
Notice of Meeting	8
Proof of Advertising	12
Presentation	15
Sign-in Sheets	19
Meeting Minutes	21

EXECUTIVE SUMMARY

Project Summary

Sea Glass Beach Place has filed an application for design proposal and architectural review with the Town of Lauderdale-By-The-Sea for the property located at 4245 N Ocean Drive, Lauderdale-By-The-Sea, FL 33308.

The application seeks to replace the existing Dolphin Harbor Inn with a new Mid-Century Modern architectural design which will integrate seamlessly into the fabric of the Town and elevate the quality of the built environment.

Citizen Participation Meeting

A Citizen Participation Meeting was held at 5:00 PM on Monday June 13th at the Jarvis Hall, 4505 N. Ocean Drive, Lauderdale-By-The-Sea, Florida 33308; with residents, property owners, and interested parties that may be affected by the proposed application.

The meeting was advertised by mailed notices which were posted on June 2nd as well through the placement of signage at the property.

MEETING ATTENDEES

There were six members of the public in attendance at the meeting.

NAME	ADDRESS	PHONE	EMAIL
Richard Masucci	4511 El Mar Drive	718-938-0074	rmasucci@gmail.com
Kevin Iversen	4511 El Mar Drive	718-757-2004	ki132@aol.com
Idanela Urbaez	4146 Seagrape	786-257-6081	idalgandraz@hotmail.com
Lynda Zvr	4209 Bougainvilla Dr.	305-790-2607	
Tor Skroder	4309 El Mar Drive	786-258-4911	
Magdala Polakoski	4243 Bougainvilla Dr.	914-837-7792	

COMMUNITY MEMBER COMMENTS

ATTENDEE COMMENT	APPLICANT RESPONSE
How many parking spots are assigned to the property ?	There are 30 parking spots total, with 15 spots located on the back side of the building.
Will there be access from Bougainvilla Dr. and A1A?	There will be access from both sided to alleviate traffic.
It called a motel and not a hotel?	It is classified as a motel due to the open air corridors.
How will the property be operated, by homeowners, Airbnb, or other?	The property will be a boutique hotel operated by a major hotel company
Will the existing building be demolished?	Yes. It is currently not up to code.
How long will the project take?	An estimated 18 months.
Where will the garbage dumpster be placed as there is a rodent concern?	The dumpster will be placed on the east side of Bougainvilla Dr.. (south side of the property).
Can the dumpster be moved to A1A or the parking lot of the property to alleviate any issues on Bougainvilla Dr.?	The team will look into it. (See follow up comments on the next page)

COMMUNITY COMMENTS REQUIRING FOLLOW-UP

Comment:

Can the dumpster be moved to A1A or the parking lot of the property to alleviate any issues on Bougainville Dr., and in particular the speaker's property at 4243 Bougainville Dr.

Applicant Follow up:

Cartaya explained the location of the proposed dumpster at the South side of the property, adjacent to the existing neighbor's dumpster, is based on the following:

1. Code compliance.
2. Visual – Current dumpster is located close to the intersection of Datura Avenue and Bougainville Dr.. The proposed location provides landscape screening and minimizes direct views of the dumpster from the public and neighbors.
3. Accessibility and Safety – The proposed dumpster location is accessible for the pickup service with no median obstruction. Hence, it is a practical location to provide a safe environment to the traffic circulation and neighbors.
4. Moving the dumpster to Datura would require the elimination of an existing metered parking spot.
5. Moving the dumpster to A1A would obstruct a high traffic roadway.

Subsequent to the meeting, Cartaya has verified the following information:

- The existing dumpster is approximately 90 feet from 4243 Bougainville Dr. The proposed dumpster location is approximately 160 feet from 4243 Bougainville Dr.



APPENDIX

MEETING NOTICE

NOTICE OF CITIZEN PARTICIPATION MEETING

CASE: 2022-SP-01
APPLICANT: Sea Glass Beach Place
APPLICANT EMAIL: twoon@cartayaandassociates.com
APPLICANT PHONE: (954)-771-2724
PROPERTY ADDRESS: 4245 N Ocean Drive, Lauderdale-By-The-Sea, FL 33308
REQUEST: Design Proposal and Request for Architectural Review Approval

Dear Homeowner, Property Owner, or Interested Party:

Sea Glass Beach Place has filed an application for design proposal and architectural review with the Town of Lauderdale-By-The-Sea for the property located at 4245 N Ocean Drive, Lauderdale-By-The-Sea, FL 33308. The application seeks to replace the existing Dolphin Harbor Inn with a new Mid-Century Modern architectural design which will integrate seamlessly into the fabric of the Town and elevate the quality of the built environment.

Pursuant to Town Ordinance 2021-11 Amending 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 Citizens Participation Meeting scheduled for the following date, time, and location:

**June 13, 2022
5:00 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, to actively participate in the Town's development procedures and to provide public comments from affected parties and the community.

Sincerely,

Juan Justiniano

Juan Justiniano, Cartaya and Associates Architects

6/3/2022

Date of Notice

Teen Woon

Teen Woon, Cartaya and Associates Architects

6/3/2022

Date of Notice

March 30, 2022

Jhanelle Campbell
Development Services Director
Town of Lauderdale-By-The-Sea
4501 Ocean Boulevard
Lauderdale-By-The-Sea, FL 33308

**Re: Sea Glass Beach Place – 4245 North Ocean Drive
Proposal and Request**

Dear Jhanelle,

Please accept this letter as our Design Proposal and Request for Architectural Review Approval for the above referenced project.

Existing Complex

The existing Dolphin Harbor Inn is located at 4245 North Ocean Drive on the South side of Datura Avenue and the East side of Bougainville Drive, fronting A1A, just South of Commercial Boulevard. It consists of twenty-one (21) hotel units.

The design of the existing buildings is typical of the other buildings built in the 1950's and 1960's along the A1A corridor. Refer to Sheet CP-1 Contextual Photographs attached.

Design Intent

The following are a few highlights of the new proposed Sea Glass Beach Place.

- Implementation of Mid-Century Modern architectural style to align our project with the Town of Lauderdale by the Sea's vision.
- Make improvements on the existing non-conformities.
- Integrate the site plan seamlessly into the fabric of the Town.
- Elevate the quality of the built environment.

Design Proposal

Refer to the attached drawing Sheet R-1 and R-2. The proposed development, Sea Glass Beach Place, is a 3 story 30-room motel. The U-shape floor plan with open air corridors layout is practical for the South Florida tropical climate. Two sets of open-air stairs provide an enhanced outdoor experience for the visitors. The open-air design is preferred by many for the same reasons that they are visiting the Sunshine State, especially during the pandemic.

Even though the building meets the building setback requirements on all sides, the U-shape design provides less building frontage along A1A to minimize the impact celebrating the A1A corridor.

Beautiful tropical landscape design beautifies the transition areas between the building and sidewalks.



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.

Conclusion

We hope the above narrative clearly illustrates our commitment to the community and excellence on the design of the Sea Glass Beach Place, and the considerations of its relationship to its neighbors and the A1A corridor.

We look forward to hearing from the Architectural Review Board and the Site Plan Review Board. Should you have any questions please contact me on my office phone at (954)-771-2724.

Sincerely,

Juan Justiniano, AIA
Principal
Cartaya and Associates Architects

AAC001388

QUALITY
ARCHITECTURE
AND SERVICE
SINCE 1979

2400 E COMMERCIAL BOULEVARD | SUITE 201
FORT LAUDERDALE | FLORIDA | 33308

PH. (954) 771-2724
WWW.CARTAYAANDASSOCIATES.COM

PROOF OF ADVERTISING

Proof of Mailing

AFFIDAVIT OF PROOF OF MAILING

BEFORE ME, the undersigned witness, personally appeared Said Jan
OF MINUTEMAN PRESS OF MIRAMAR, mailperson who deposes and says that
on the 2 Day of June 2022, Notice of citizen participation
were mailed to all unit owners at their address of record contained in the books and records
of the Garth Solutions

FURTHER, AFFIANT SAYETH NOT

Said Jan
MINUTEMAN PRESS, MAILPERSON

[Signature]
WITNESS

[Signature]
NOTARY PUBLIC-STATE OF FLORIDA

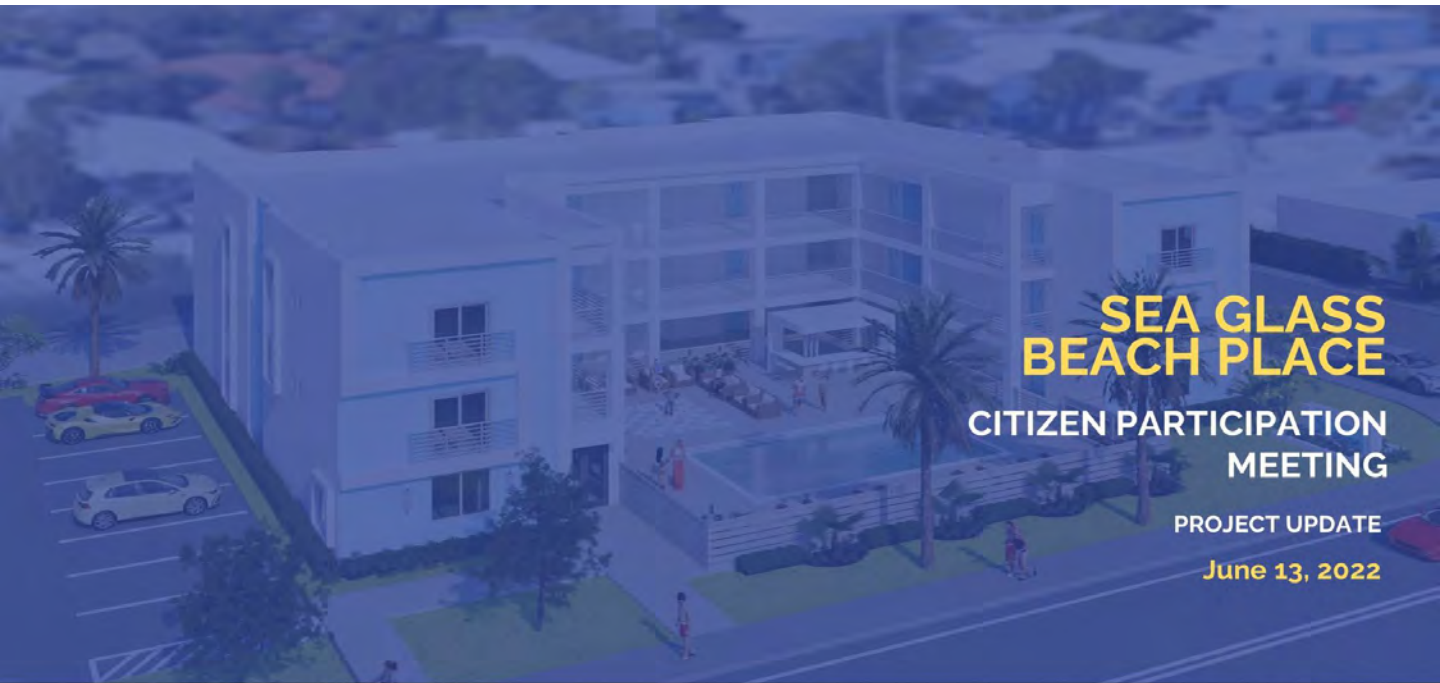


June 29 2022
DATE

Proof of Posting



PRESENTATION



SEA GLASS BEACH PLACE

CITIZEN PARTICIPATION MEETING

PROJECT UPDATE

June 13, 2022



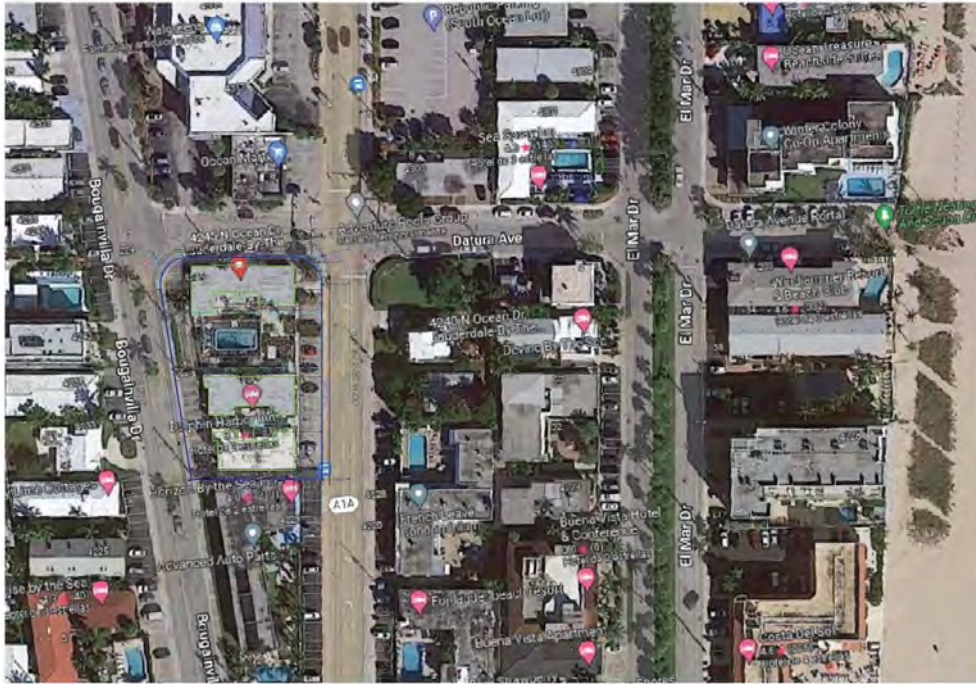
SEA GLASS BEACH PLACE

The proposed development, Sea Glass Beach Place, is a 3 story 30-room motel to be located at 4245 North Ocean Drive on the South side of Datura Avenue and the East side of Bougainville Drive, fronting A1A, just South of Commercial Boulevard.

DESIGN INTENT:

- The following are a few highlights of the new proposed Sea Glass Beach Place.
- Implementation of Mid-Century Modern architectural style to align our project with the Town of Lauderdale by the Sea's vision.
- Make improvements on the existing non-conformities.
- Integrate the site plan seamlessly into the fabric of the Town.
- Elevate the quality of the built environment.

LOCATION



SITE PLAN



A 4240 N. OCEAN DRIVE



B 4240 N. OCEAN DRIVE



C 4240 N. OCEAN DRIVE



LEGAL DESCRIPTION

SIX GLASS BEACH PLACE LAUREL 651 N OCEAN BLVD, FORT LAUDERDALE, FL 33304	
SHEET NO. 2114	SP-1

STREET LEVEL VIEW



PROJECT UPDATE | JUNE 2022

AERIAL VIEW



PROJECT UPDATE | JUNE 2022

MEETING SIGN-IN SHEETS

SIGN-IN SHEETS

SEA GLASS BEACH PLACE

Citizen Participation Meeting

Date / Time: Monday January 13, 2022 5:00 PM - 6:00 PM Location: JARVIS HALL, 4505 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FLORIDA 33308

Last Name	First Name	Address	Phone #	E-Mail Address	Signature
MASUCCI	RICHARD	4511 EL MAR DRIVE	718-938-0074	RMASUCCI56@GMAIL.COM	
IVERSEN	KEVIN	4511 EL MAR DR	(718) 757-2004	KI132@AOL.COM	
URDAZ	IDANIELA	4146 SEAGRAPE	786 257 6081	idalgandraz@hotmail.com	

SEA GLASS BEACH PLACE

Citizen Participation Meeting

Date / Time: Monday January 13, 2022 5:00 PM - 6:00 PM Location: JARVIS HALL, 4505 N. OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FLORIDA 33308

Last Name	First Name	Address	Phone #	E-Mail Address	Signature
ZVE	Lynda	4209 BOURGAINVILLE	305 790 2607		
SKRODER	TOR	4309 EL MAR DR	786-258-4911		
Polakowski	Megdala	4243 BOURGAINVILLE DR	914 837 7792		

MEETING MINUTES

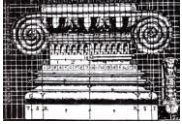
Sea Glass Citizens Participation Meeting

Jarvis Hall

June 13, 2022 - 5pm-6pm

- Teen Woon began the meeting by thanking everyone for participating and introducing the Cartaya team and the project.
 - He stated that the project is located east of Bougainvilla Drive, and west of A1A.
 - He then gave an overview of the current site plan and the images associated with the plan.
- Teen Woon highlighted a few design intent highlights.
 - He stated that the owner's main goal was to implement the mid-century modern architectural aesthetic, so it will align with the town's vision.
 - He also stated that the team wanted to make improvements to the existing non-conformance.
 - He added that the future site plan has setbacks that are in conformance with the current city code while the existing one building does not. He added that the team really wants the project to be integrated with the city seamlessly.
- Teen Woon stated that the motel has 30 rooms, has open-air corridors, and the colors that were selected have been approved by the city.
 - He went on to discuss additional design details such as parking, the pool, and the topical landscape surrounding the building.
- He then opened the floor for questions
- Lynda Zvr asked How many parking spots were associated with the property?
 - Teen Woon stated that there are approximately 30 parking spaces, with 15 spots located on the back side of the building.
- Lynda Zvr asked if there will be access from Bougainvilla Drive and A1A?
 - Teen Woon stated that there will be access from both sides to alleviate the traffic.
- Tor Skroder asked why is it called a motel and not a hotel?
 - Teen Woon stated per city code it must be called a motel because the design features open air corridors.
- Lynda Zvr asked if it would be operated by homeowners or be leased through Airbnb?
 - The owner stated that a hotel company approached the team to build a boutique hotel in Ft. Lauderdale. He added that it will operate as a hotel however, the town requires it to be called a motel.

- Lynda Zvr stated that she was concerned about the type of clientele associated with a motel.
- Lynda Zvr asked if the existing building will be demolished?
 - The owner confirmed that it would be demolished because the current structure is old and not up to code.
- Magdala Polakoski asked how long the project will take.
 - The owner stated that it should be complete in an estimated 18 months.
- Lynda Zvr asked if the building permitting process has changed.
 - Jhanelle Campbell stated that the building technicians are in-house and have moved to looking at permits electronically.
- Magdala Polakoski asked where the garbage dumpster will be placed because there is a rodent problem.
 - The owner stated that when the property was purchased there was a rodent problem. He added that pest control comes out every week so the neighboring residents should see an improvement.
 - Magdala Polakoski stated she has not seen a change.
 - The owner stated that the proposal moves the dumpster to the east side of Bougainvillea Dr., south of the building.
 - Magdala Polakoski asked why it cannot be placed on A1A because the city takes care of A1A.
 - The owner stated that when the property is built there will be limited access to the trash receptacle. He added that currently, the long-term tenants have access which creates more rodents.
 - Lynda Zvr asked if the trash will be enclosed.
 - Teen Woon confirmed it will be enclosed.
 - Lynda Zvr asked how big is the dumpster?
 - Teen Woon stated it is 4-6 yards. He added that it will be kept, cleaned, and emptied regularly..
- Tor Skroder stated that the project will make this community a lot nicer.
 - Magdala Polakoski stated that she agrees it will look nicer but the trash at the back interferes with her community's beauty. She asked why the dumpster cannot be put on A1A so that it will be easier for trash pickup.
 - Teen Woon stated it cannot be on A1A because the city must keep the corridor beautiful.
 - Magdala Polakoski asked why it cannot be in the parking lot.
 - Teen Woon and the owner stated that they will look into that.
- Teen asked if there were any questions before closing the meeting.



LEO HANSEN, A.I.A., ARCHITECT

330 Himarshee Street #104 Fort Lauderdale, FL 33312 954-462-8925 lchaia9093@gmail.com

EXHIBIT 4

MEMORANDUM: ARCHITECTURAL REVIEW

To: Jhanelle Campbell, Development Services Director
Town of Lauderdale-by-the-Sea
Cc: Susan Leven, AICP
Email: JhanelleC@lauderdalebythesea-fl.gov
Re: Architectural Review (ULDR Sec. 30-51)
Project: Sea Glass Beach Place
Review No.: 2022-AR-04
Project Address: 4245 N. Ocean
Date: April 15, 2022

ARCHITECTURAL REVIEW COMMENTARY

The comments of the previous review, 4245-AR-1, have been resolved .

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

LAUDERDALE•BY•THE•SEA

Universal Development Application



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

Administrative Purpose

2022-AR-04

Application Number: _____

BTR #: _____

Date Application Submitted: 7/8/2022

Date Application found Completed: 7/8/2022

Pre-Application Meeting Date: _____

Non-Refundable Application Fee: _____

Cost Recovery Fee: \$250.00

In accordance with Section 30.111-30.113 of the Town's Unified Land Development Regulations: Development applications are required to be provided before any development permit is issued. Please refer to the Town's website to obtain a copy of the corresponding Application Checklist and Fee Schedule.

Check appropriate application and block:

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

Project Name: Sea Glass Beach Place

Folio Numbers: 4943 18 01 4090

Street Address: 4245 N. Ocean Drive Lauderdale by the Sea, Florida

Legal Description: LAUDERDALE BY THE SEA 6-2 B LOTS 5 THRU 8 BLOCK 30

Name of Property Owner: 4245 N. Ocean, LLC. Property Owner's Phone #: 954-491-6033

Address of Property Owner: 2900 Woodbridge Ave, Edison NJ 08837

Property Owner's Email Address: rpm@raymasucci.com

Name of Applicant: Juan Justiniano Applicant's Phone #: 954-771-2724

Applicant's Address: 2400 East Commercial Blvd. Suite 201, Fort Lauderdale, Florida 33308

Applicant Email Address: jjustiniano@cartayaandassociates.com

Name of Agent (e.g. Contractor Representing the Project): Raymond Masucci, Manager

Agent's Email Address: rpm@raymasucci.com Agent's Phone #: 917-848-9222

Agent's Address: 2200 N. Ocean Blvd. Unit 5302, Fort Lauderdale, FL 33305

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

Existing Use of the Subject Property: (3) 1-story 21 unit motel buildings and pool

Proposed Use of the Subject Property: (1) New 3-story building with 30 hotel units and new pool

DEVELOPMENT APPLICATION SIGNATURE SECTION

Property Owner

Print Name of Property Owner: Raymond Masucci Date: 3/30/2022

Signature of Property Owner: [Signature]
State of New Jersey
State of Florida:

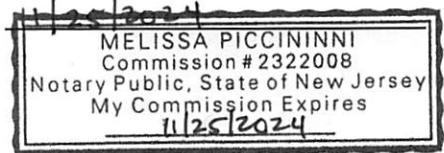
County: Middlesex

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this day
30th of March, 2022.

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

Print Notary Name: Melissa Piccininni My Commission Expires: 11/25/2024

Notary Signature: [Signature]



Applicant

Print Name of Property Owner: _____ Date: _____

Signature of Property Owner: _____

State of Florida:

County:

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

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

Print Notary Name: _____ My Commission Expires: _____

Notary Signature: _____



4245 N OCEAN, LLC
2900 WOODBRIDGE AVENUE
EDISON, NEW JERSEY 08837
954-491-6033

March 29, 2022

Jhanelle Campbell
Lauderdale by the Sea
4501 N. Ocean Drive
Lauderdale by the Sea, FL 33308

RE: 4245 N. Ocean Drive

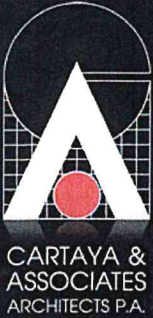
Dear Mrs. Cambell,

I, Raymond Masucci, authorize Juan Justiniano of Cartaya and Associates Architects to submit the applications, plans and fees required of Lauderdale by Sea and to act on my behalf to procure the necessary approvals for the Sea Glass Beach Place project.

Sincerely,



Raymond Masucci
Managing Member



March 30, 2022

Jhanelle Campbell
Development Services Director
Town of Lauderdale-By-The-Sea
4501 Ocean Boulevard
Lauderdale-By-The-Sea, FL 33308

**Re: Sea Glass Beach Place – 4245 North Ocean Drive
Proposal and Request**

Dear Jhanelle,

Please accept this letter as our Design Proposal and Request for Architectural Review Approval for the above referenced project.

Existing Complex

The existing Dolphin Harbor Inn is located at 4245 North Ocean Drive on the South side of Datura Avenue and the East side of Bougainville Drive, fronting A1A, just South of Commercial Boulevard. It consists of twenty-one (21) hotel units.

The design of the existing buildings is typical of the other buildings built in the 1950's and 1960's along the A1A corridor. Refer to Sheet CP-1 Contextual Photographs attached.

Design Intent

The following are a few highlights of the new proposed Sea Glass Beach Place.

- Implementation of Mid-Century Modern architectural style to align our project with the Town of Lauderdale by the Sea's vision.
- Make improvements on the existing non-conformities.
- Integrate the site plan seamlessly into the fabric of the Town.
- Elevate the quality of the built environment.

Design Proposal

Refer to the attached drawing Sheet R-1 and R-2. The proposed development, Sea Glass Beach Place, is a 3 story 30-room motel. The U-shape floor plan with open air corridors layout is practical for the South Florida tropical climate. Two sets of open-air stairs provide an enhanced outdoor experience for the visitors. The open-air design is preferred by many for the same reasons that they are visiting the Sunshine State, especially during the pandemic.

Even though the building meets the building setback requirements on all sides, the U-shape design provides less building frontage along A1A to minimize the impact celebrating the A1A corridor.

Beautiful tropical landscape design beautifies the transition areas between the building and sidewalks.

AAC001388

QUALITY
ARCHITECTURE
AND SERVICE
SINCE 1979

2400 E COMMERCIAL BOULEVARD | SUITE 201
FORT LAUDERDALE | FLORIDA | 33308

PH. (954) 771-2724
WWW.CARTAYAANDASSOCIATES.COM



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.

Conclusion

We hope the above narrative clearly illustrates our commitment to the community and excellence on the design of the Sea Glass Beach Place, and the considerations of its relationship to its neighbors and the A1A corridor.

We look forward to hearing from the Architectural Review Board and the Site Plan Review Board. Should you have any questions please contact me on my office phone at (954)-771-2724.

Sincerely,

Juan Justiniano, AIA
Principal
Cartaya and Associates Architects

AAC001388

QUALITY
ARCHITECTURE
AND SERVICE
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2400 E COMMERCIAL BOULEVARD | SUITE 201
FORT LAUDERDALE | FLORIDA | 33308

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THE SEA GLASS PLACE BEACH HOTEL

4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA



RENDERING

NOT TO SCALE

DRAWING INDEX

COV COVER SHEET

CIVIL

C-1 PRELIMINARY ENGINEERING PLAN

ARCHITECTURAL

GN-1 GENERAL NOTES

S-1 SURVEY

- PLAT RECORD

SP-1 ARCHITECTURAL SITE PLAN

SP-2 EXISTING SITE PLAN

A-1 GROUND FLOOR PLAN

A-2 SECOND FLOOR PLAN

A-3 THIRD FLOOR PLAN

A-4 ELEVATIONS

A-5 ELEVATIONS

CP-1 CONTEXTUAL PHOTOGRAPHS

R-1 RENDERING

R-2 RENDERING

LANDSCAPING

L1.01 TREE DISPOSITION PLAN

L2.01 LANDSCAPE PLAN

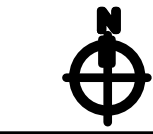
L3.01 PLANTING DETAILS AND NOTES

ELECTRICAL

PH-1 SITE PHOTOMETRIC PLAN



LOCATION MAP



NOT TO SCALE

PROJECT LOCATION

CARTAYA & ASSOCIATES ARCHITECTS, P.A.
2400 E. COMMERCIAL BLVD. SUITE 201, FT. LAUDERDALE, FL. 33308 954-771-2724

ARCHITECTURE

BOTEK THURLOW ENGINEERING INC.
3409 NW 9TH AVENUE FORT LAUDERDALE, FL 33309

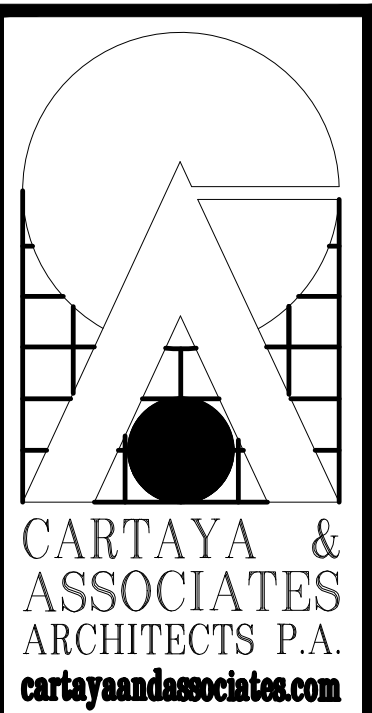
CIVIL

DULAND DESIGN
811 E. LAS OLAS BLVD. SUITE 4 FORT LAUDERDALE, FL 33301

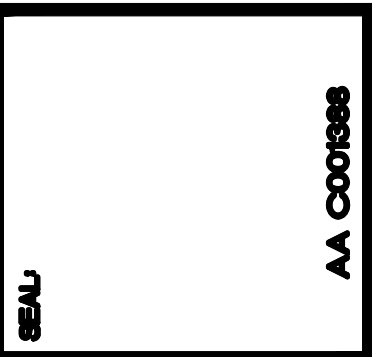
LANDSCAPE

DELTA G CONSULTING ENGINEERS
707 NE 3RD AVENUE SUITE 200 FT. LAUDERDALE, FL. 33304 954-527-1112

MECHANICAL/ ELECTRICAL/ PLUMBING/ FIRE PROTECTION



2400 E. COMMERCIAL BLVD. SUITE 201
FT. LAUDERDALE, FLORIDA 33308
954-771-2724



SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

PROJECT:

ALL DESIGN AND DETAILS INDICATED OR REPRESENTED BY THIS DRAWING ARE FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THIS IS THE PROPERTY OF CARTAYA & ASSOCIATES ARCHITECTS, P.A. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION FROM CARTAYA & ASSOCIATES ARCHITECTS, P.A. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CARTAYA & ASSOCIATES ARCHITECTS, P.A. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CARTAYA & ASSOCIATES ARCHITECTS, P.A. AND WITHOUT ANY OTHER WARRANTIES OR CONDITIONS. ANY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE USER. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

TITLE: COVER SHEET

DATE: DECEMBER 17, 2021

DRAWN BY: BH

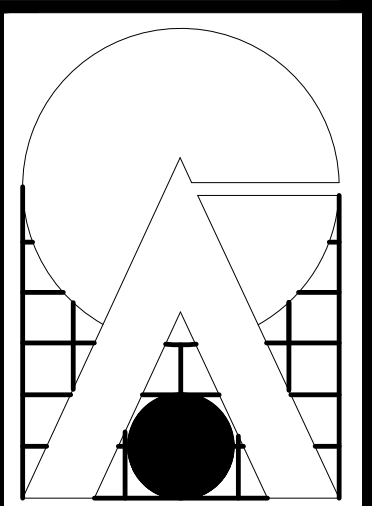
CHECKED BY: JJ

JOB NO: 2114

COV

GENERAL NOTES	
1.	WHERE REQUIRED FOR NEW WORK, PREPARE EXISTING CONDITION TO RECEIVE NEW WORK.
2.	ANY DISRUPTION IN CONTINUITY OF EXISTING UTILITIES TO OTHER BUILDINGS OR FACILITIES IN THE AREA SHALL BE COORDINATED WITH THE OWNER ONE WEEK IN ADVANCE OF DISRUPTION. UTILITIES SHALL BE RESTORED IMMEDIATELY.
3.	DUE TO THE NATURE OF WORK INVOLVED IN RENOVATIONS, UNFORESEEN CONDITIONS MAY ARISE DURING CONSTRUCTION. ANY UNFORESEEN CONDITION THAT AFFECTS THE PROGRESS OF THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND OWNER FOR REVIEW AND RESOLUTION.
4.	GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE LAWS, CODES, REGULATIONS AND BEST STANDARDS OR PRACTICE AND SAFETY.
5.	EXISTING CONDITIONS HAVE BEEN DRAWN FROM LIMITED FIELD MEASUREMENTS AND OBSERVATIONS. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO EXECUTION OF CONSTRUCTION. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
6.	GENERAL CONTRACTOR SHALL CLEAR PROJECT SITE OF ALL TRASH, RUBBISH AND DEBRIS AT LEAST WEEKLY. DISPOSE OF ALL WASTE MATERIAL IN A LEGAL MANNER. USE OF BUILDING TRASH DUMPSTER IS NOT PERMITTED. GENERAL CONTRACTOR SHALL PROVIDE HIS/HER OWN DUMPSTER.
7.	GENERAL CONTRACTOR TO PROVIDE MEASURES TO CONTROL DUST ON THE SITE.
8.	SMOKING WITHIN THE BUILDING IS PROHIBITED. SMOKING ON THE BUILDING SITE IS LIMITED TO AREAS SPECIFICALLY DESIGNATED FOR SMOKING.
9.	GENERAL CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL SYSTEMS IN AND AROUND THE AREA OF WORK DURING CONSTRUCTION.
10.	GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES, SURFACES, FIXTURES, ETC. IN OR AROUND THE WORK AREA THAT ARE TO REMAIN. ANY ITEMS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT NO COST TO OWNER.
11.	INSTALL ALL ITEMS IN STRICT ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS AND REVIEWED SUBMITTALS. UPON COMPLETION PERFORM ALL REQUIRED TESTS AND OBTAIN ALL REQUIRED APPROVALS.
12.	ACCURATE AS-BUILT DRAWINGS ARE NOT AVAILABLE FOR THIS FACILITY. UTILITIES MAY BE ENCOUNTERED DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION OR UNDERGROUND WORK TO COORDINATE LOCATION OF UNDERGROUND UTILITIES. IN ADDITION, THE GENERAL CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES BY ELECTRONIC METHODS, HAND EXCAVATION, OR SOFT DIG METHOD PRIOR TO COMMENCING UNDERGROUND WORK AT NO ADDITIONAL COST TO OWNER.
13.	BUILDINGS ADJACENT TO WORK AREA WILL BE OCCUPIED. CONDUCT CONSTRUCTION WORK SO OPERATIONS OF OCCUPIED BUILDINGS WILL NOT BE DISRUPTED.
14.	MAINTAIN PROTECTED ACCESS TO EXISTING WALKWAYS, EXITS, OR OTHER FACILITIES USED BY OCCUPANTS OF OTHER BUILDINGS.
15.	ERECT TEMPORARY PROTECTION SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS AT AREAS REQUIRING PROTECTION FOR PEDESTRIANS.

HEIGHT DATA TABLE (PROPOSED BUILDING ONLY)			
ADDRESS: 4245 N. OCEAN DRIVE, LAUDERDALE BY THE SEA, FL 33306			
		NAVD	FEET
HIGHEST CROWN OF ROAD ADJACENT OF BUILDING		10.55'	-1'-6"
10' ABOVE HIGHEST CROWN OF ROAD OR FIRST HABITABLE FLOOR LEVEL		12.05'	0'-0"
FIRST FLOOR LEVEL		21.88'	9'-10"
TOP OF ROOF DECK		41.55'	29'-10"
TOP OF PARAPET		44.55'	33'-0"
TOP OF HIGHEST ROOF TOP STRUCTURE		45.05'	34'-6" AT ELEVATOR
SITE DATA TABLE			
ADDRESS: 4245 NORTH OCEAN DRIVE, LAUDERDALE BY THE SEA, FLORIDA 33306			
LEGAL DESCRIPTION: LOT 5-B, BLOCK 30, LAUDERDALE BY THE SEA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.			
TYPE OF REQUIREMENT	REQUIREMENT/ PERMITTED	EXISTING	PROPOSED
LAND USE CATEGORY	-	MULTIFAMILY RESIDENCE MH	MULTIFAMILY RESIDENCE MH
ZONING CATEGORY	-	RM-25	RM-25
USES	-	(3) EXISTING (1) ONE STORY BUILDINGS	(1) ONE PROPOSED (3) THREE STORY BUILDING
SITE AREA	-	26,369.7 NET S.F.	26,369.7 NET S.F.
-	-	0.6051 NET AC.	0.6051 NET AC.
GROUND FLOOR COVERAGE	-	7,388 SF	7,330 SF
NORTH BUILDING SF	-	2,922 SF	
CENTRAL BUILDING SF	-	2,356 SF	
SOUTH BUILDING SF	-	2,110 SF	
NEW BUILDING SF	-	-	21,990 SF
TOTAL BUILDING AREA	-	7,388 SF	----- SF
NORTH BUILDING SF	-	2,922 SF	
CENTRAL BUILDING SF	-	2,356 SF	
SOUTH BUILDING SF	-	2,110 SF	
NEW BUILDING SF	-	-	21,990 SF
DENSITY: # OF UNITS	FIFTY (50) HOTEL UNITS WITHOUT KITCHENS	TWENTY-ONE (21) EXISTING MOTEL UNITS (WITHOUT KITCHEN) (SINK INCLUDED)	THIRTY (30) TOTAL MOTEL UNITS WITHOUT KITCHEN
DWELLING UNITS/GROSS ACRE	-	34.7 UNITS PER ACRE	50 UNITS PER ACRE
BUILDING HEIGHTS (EXISTING AND NEW)	33 FT. MAX	9 FEET 11 INCHES	NEW/PROPOSED BUILDING =33'-0" TOP OF ELEVATOR PARAPET
BUILDING LENGTHS	200 FT. MAX		115'-3"
NORTH BUILDING	-	92'-4"	
CENTRAL BUILDING	-	82'-1"	
SOUTH BUILDING	-	68'-5"	
NEW BUILDING	-	-	115'-3"
SETBACKS			
EXISTING BUILDINGS FRONT (OCEAN DRIVE)	25 FT. MIN	25'-0"	
EXISTING NORTH BUILDING REAR (BOUGAINVILLE DR.)	10 FT. UP TO 22 FT. HT.	23'-11" TO 30'-11"	
EXISTING CENTRAL BUILDING REAR (BOUGAINVILLE DR.)	10 FT. UP TO 22 FT. HT.	24'-9" TO 25'-0	
EXISTING SOUTH BUILDING REAR (BOUGAINVILLE DR.)	10 FT. UP TO 22 FT. HT.	25'-0"	
EXISTING SIDE	10 FT. UP TO 22 FT. HT.	7'-6" (NORTH SIDE) 8'-2" (SOUTH SIDE)	
NEW BUILDING FRONT (OCEAN DRIVE)	25 FT. MIN	-	25'-0"
NEW BUILDING REAR (BOUGANVILLE DR.)	13 FT. MIN FOR BUILDINGS OVER 22 FT. HT. THE 10 FT. MIN. SETBACK SHALL BE INCREASED BY 1 FT FOR EACH 4 FT BY WHICH THE HEIGHT OF THE BUILDING EXCEEDS 22 FT	-	23'-1"
NEW BUILDING (BUILDING SEPARATION)	20 FT. MIN	-	N/A
PERVIOUS AREA	6,592 S.F. (25%)	8,127.7 S.F. (30.8%)	6,862 S.F. (26%)
PERVIOUS AREA (SETBACK)	8,988 S.F.x25%=2,247 S.F.	2,408 S.F. (26.7%)	5,715.0 S.F. (50%)
IMPERVIOUS AREA	19,777.2 S.F. (75%)	18,242 S.F. (69.2%)	19,507 S.F. (74%)
VUA (PAVED) AREA	-	5,660 S.F.	7,656 S.F.
VUA LANDSCAPE AREA	1,007 S.F. (20% VUA PAVED AREA)	1,415 S.F.	2,558 S.F. (30%)
PARKING REQUIRED	(1 SPACE PER UNIT)	21	30
HANDICAP	(1 PER EVERY 25)	1	2
STANDARD	-	28	29
COMPACT	(MAX. 25%)	0	0
PARKING PROVIDED SUBTOTAL	-	29	31
BICYCLE	MAX. 15% TOTAL REQUIRED 1 SPACE FOR EACH 4 BICYCLE SPACES	0	4
TOTAL PARKING	30 PARKING SPACES	29 PARKING SPACES	31 PARKING SPACES
LANDSCAPE			
TREES	1/1000 S.F. SITE AREA = 26	19	28
	1/200 S.F. VUA	5	13
SHRUBS	(3/200 S.F. VUA) = 15	15	209



CARTAYA &
ASSOCIATES
ARCHITECTS P.A.
cartayaandassociates.com

2400 E. COMMERCIAL BLVD. SUITE 201
FT. LAUDERDALE, FLORIDA 33306
954-771-2724

SEA

AA 0001888

PROJECT:

SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

ALL DESIGNS AND DETAILS INDICATED OR REPRESENTED BY THIS DRAWING ARE FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THIS IS THE PROPERTY OF CARTAYA AND ASSOCIATES ARCHITECTS P.A. AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARTAYA AND ASSOCIATES ARCHITECTS P.A. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL SEAL AND NOBILITY OF THE ARCHITECT. ANY DISCREPANCIES PRIOR TO THE EXECUTION OF THE WORK, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

TITLE: GENERAL NOTES

REVISIONS

DATE: DECEMBER 17, 2021
DRAWN BY: BH
CHECKED BY: JJ

JOB NO: 2114

SHEET: GN-001

PAGE _____ OF _____	TYPE OF SURVEY: ☐ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM ☐ ALTAIRNSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE	SURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
---------------------	---	---

BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

SCALE: 1"=40'

DATURA AVENUE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	43.05'	25.00'	98°40'27"	37.93'
C2	39.47'	25.00'	90°27'35"	35.50'

TYPE	DIAMETER	HEIGHT	CANOPY
1 CAGBAGE PALM	14'	20'	20'
2 SCOFFERIA TREE	24'	12'	10'
3 PALM	6'	20'	12'
4 PALM	6'	24'	14'
5 PALM	6'	12'	12'
6 PALM	12'	30'	20'
7 FLOUS	12'	14'	12'
8 PALM	12'	24'	14'
9 PALM	10'	16'	10'
10 SEA GRAPE	24'	12'	12'
12 PALM	10'	16'	10'
13 GUINOA UNDO	6'	25'	10'
14 PALM CLUSTER	16'	30'	14'
15 PALM	6'	22'	8'
16 PALM CLUSTER	12'	20'	16'
17 PALM	10'	18'	12'
18 PALM	12'	22'	14'
19 PALM CLUSTER	12'	24'	12'
20 PALM	16'	6'	6'
21 PALM	16'	6'	6'
22 ELEURA PALM CLUSTER	30'	14'	12'

LEGAL DESCRIPTION:
Lot 5-8, Block 30, LAUDERDALE BY THE SEA,
according to the plat thereof as recorded in Plat
Book 6, Page(s) 2, of the Public Records of Broward
County, Florida.

PROPERTY ADDRESS:
4245 NORTH OCEAN DRIVE
LAUDERDALE BY THE SEA, FL 33308

INVOICE NUMBER: 137524-SE
DATE OF FIELD WORK: 03/07/2022

CLIENT FILE:

CERTIFIED TO:
4245 N OCEAN LLC / TEEN WOON

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0386
SUFFIX: H
PANEL DATE: 08/18/2014

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- CONC. SURFACE CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- TILE WALK CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- CONC. WALK SURFACE CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 485-3145
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A/RAL = ARC LENGTH	CLOR ELTY = ELEVATION	PC = POINT OF CURVE	WM = WATER METER
CD = CENTERLINE ANGLE	PT = POINT OF TANGENCY	QTR = QUARTER	WO = WATER VALVE
CAU = CHAIN LINK FENCE	FR = FOUND ROAD R/O	SEC = SECTION	
CF = CALCULATED FROM FIELD	RI = POOL HEATER	TR = TELEPHONE RISER	
CR = CALCULATED FROM RECORD	RS = POINT OF BEGINNING	TWP = TOWNSHIP	
CS = CHORD DISTANCE	RSB = POINT OF COMMENCEMENT	UT = UTILITY EASEMENT	
CONC = CONCRETE	PP = POOL PUMP	UP = UTILITY LOC	
CR = CRANEWAY EASEMENT			

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⊙ = UTILITY POLE	⊗ = WELL
☆ = LIGHT POLE	⦶ = CENTER LINE
☐ = CATCH BASIN	⦶ = PARTY WALL
⚡ = FIRE HYDRANT	⦶ = SEC. QTR. CORNER
⚓ = MANHOLE	⦶ = SECTION CORNER
⚓ = WATER VALVE	X = ELEV. SHOT
⚓ = WATER METER	

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY," THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFUND. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION.
- PURPOSES LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS. DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929 OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AS SHOWN ABOVE.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) 66593.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5A-17.061 & 5A-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5A-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Elevations, if shown:

Benchmark: BCBM 1910

Benchmark Elev.: 10.10'

Benchmark Datum: NAVD 1988

Elevations on Drawing are in:
N.G.V.D.29 ☒ N.A.V.D.88

Revisions:

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN Adobe SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".

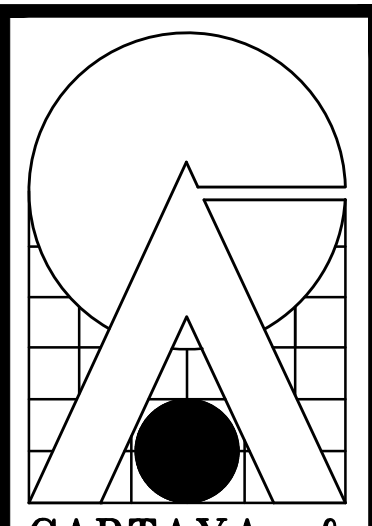
Job No: 137524-SE Date of Field Work : 03/07/2022 Drawn by: C.A.

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ARCHITECTS P.A.
cartayaandassociates.com

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FT. LAUDERDALE, FLORIDA 33308
954-771-2724

SEAL: AA C001388

SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

SHEET:	S-1	JOB NO	2114	DATE	DECEMBER 17, 2021	REVISIONS
1		DRAWN BY:	BH			
1		CHECKED BY:	JJ			

LAUDERDALE BY THE SEA

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

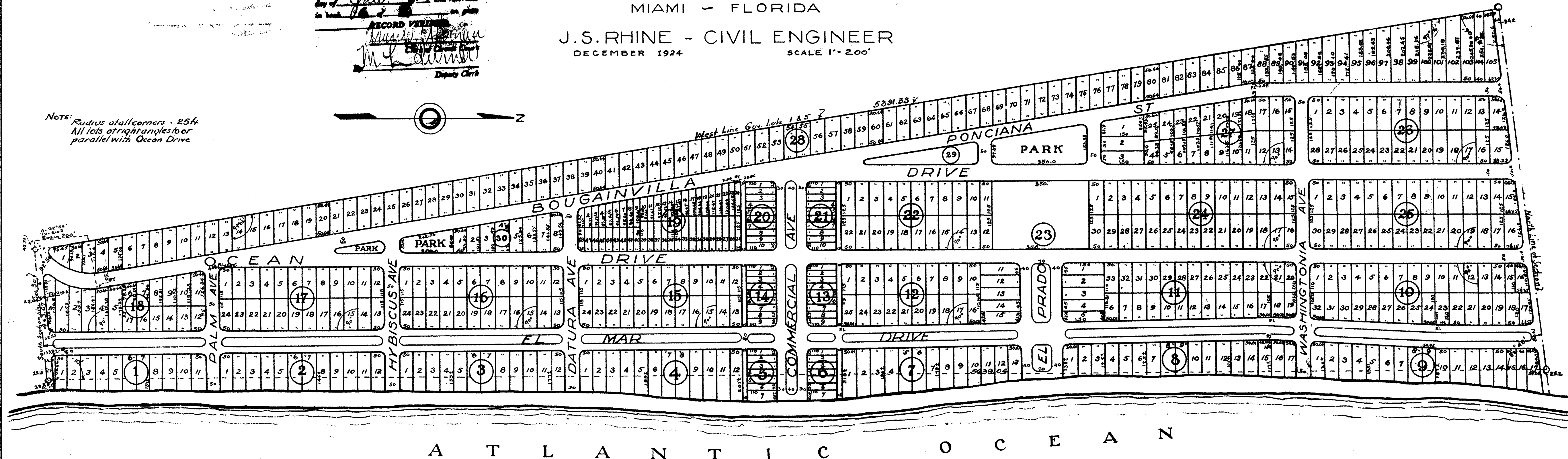
W.F. MORANG & SON INC.
OWNERS AND DEVELOPERS
162 E. FLAGLER ST.
MIAMI - FLORIDA

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

37696

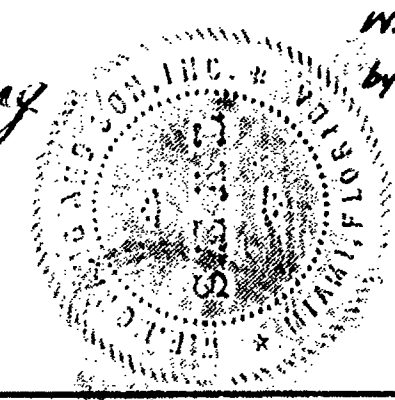
STATE OF FLORIDA
COUNTY OF BROWARD
This instrument was filed for record
day of Dec 1924 and recorded
in book 16 of 16 on page
16
RECORD VERIFIED
M. J. [Signature]
Deputy Clerk

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



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

Attest
W.F. Morang
Secretary



W.F. MORANG & SON, INC.

J.S. Rhine
President

State of Florida,
County of Broward.

I, the undersigned authority, do hereby certify that on this 31 day of December, 1924, personally appeared before me the President and Secretary of the W.F. Morang & Son, Inc., a corporation under the laws of the State of Florida, and they each of them, acknowledged to me the execution of the foregoing dedication by and with the authority of the Board of Directors of said Corporation, and they also acknowledged that the attached seal is the Seal of said Corporation and was affixed by and with the authority of said Board of Directors.

In witness whereof, I have hereunto set my hand and seal the day and year first above written

William J. [Signature]
Notary Public, State of Florida at large
My commission expires Dec. 12, 1927

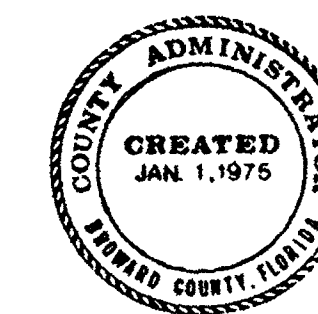
This is to certify that J.S. Rhine, a registered and licensed Civil Engineer, has surveyed and platted the property hereon described and that the same is true, I verily believe.
Signed and sealed this 23rd day of December A.D. 1924

J.S. Rhine
Civil Engineer
Florida Registry No. 146

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 6 at Page 2 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 11 day of Dec A.D. 1924

L. A. HESTER, County Administrator



Drawing name: Y:\2021 Projects\2114 - 4245 N Ocean Drive\CAD\2114-D1_NON_CONFORMING_CONDITIONS.dwg SP-2 Mar 21, 2022 2:35pm by gthavarria

EXISTING NON-CONFORMING CONDITIONS AND PROPOSED IMPROVEMENTS:

1

3' SIDEWALKS DO NOT SATISFY ADA REQUIREMENTS
- NEW SITE DESIGN MEETS ALL ADA SIDEWALK WIDTH REQUIREMENTS

2

TWO EXISTING BUILDINGS ON SOUTHERN PORTION ON SITE HAVE A NON-CONFORMING BUILDING SEPARATION
- ALL EXISTING BUILDINGS ON SITE ARE TO BE DEMOLISHED, NEW SITE DESIGN TO INCLUDE A SINGLE BUILDING WHICH MEETS ALL SETBACK REQUIREMENTS.

3

EXISTING TREE DEFICIENCY
- NEW LANDSCAPE DESIGN MEETS ALL REQUIREMENTS.(REFER TO LANDSCAPE DOCUMENTS)

4

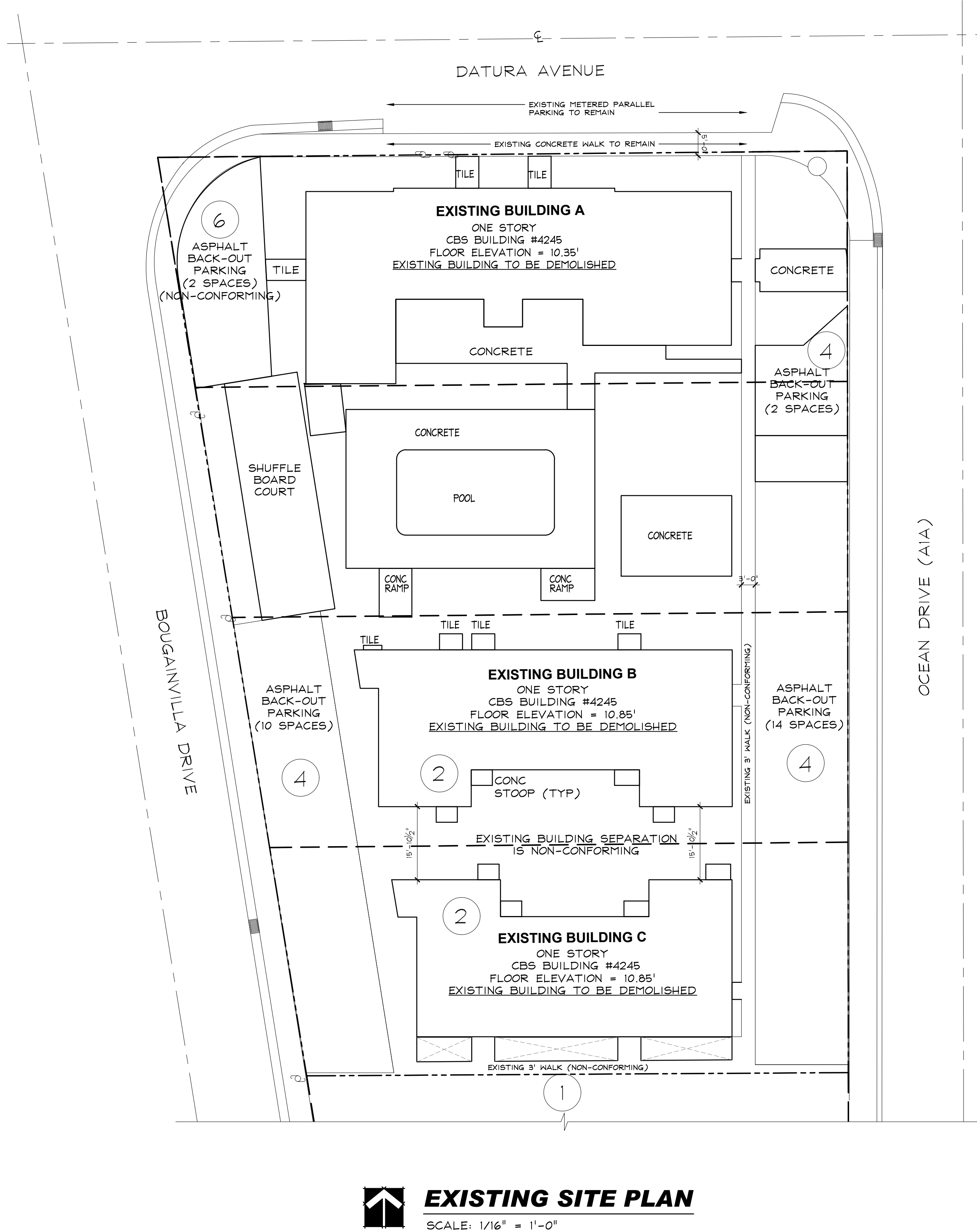
EXISTING PARKING CONDITION ALONG THE EAST AND WEST SIDE WHERE THERE ARE PARKED CARS BACK OUT INTO EXISTING PEDESTRIAN SIDEWALK
- NEW SITE DESIGN ELIMINATES PARKING ON THE EAST SIDE, AND NEW SIDEWALK ON WEST SIDE DOES NOT REQUIRE PEDESTRIANS TO WALK BEHIND PARKED CARS

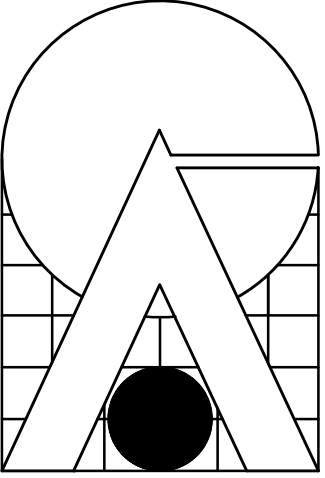
5

NON-CONFORMING SIDE YARD SETBACKS.
- NEW SITE DESIGN MEETS ALL SETBACK REQUIREMENTS.

6

EXISTING PARKING SPACES AT NORTHWEST PORTION OF SITE ARE IN CLOSE PROXIMITY TO THE INTERSECTION
-PARKING SPACES HAVE BEEN REMOVED IN THE NEW SITE DESIGN.





CARTAYA &
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cartayaandassociates.com

2400 E. COMMERCIAL BLVD. SUITE 201
FT. LAUDERDALE, FLORIDA 33308
954-771-2724

SEAL

AA C001988

PROJECT:

SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

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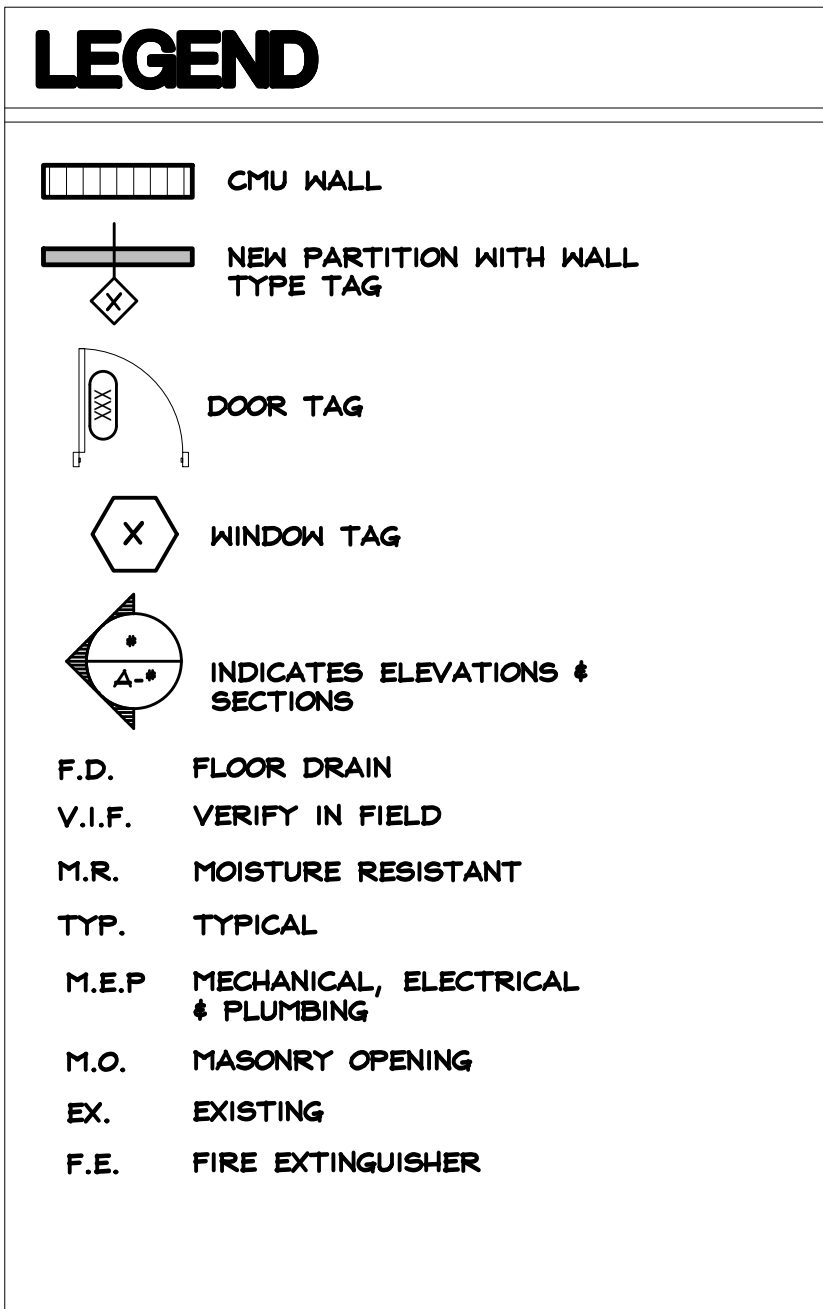
TITLE: EXISTING SITE PLAN

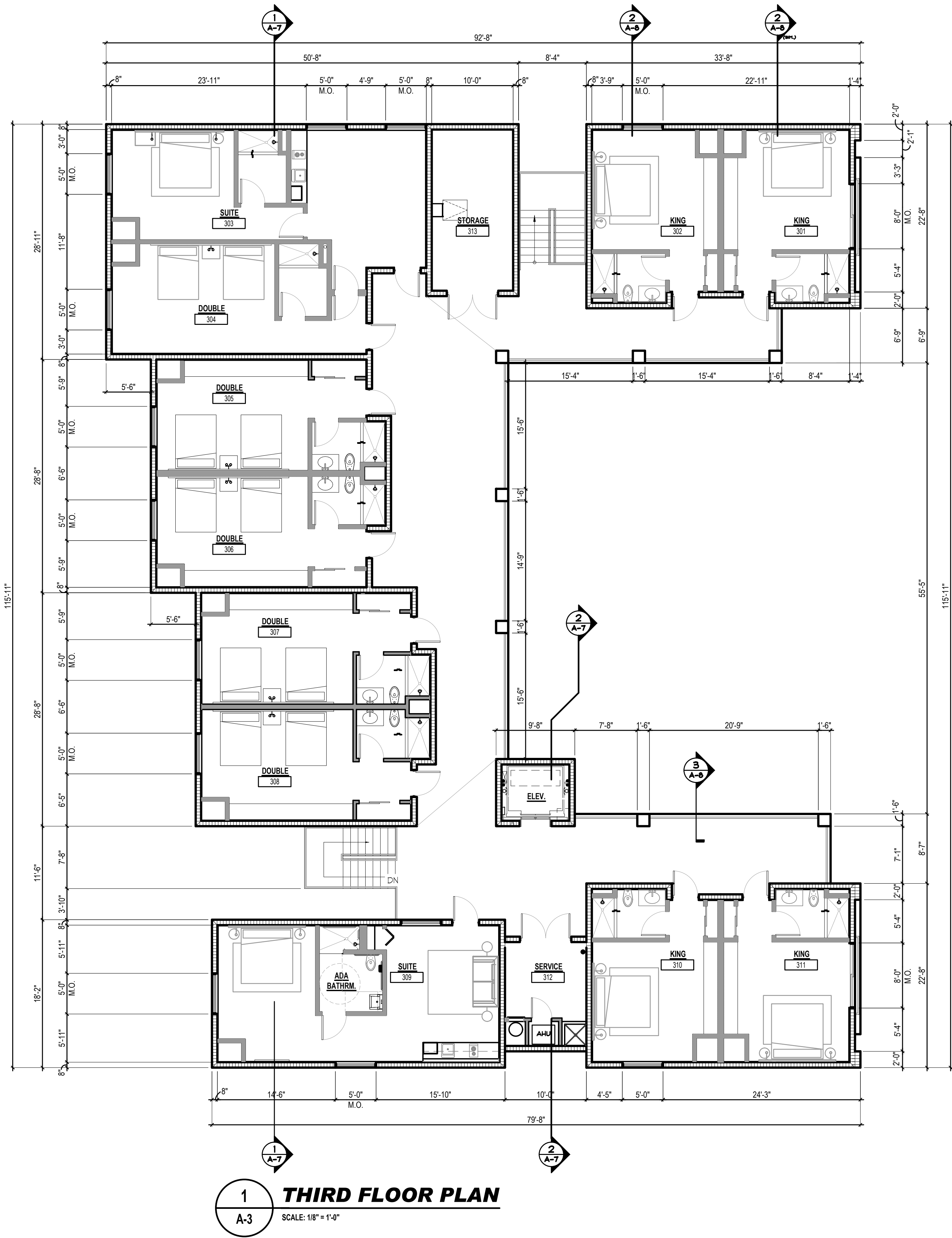
DATE: DECEMBER 17, 2021
DRAWN BY: BH
CHECKED BY: JJ

JOB NO: 2114

SHEET: SP-2
2 OF 12

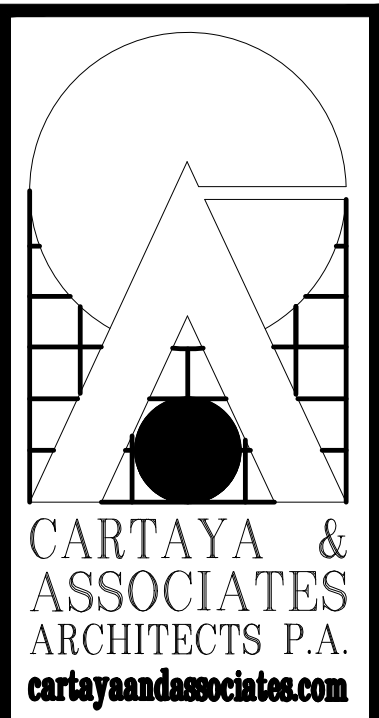
102





LEGEND

- CMU WALL
- NEW PARTITION WITH WALL TYPE TAG
- DOOR TAG
- WINDOW TAG
- INDICATES ELEVATIONS & SECTIONS
- F.D. FLOOR DRAIN
- V.I.F. VERIFY IN FIELD
- M.R. MOISTURE RESISTANT
- TYP. TYPICAL
- M.E.P. MECHANICAL, ELECTRICAL & PLUMBING
- M.O. MASONRY OPENING
- EX. EXISTING
- F.E. FIRE EXTINGUISHER



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FT. LAUDERDALE, FLORIDA 33308
954-771-2724

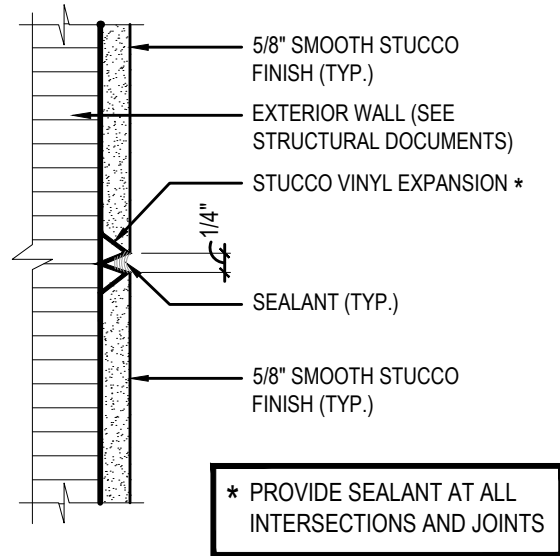
SEAU AA C001888

PROJECT: SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

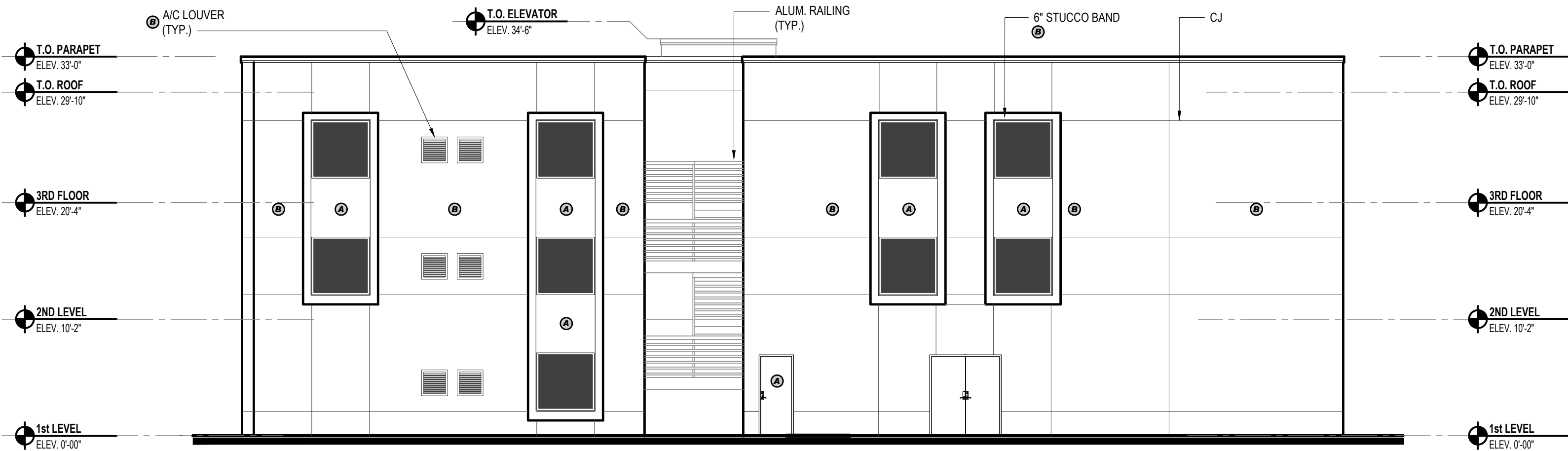
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TITLE	THIRD FLOOR PLAN	REVISIONS
JOB NO.	2114	DATE DECEMBER 17, 2021 DRAWN BY: BH CHECKED BY: JJ
SHEET	A-3	

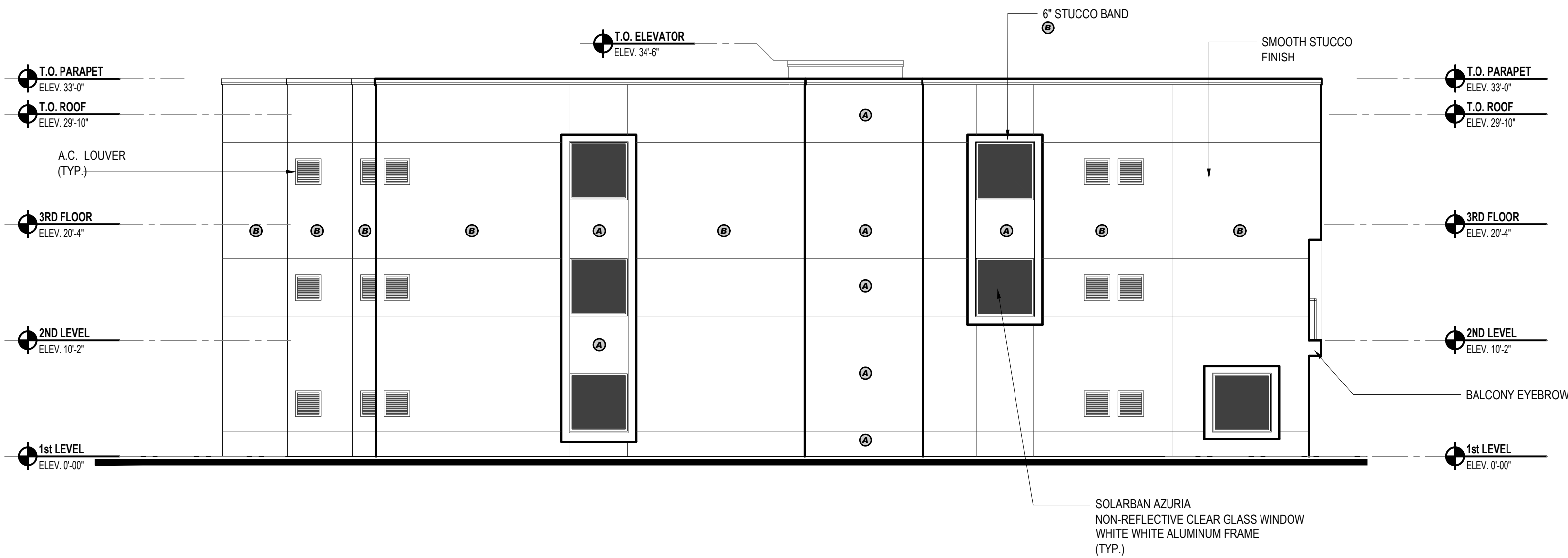
Drawing name: Y:\2021 Projects\2114 - 4245 N Ocean Drive\CAD\2114 - A-4-ELEVATIONS.dwg A-4 Apr 05, 2022 11:13am by: gchavarria



3 STUCCO CONTROL JOINT
SCALE: 3" = 1'-0"

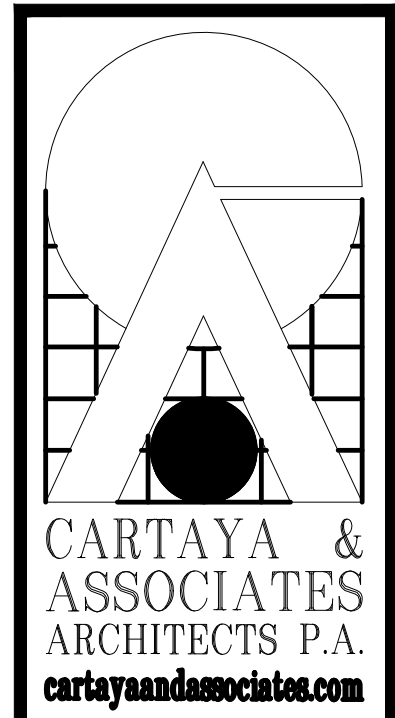


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

PAINT COLOR LEGEND	
(A)	BENJAMIN MOORE 2056-50 / BABY BOY BLUE
(B)	BENJAMIN MOORE 2122-70 / SNOW WHITE



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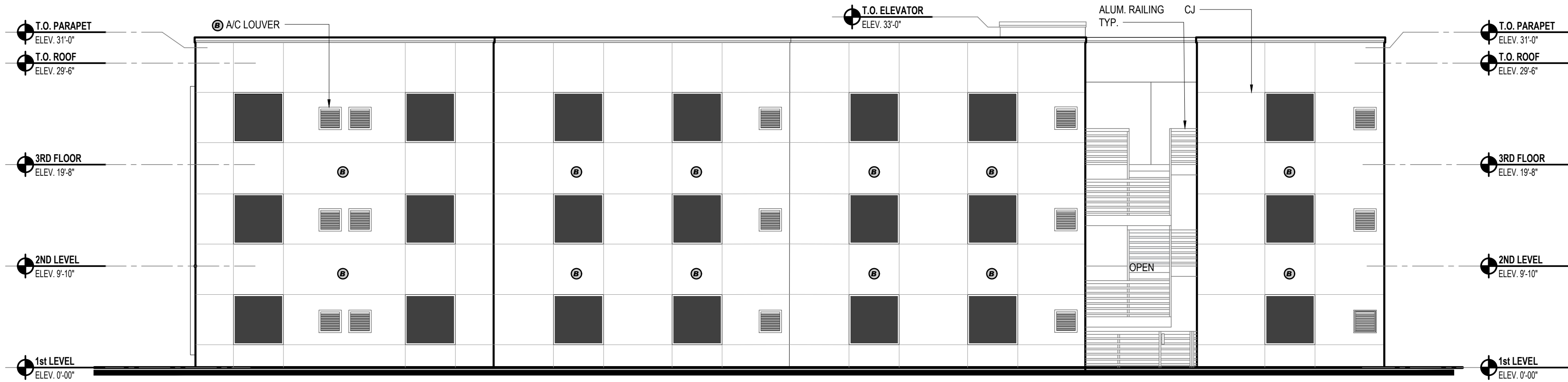
SEAU
AA C001888

PROJECT: SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

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ELEVATIONS	
TITLE	REVISIONS
JOB NO. 2114	DATE: DECEMBER 17, 2021 DRAWN BY: BH CHECKED BY: JJ
A-4	

Drawing name: Y:\2021 Projects\2114 - 4245 N Ocean Drive\CAD\2114-A-5-ELEVATIONS.dwg A-5 Apr 05, 2022 11:15am by: gchavarria



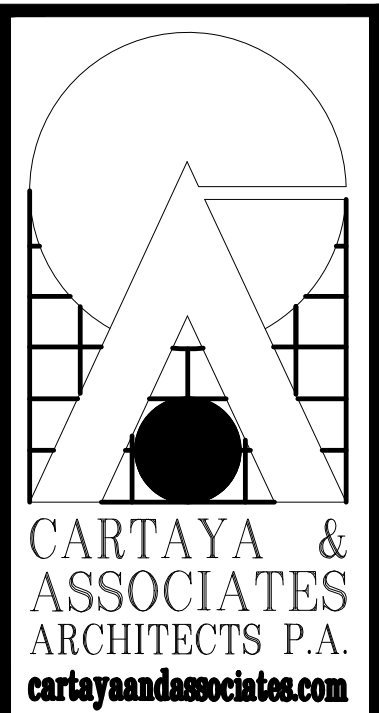
1
A-5
WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
A-5
EAST ELEVATION
SCALE: 1/8" = 1'-0"

PAINT COLOR LEGEND

- (A) BENJAMIN MOORE 2056-50 / BABY BOY BLUE
- (B) BENJAMIN MOORE 2122-70 / SNOW WHITE



2400 E. COMMERCIAL BLVD. SUITE 201
FT. LAUDERDALE, FLORIDA 33308
954-771-2724

SEAU
AA C001888

PROJECT:
SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA
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TITLE	ELEVATIONS		REVISIONS	
	DATE	DESK	DATE	REVISION
2114	17, 2021	BH	17, 2021	BH
A-5	17, 2021	JJ	17, 2021	JJ



4240 N. OCEAN DRIVE

PRIVATE RESIDENCE (DATE PHOTO TAKEN 3-9-21)



4228 N. OCEAN DRIVE

FRENCH LEAVE CONDOMINIUM (DATE PHOTO TAKEN 3-9-21)



4220 N. OCEAN DRIVE

BLUE STRAWBERRY BY THE SEA (DATE PHOTO TAKEN 3-9-21)



4201 N. OCEAN DRIVE

LAUDERDALE BY THE SEA - CHAMBER OF COMMERCE BUILDING (DATE PHOTO TAKEN 3-9-21)



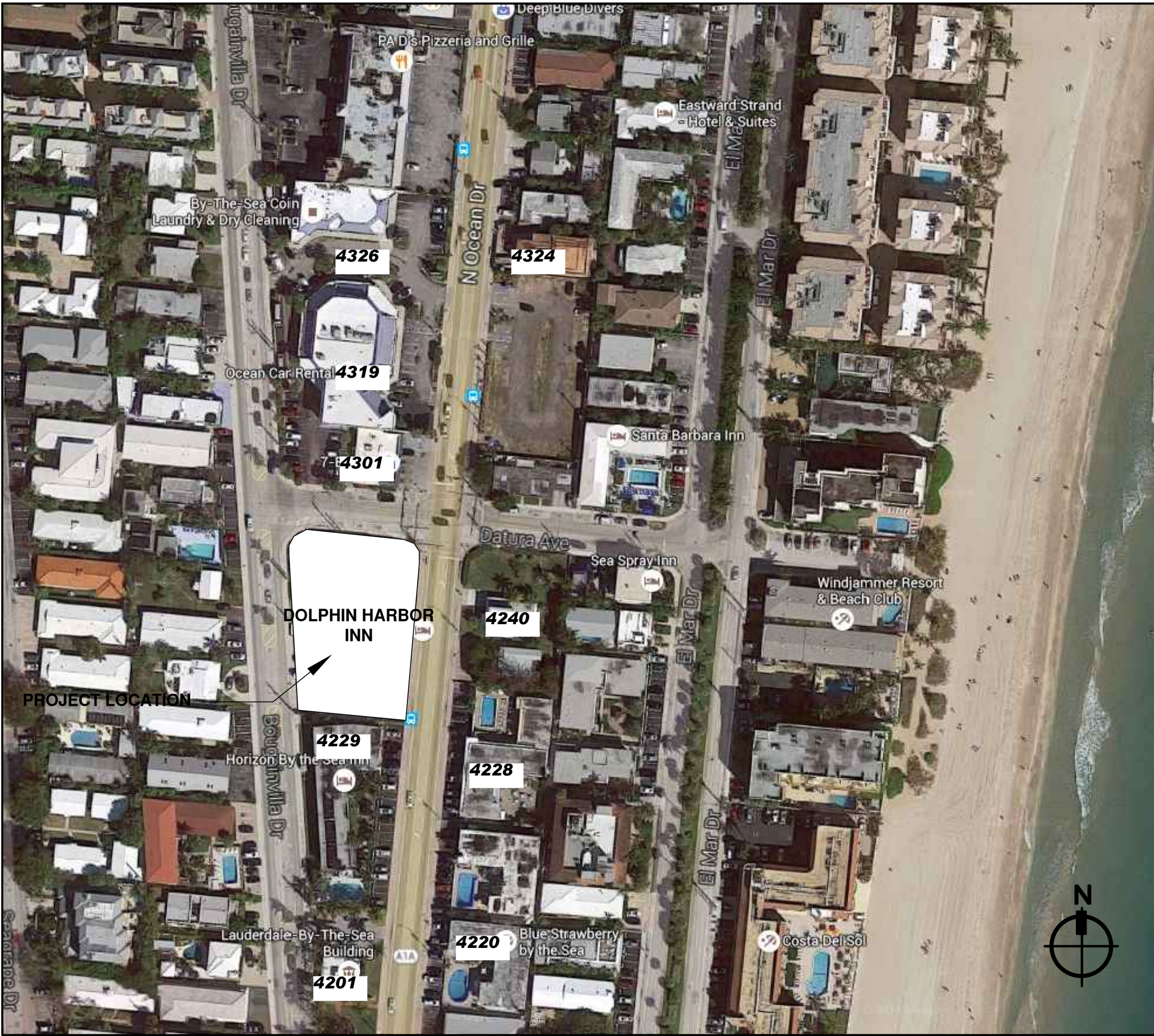
4229 N. OCEAN DRIVE

HORIZON BY THE SEA INN (DATE PHOTO TAKEN 3-9-21)



4245 N. OCEAN DRIVE

DOLPHIN HARBOR INN MOTEL (DATE PHOTO TAKEN 3-9-21)



KEY MAP

NOT TO SCALE



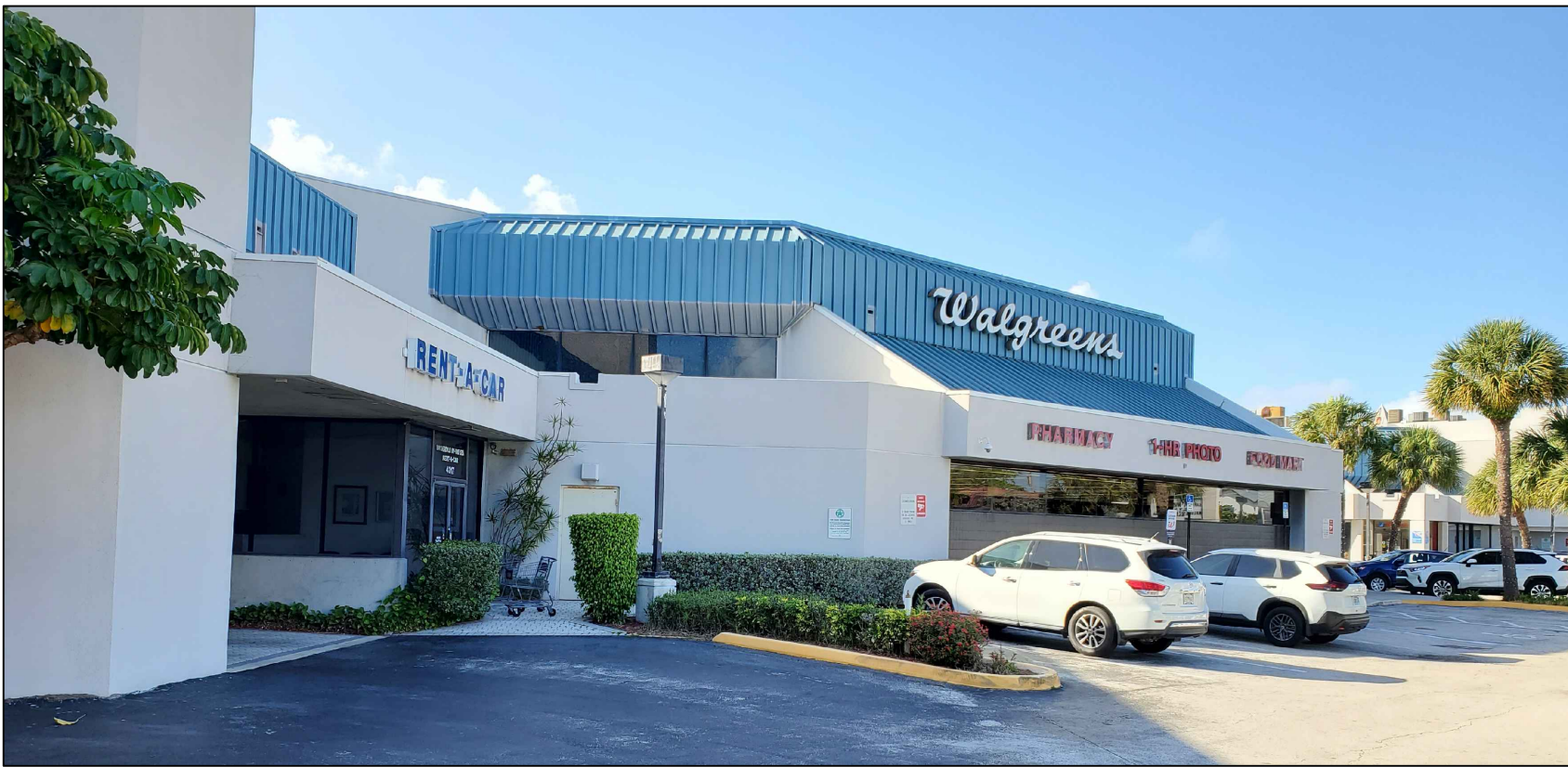
4301 N. OCEAN DRIVE

OCEAN MART (DATE PHOTO TAKEN 3-9-21)



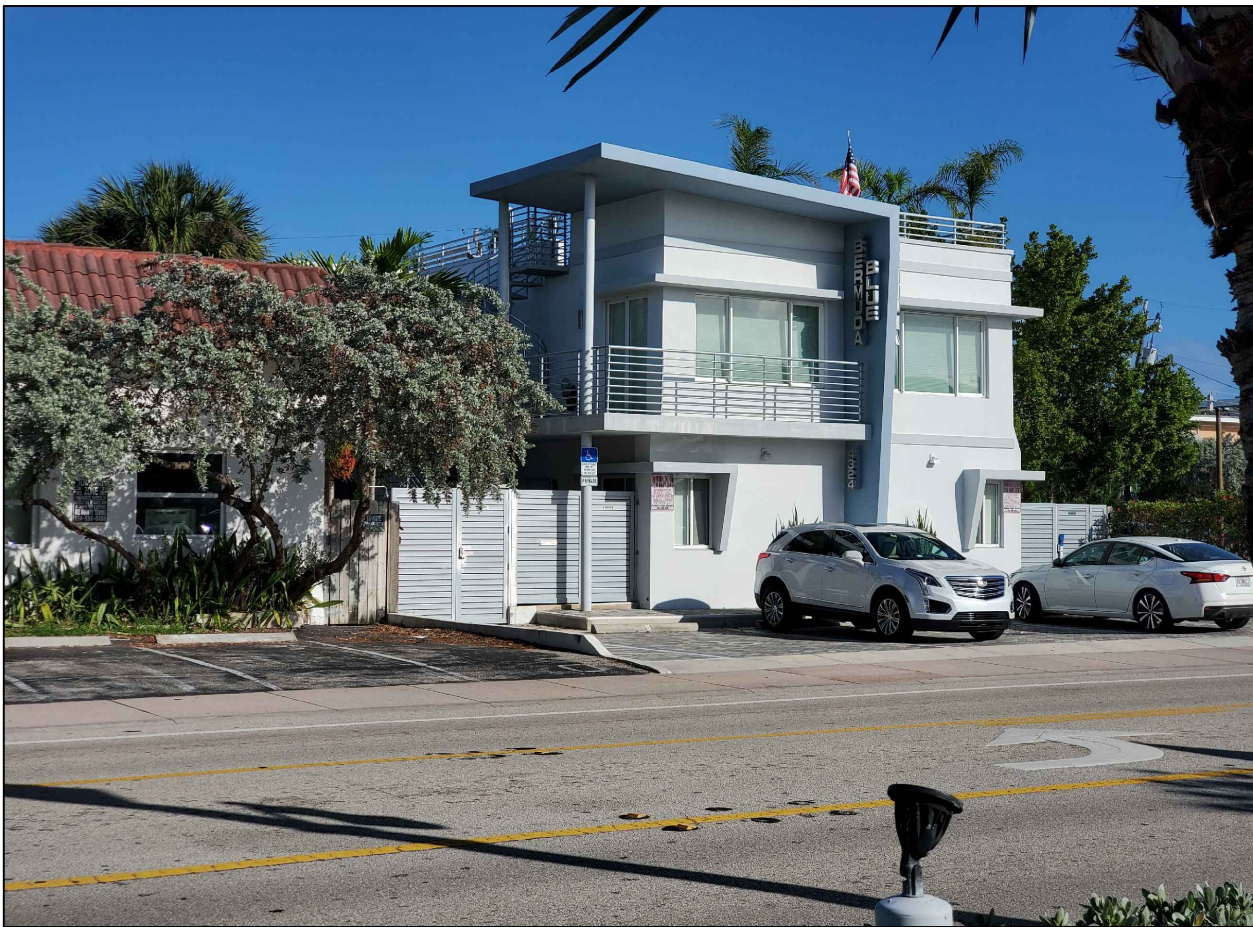
4331 BOUGAINVILLE DRIVE

RETAIL PLAZA (DATE PHOTO TAKEN 3-9-21)



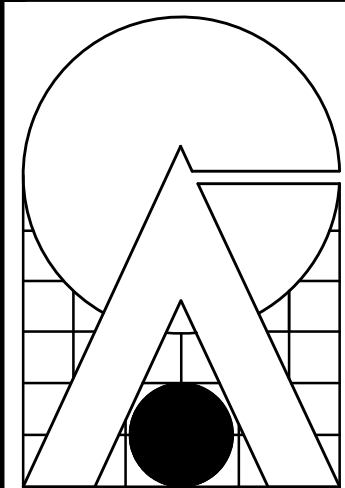
4319 N. OCEAN DRIVE

LAUDERDALE BY THE SEA RENT-A-CAR/ WALGREENS (DATE PHOTO TAKEN 3-9-21)



4324 N. OCEAN DRIVE

BERMUDA BLUE (DATE PHOTO TAKEN 3-9-21)



**CARTAYA &
ASSOCIATES
ARCHITECTS P.A.**

2400 E. COMMERCIAL BLVD., SUITE 201
FT. LAUDERDALE, FLORIDA 33308
TEL: 954-771-2724

SEAL

AA C001888

**SEA GLASS INN
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA**

PROJECT

CONTEXTUAL PHOTOGRAPHS

TITLE

REVISIONS

DATE: FEB 14, 2021
DRAWN BY: GC
CHECKED BY: TW

JOB NO
2114

SHEET

CP-1

1 of 1

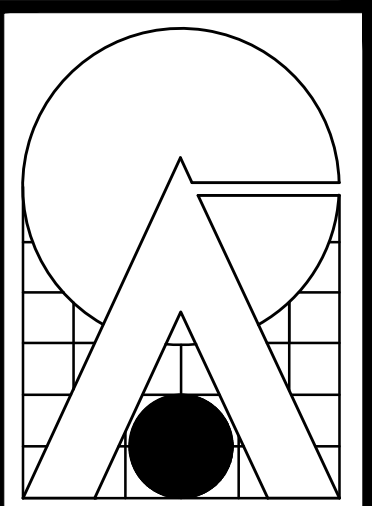
Drawing name: Y:\2021 Projects\2114 - 4245 N Ocean Drive\CAD\2022\1502 SP APPROVAL\2114- RENDERINGS.dwg R-1 Mar 10, 2022 10:18am by: gchavarria



1
R-1

STREET LEVEL PERSPECTIVE VIEW

SCALE: NTS



**CARTAYA &
ASSOCIATES**
ARCHITECTS P.A.
cartayaandassociates.com

2400 E. COMMERCIAL BLVD., SUITE 201
FT. LAUDERDALE, FLORIDA 33308
954-771-2724

SEAL

AA C001888

PROJECT:

SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

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TITLE: RENDERING

DATE: DECEMBER 17, 2021
DRAWN BY: BH
CHECKED BY: JJ

REVISIONS

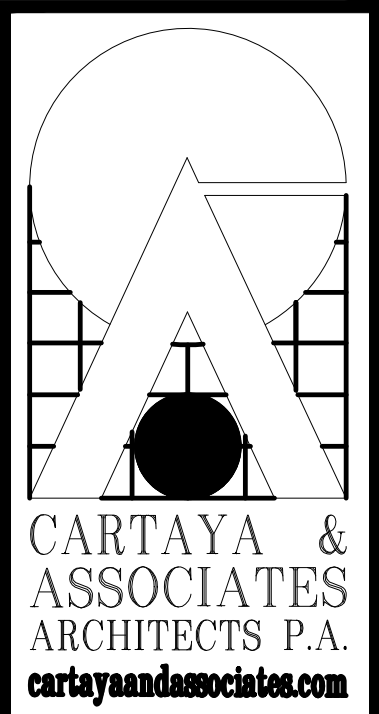
JOB NO: 2114

SHEET: R-1

Drawing name: Y:\2021 Projects\2114 - 4245 N Ocean Drive\CAD\2022\1502 SP APPROVAL\2114- RENDERINGS.dwg R-2 Apr 05, 2022 11:28am by: gchavania



1
R-2
AERIAL PERSPECTIVE VIEW
SCALE: NTS

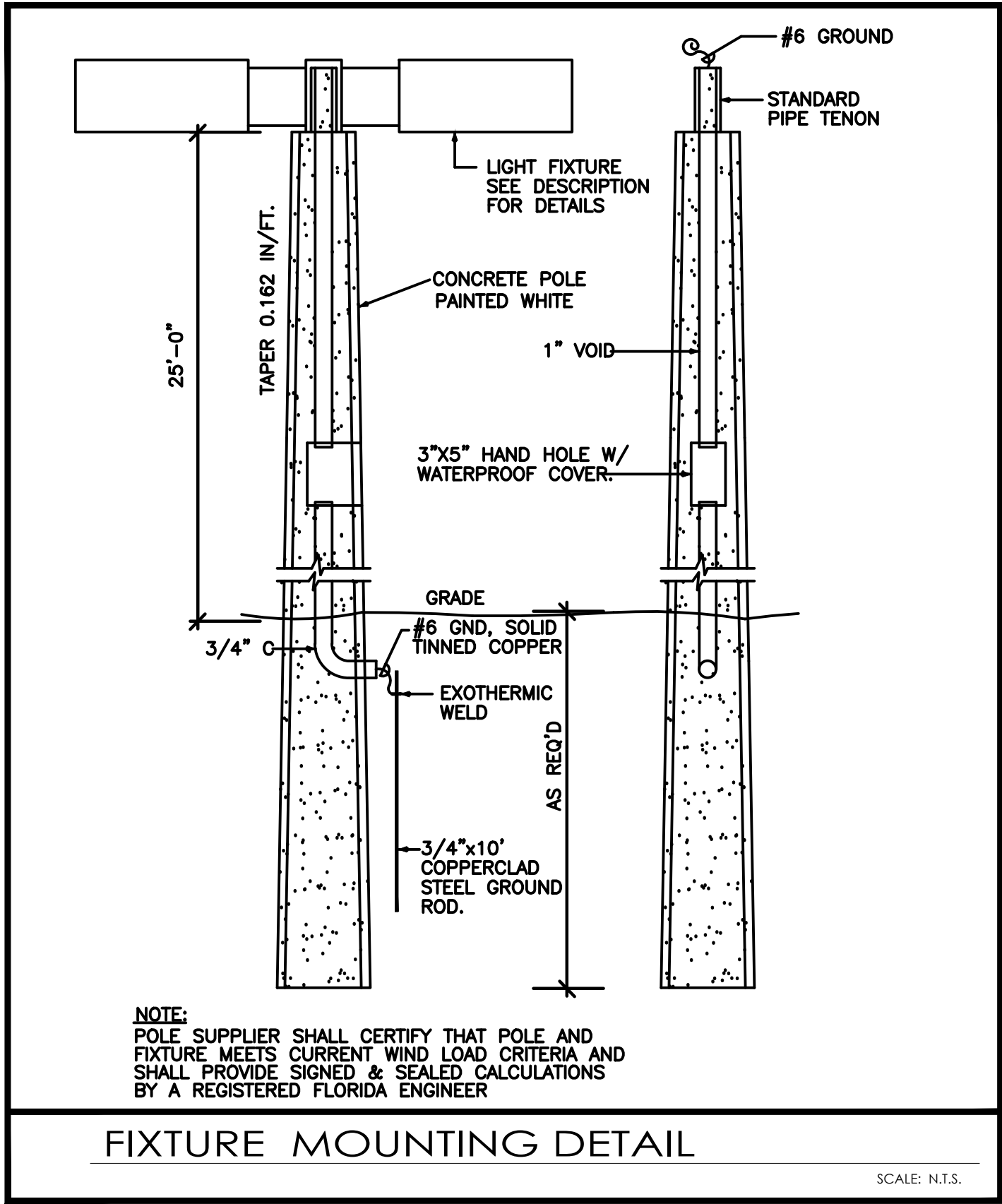


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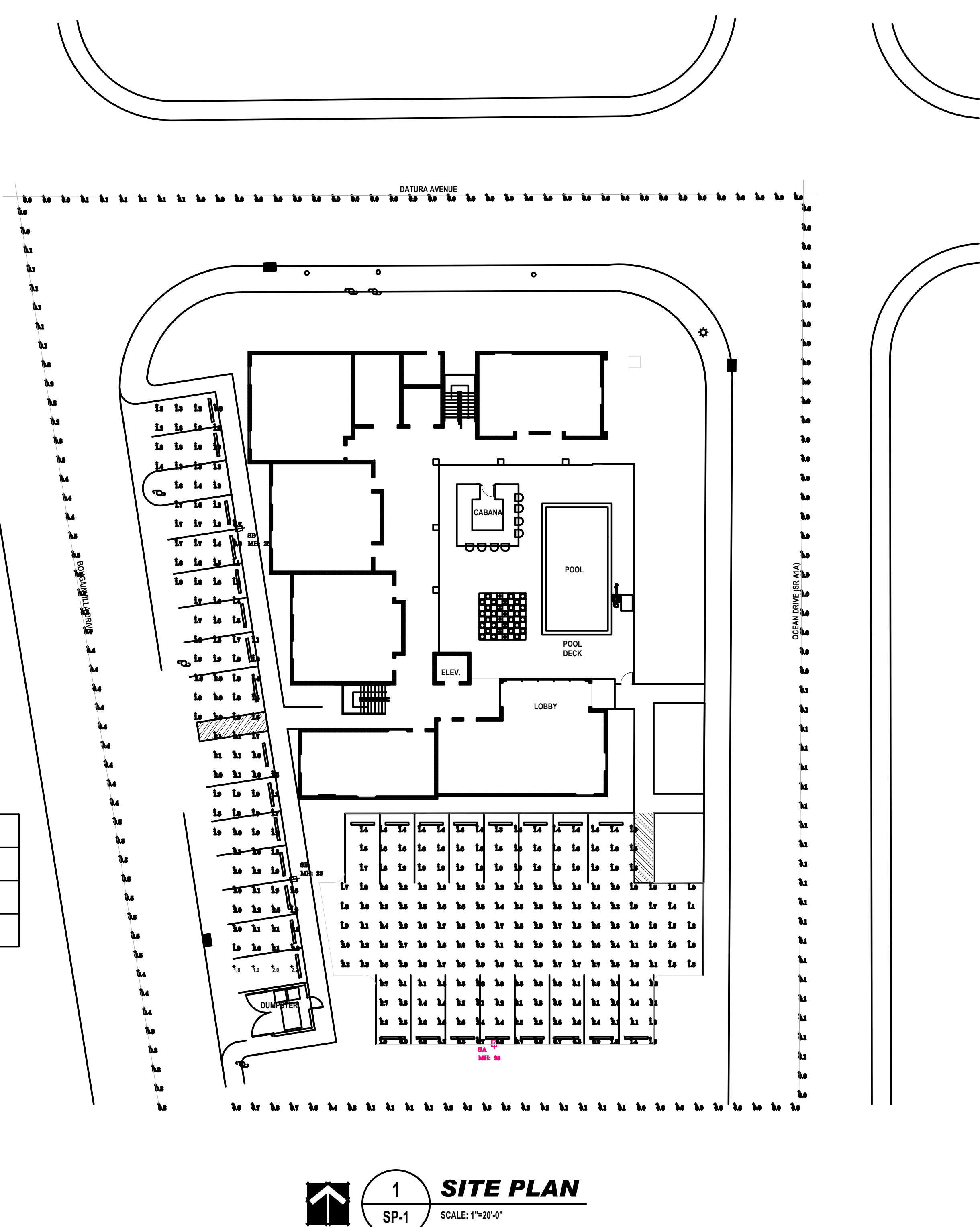
PROJECT:
SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA
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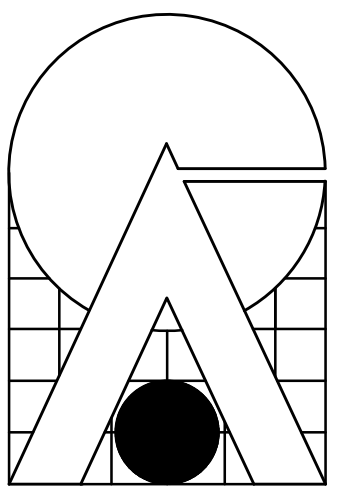
TITLE RENDERING	REVISIONS
JOB NO. 2114	DATE DECEMBER 17, 2021
R-2	DRAWN BY BH
	CHECKED BY JJ



Luminaire Schedule: SEA GLASS BEACH PLACE - SITE LAUDERDALE BY THE SEA, FL 03/14/2022										
Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	1	SA	Single	U.S. Architectural Lighting	VLL-LED/PLED-IV-F7/80LED-1050mA/INW/11HS-PLED	POLE MOUNT A.F.G.	0.855	22451	256.4	256.4
	2	SB	Single	U.S. Architectural Lighting	VLL-LED/PLED-II/40LED-525mA/INW/11HS-PLED	POLE MOUNT A.F.G.	0.855	6978	64.7	64.7

Calculation Summary" SEA GLASS BEACH PLACE - SITE LAUDERDALE BY THE SEA, FL 03/14/2022							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.15	3.5	0.7	3.07	5.00
PARKING LOT LEFT SIDE	Illuminance	Fc	1.69	2.3	0.7	2.41	3.29
SPILL HORIZONTAL	Illuminance	Fc	0.15	0.8	0.0	N.A.	N.A.
SPILL VERTICAL	Illuminance	Fc	0.30	1.8	0.0	N.A.	N.A.





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2400 E. COMMERCIAL BLVD, SUITE 201
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954-777-2724

SEAL

AA C009388

PROJECT:

SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

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TITLE

PHOTOMETRIC SITE PLAN

JOB NO.

2114

DATE

DATE: 03/14/2022

DRAWN BY

BH/GC

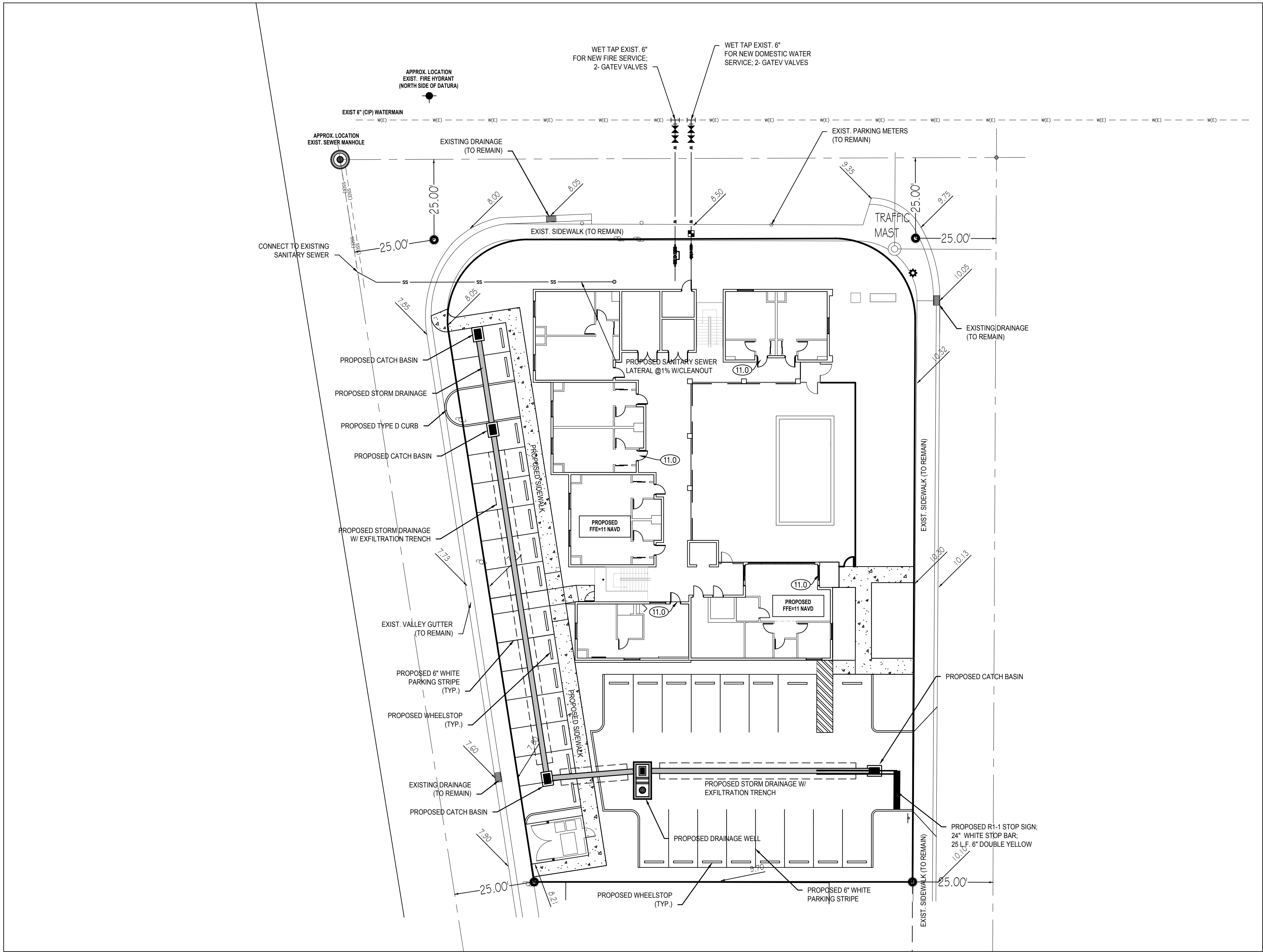
CHECKED BY

JJ

REVISIONS:

PH-1

1 OF 1



PAVING AND GRADING LEGEND		
PROPERTY or R/W LINE	ABBREVIATIONS	
CENTER LINE	PROP	PROPOSED
NON VEHICULAR ACCESS LINE	EXIST.	EXISTING
	I.E.	INVERT ELEVATION
	M.H.	MANHOLE
	C.B.	CATCH BASIN
	D.W.	DRAINAGE WELL
	R.E.	RIM ELEVATION
	G.E.	GRATE ELEVATION
CROSS SECTION		

GENERAL PAVING AND GRADING NOTES:

- CONTRACTOR TO RESTORE ALL EXISTING PAVEMENT, PAVEMENT MARKINGS, SIDEWALK, LANDSCAPING, IRRIGATION, ETC. DAMAGED DURING CONSTRUCTION INCLUDING ANY DAMAGE TO EXISTING ROADWAY IN PUBLIC R.O.W.
- EXISTING GRADES SHOWN BY ∇ ARE FOR REFERENCE ONLY. FINISHED GRADES INDICATED BY ∇ GOVERN.
- ALL ELEVATIONS SHOWN HEREON REFER TO NAVD 1988 UNLESS NOTED OTHERWISE.
- CROSSWALKS AND HC RAMPS TO CONFORM TO ADA W/ DETECTABLE WARNING SURFACE.
- EXACT LOCATION OF METERS AND BFPs TO BE COORDINATED IN THE FIELD.
- REFER TO PAVING, GRADING, AND DRAINAGE DETAILS AND SECTIONS FOR ADDITIONAL INFORMATION.
- RESTORE ANY PAVEMENT MARKINGS AFFECTED BY THE INSTALLATION OF THE TYPE 'F' CURB AND GUTTER PER BROWARD COUNTY MINIMUM STANDARDS.
- ALL ADA MATS / DETECTABLE WARNINGS ARE TO BE CAST-IN-PLACE
- UNLESS NOTED OTHERWISE ON THE PLANS OR DETAILS, ANY MILLING AND RESURFACING REQUIRED BY THIS PROJECT SHALL BE A MINIMUM OF 1" DEPTH

WATER & SEWER NOTES

- NO GATE VALVES IN CURBS
- SLOPE OR PITCH SANITARY SEWER MANHOLE CASTINGS WITH DESIGN ROAD SECTIONS.
- ALL SANITARY SEWER CLEANOUTS LOCATED IN ROADWAY ARE TO BE TRAFFIC-RATED.
- WATER SHALL BE AVAILABLE TO FIRE HYDRANTS BEFORE INTERIOR BUILDING CONSTRUCTION CAN BEGIN.
- ALL EXISTING WATER AND SANITARY SERVICES TO THE PROPERTY THAT ARE NOT BEING RE-USED SHALL BE CUT AND CAPPED AND ABANDONED IN ACCORDANCE WITH THE PUBLIC UTILITY'S MINIMUM STANDARDS.
- AFTER WATER AND SEWER CONNECTIONS, RESTORE ALL RIGHT OF WAY (PAVEMENT, SIDEWALK, CURB, ETC.) IN ACCORDANCE WITH TOWN OF LAUDERDALE BY THE SEA AND FDOT MINIMUM STANDARDS
- ALL ELEVATIONS SHOWN IN THIS PLAN ARE IN THE NAVD DATUM. WHERE ELEVATIONS WERE REQUIRED TO BE CONVERTED, THE FOLLOWING CONVERSION WAS USED: NAVD + NGVD - 1.51'
- ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE EXISTING UTILITY INFORMATION SHOWN HERE IS FOR THE CONTRACTOR'S CONVENIENCE AND THE E.O.R. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. BEFORE COMMENCING CONSTRUCTION CONTRACTOR TO CALL FOR UTILITY LOCATES, VERIFY ALL EXISTING UTILITIES' LOCATIONS AND DEPTHS, AND NOTIFY E.O.R. OF ANY CONFLICTS.

FIRE LINE NOTES:

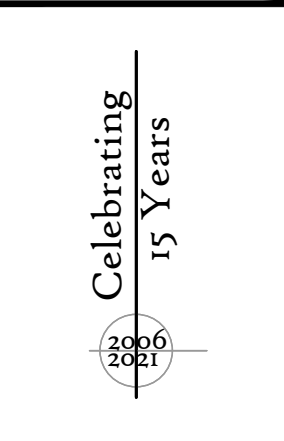
- ALL PROPOSED FIRE MAINS, SERVICES, "SIAMESE" CONNECTION LINES ETC. MUST BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER FLORIDA STATUTE 633.
- ALL FIRE LINES ARE TO BE INSPECTED BY CERTIFIED FIRE LINE INSPECTORS PRIOR TO BEING PLACED INTO SERVICE.
- UPON COMPLETION OF REQUIRED TESTING A STATE LICENSED FIRE LINE CONTRACTOR SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE". THE CERTIFICATE MUST BE ISSUED AND THE FIRE LINE MUST BE ACCEPTED BY THE BROWARD COUNTY HEALTH DEPT. (WHERE APPLICABLE) PRIOR TO BEING PLACED INTO SERVICE.
- FIRE LINE SYSTEM COMPONENTS (FDC, DDCV, FIRE LINE PIPING, ETC.) SHOWN ON THESE PLANS ARE TO BE COORDINATED WITH THE FIRE PROTECTION DRAWINGS AND DESIGN AND FIRE PROTECTION SHOP DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO INSTALLATION OF ANY PORTION OF THE FIRE PROTECTION SYSTEM.

UNDERGROUND UTILITIES NOTES:

- SITE MAY CONTAIN EXISTING UTILITIES (DOMESTIC WATER, IRRIGATION, TELEPHONE, ELECTRIC, GAS, STORM DRAINAGE, SANITARY SEWER AND OTHERS).
- NOT ALL** EXISTING UTILITIES ARE SHOWN HEREON. SOME ARE SHOWN ON THIS PLAN AS OBTAINED FROM UTILITY LOCATES, ATLASES AND THE SURVEY.
- ALL EXISTING UTILITIES WITHIN THE BOUNDARY OF THE SITE ARE TO BE REMOVED - EXCEPT WHERE NOTED OTHERWISE (SUCH AS "TO REMAIN" TO BE RELOCATED" ETC.). THIS PLAN IS LIMITED TO WATER AND SANITARY SEWER ONLY. NO DESIGN OF FPL, COMCAST, GAS, TELEPHONE IS SHOWN HEREON.
- CONTRACTOR IS RESPONSIBLE FOR SEQUENCING ALL UTILITY REMOVAL/RELOCATION SUCH THAT NO OTHER USER OF SAID IS AFFECTED

BTE REF DATE: 03/22/22	
#	DATE
	REVISIONS

SEAL:



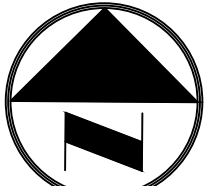
PRELIMINARY ENGINEERING PLAN
SEA GLASS BEACH PLACE
4245 N OCEAN DRIVE
LAUDERDALE BY THE SEA, FL

Botek Thurlow Engineering, Inc.
3400 NW 9th Avenue, Suite 102, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com P: 954-568-0888 F: 954-568-0757

BTE PROJECT #:
22-0101

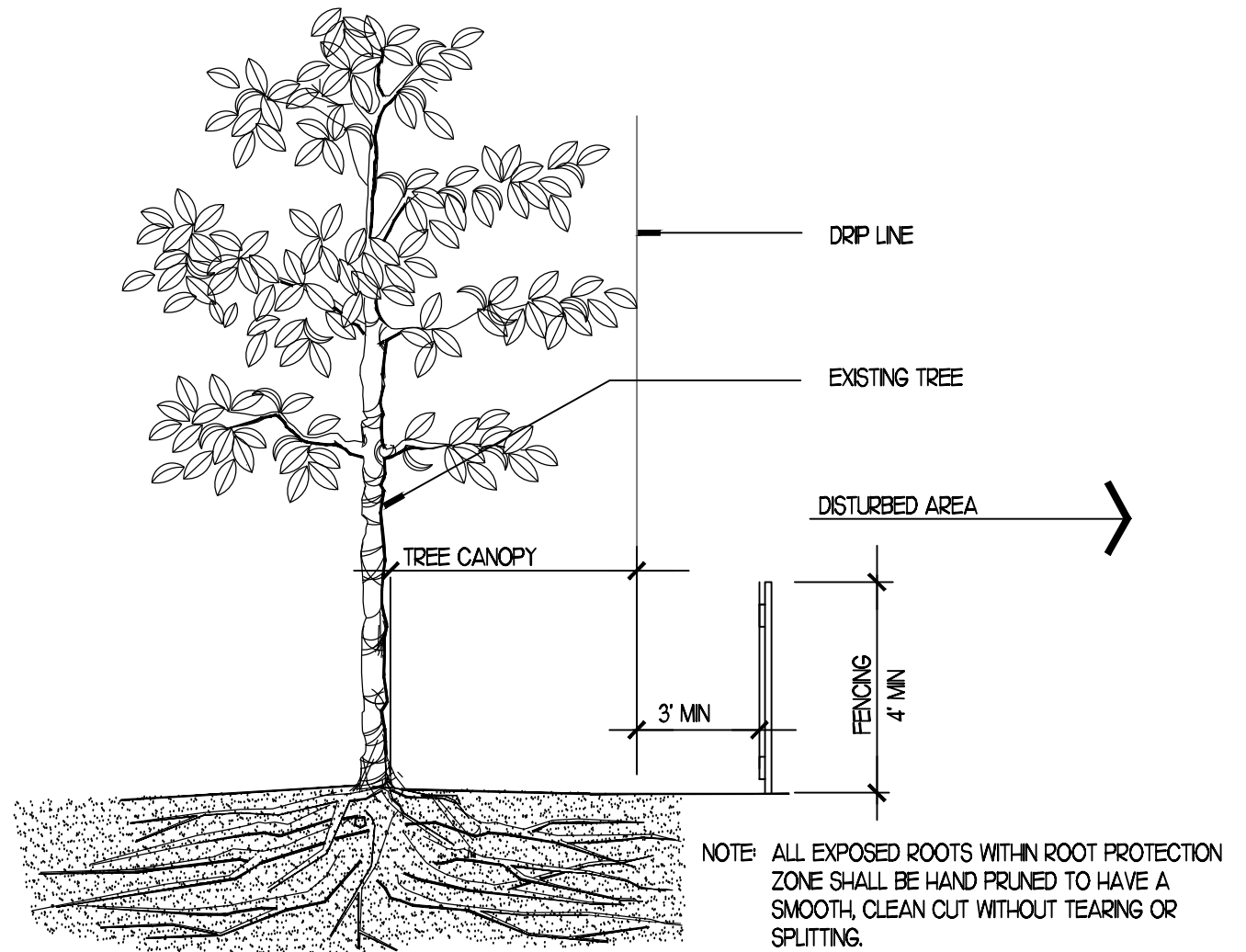
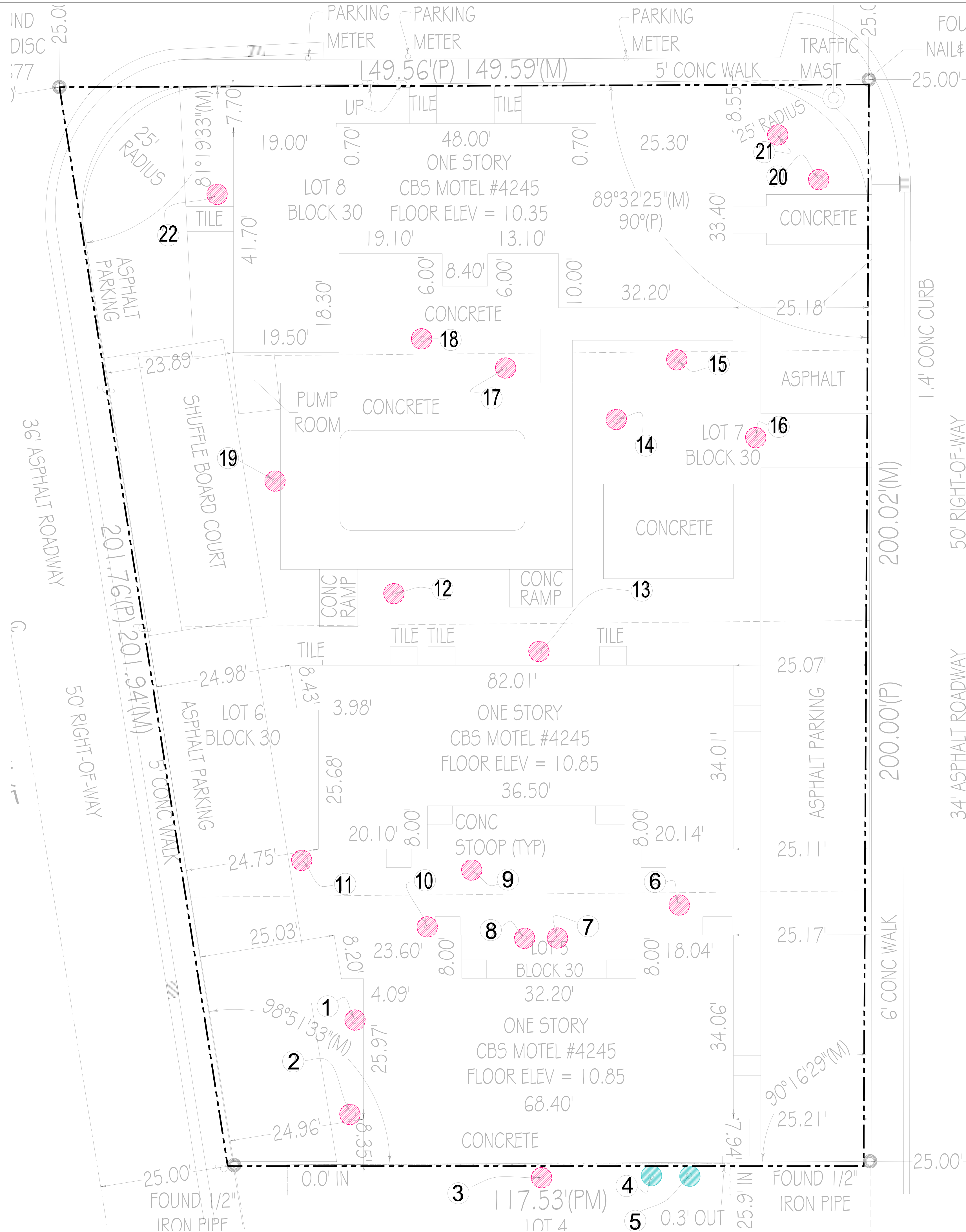
PROJECT DATE:
03-18-22

SHEET #:
C-1



Always call 811 two full business days before you dig to have underground utilities located and marked.

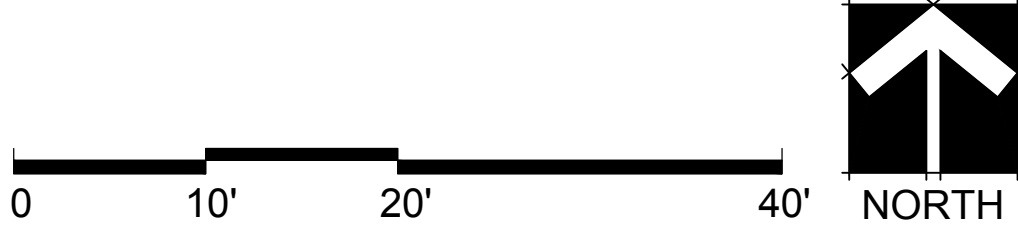




1 EXISTING TREE PROTECTION SECTION D-1006 (1) DLUG SCALE: N.T.S.

LEGEND

- PALM TO BE REMOVED
- TREE/PALM TO REMAIN (OFF-SITE)



TREE DISPOSITION TABLE

Number	Botanical Name	Common Name	Height (ft)	Spread (ft)	Trunk	DBH (In)	Disposition
1	Sabal palmetto	Sabal Palm	20	20		14	Remove
2	Schefflera arboricola	Queensland Umbrella	12	10		24	Remove
3	Araucaria heterophylla	Norfolk Island Pine	20	12		6	Not there
4	Wodyetia bifurcata	Foxtail Palm	24	14		6	Remain
5	Wodyetia bifurcata	Foxtail Palm	12	12		6	Remain
6	Syagrus romanzoffiana	Queen Palm	30	20		12	Remove
7	Ficus benjamina	Ficus Benjamina	14	12		12	Remove
8	Ficus benjamina	Ficus Benjamina	14	12		12	Remove
9	Syagrus romanzoffiana	Queen Palm	24	14		12	Remove
10	Syagrus romanzoffiana	Queen Palm	16	10		10	Remove
11	Coccoloba uvifera	Sea Grape	12	12		24	Remove
12	Syagrus romanzoffiana	Queen Palm	16	10		10	Remove
13	Bursera simaruba	Gumbo Limbo	25	10		6	Remove
14	Ptychosperma elegans	Alexander Palm	30	14	Triple	16	Remove
15	Ptychosperma elegans	Alexander Palm	22	8	Double	6	Remove
16	Ptychosperma elegans	Alexander Palm	20	16	Single	12	Remove
17	Syagrus romanzoffiana	Queen Palm	18	12		10	Remove
18	Syagrus romanzoffiana	Queen Palm	22	14	Multi	12	Remove
19	Ptychosperma elegans	Alexander Palm	24	12	Double	12	Remove
20	Hyophorbe lagenicaulis	Bottle Palm	6	6		16	Remove
21	Hyophorbe lagenicaulis	Bottle Palm	6	6		16	Remove
22	Areca Palm Cluster	Areca Palm Cluster	14	12	Multi	30	Remove

TREE DISPOSITION NOTES

- TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION/DEMOLITION.
- ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES AND/OR PALMS. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
- ALL EXISTING TREES/PALMS TO REMAIN TO BE PROTECTED PER INDUSTRY STANDARDS. SEE TREE PROTECTION DETAIL
- TREE SURVEY DATED 06/17/2016, PROVIDED BY: LANDTEX SURVEYING

600 FAIRWAY DRIVE, SUITE 101, DEERFIELD BEACH, FL 33441
PHONE: 561 367 3587

SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

PROJECT:

TITLE: TREE DISPOSITION

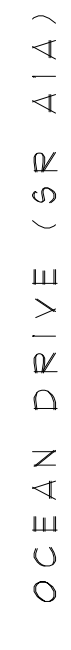
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1 OF 3

REVISIONS

DATE: MARCH 3, 2022
DRAWN BY: CD
CHECKED BY: CD

DULAND DESIGN
landscape architects

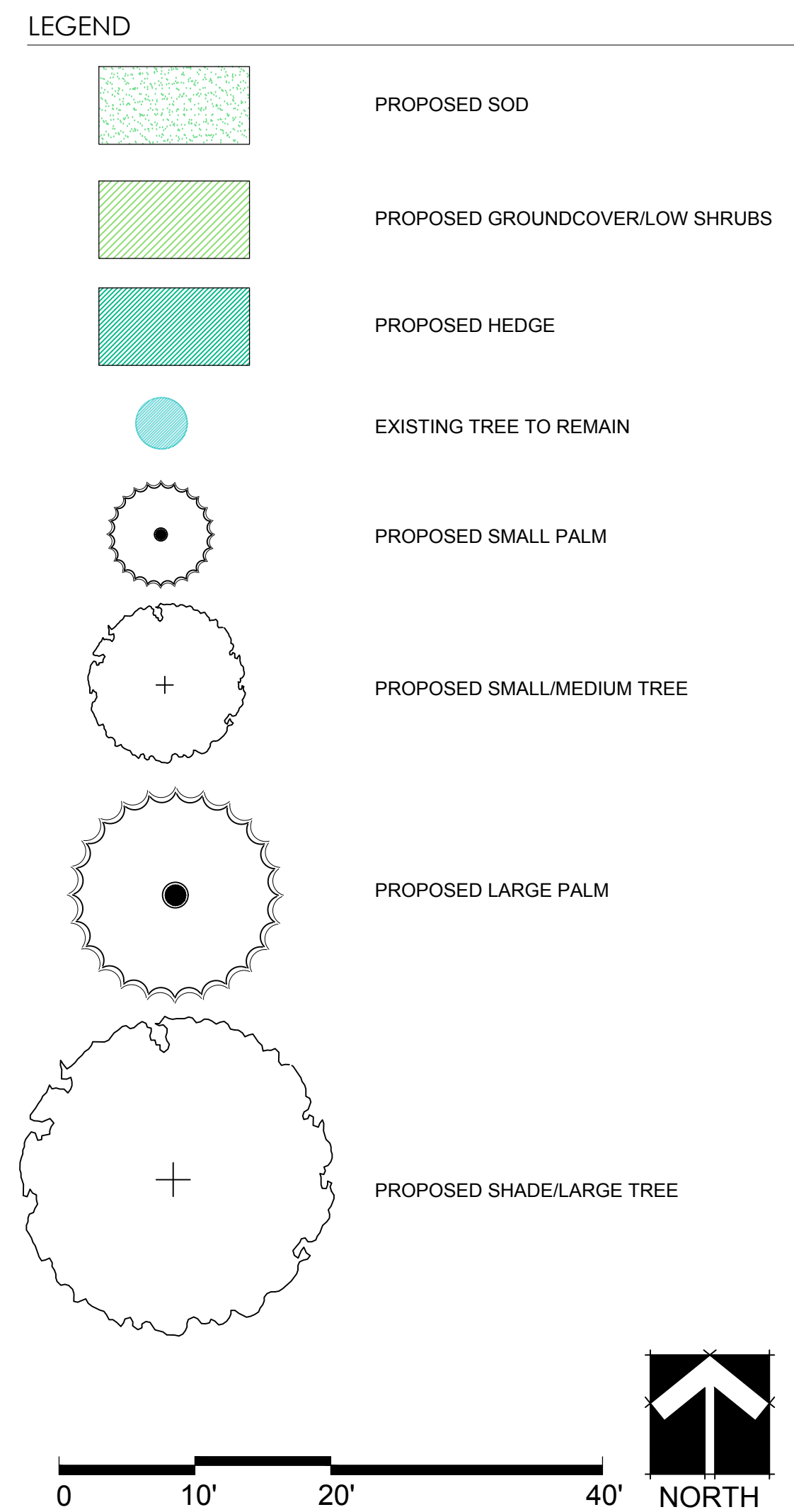
LA 666648



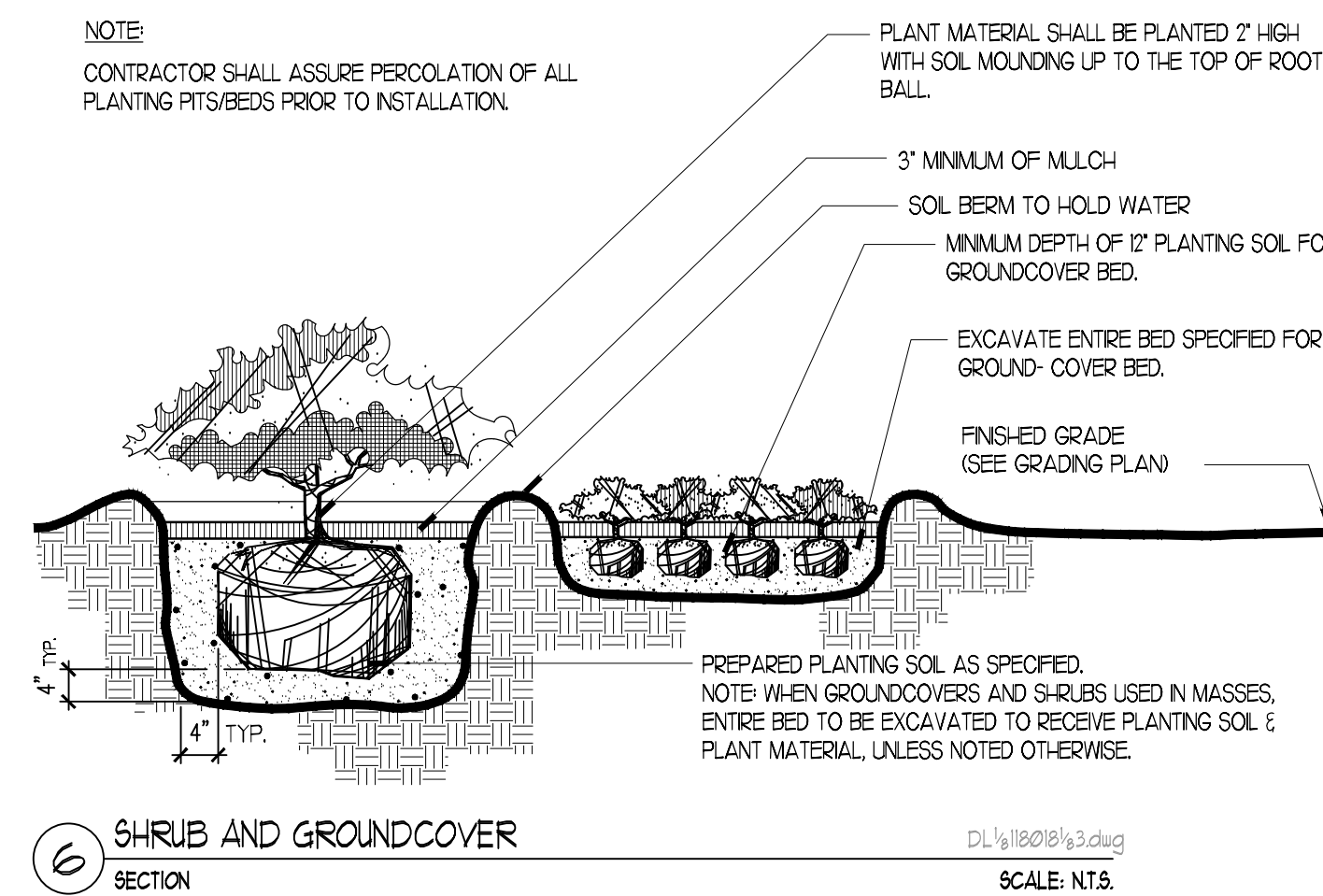
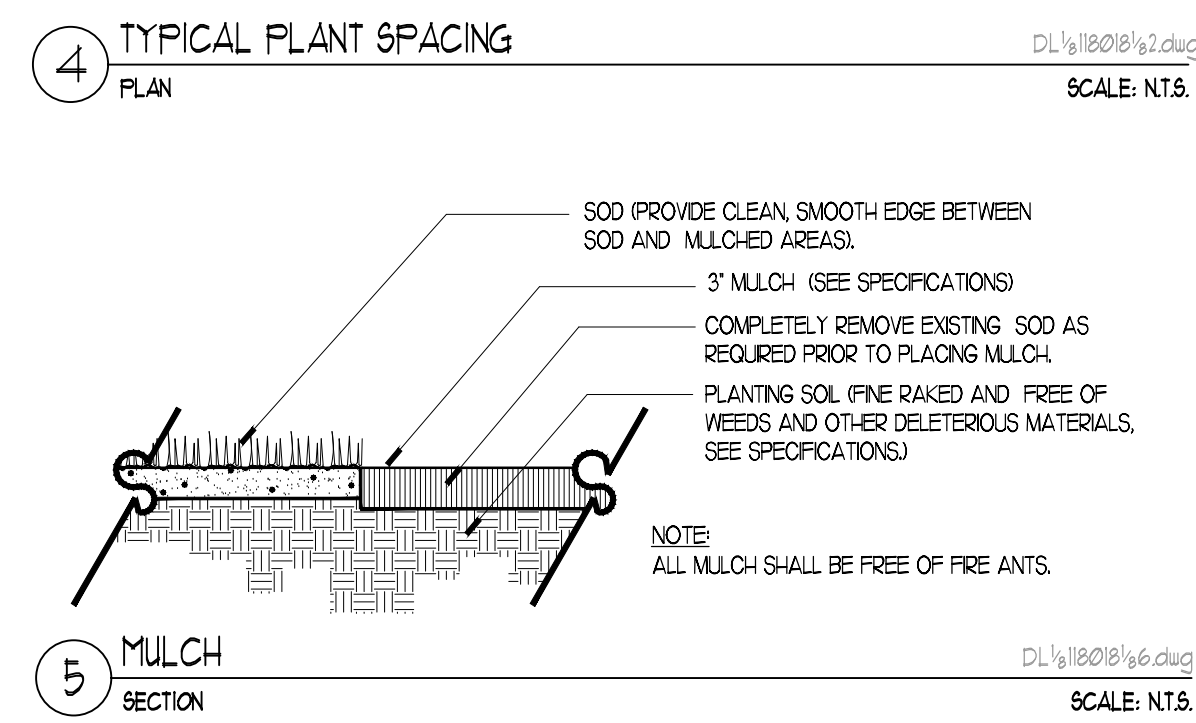
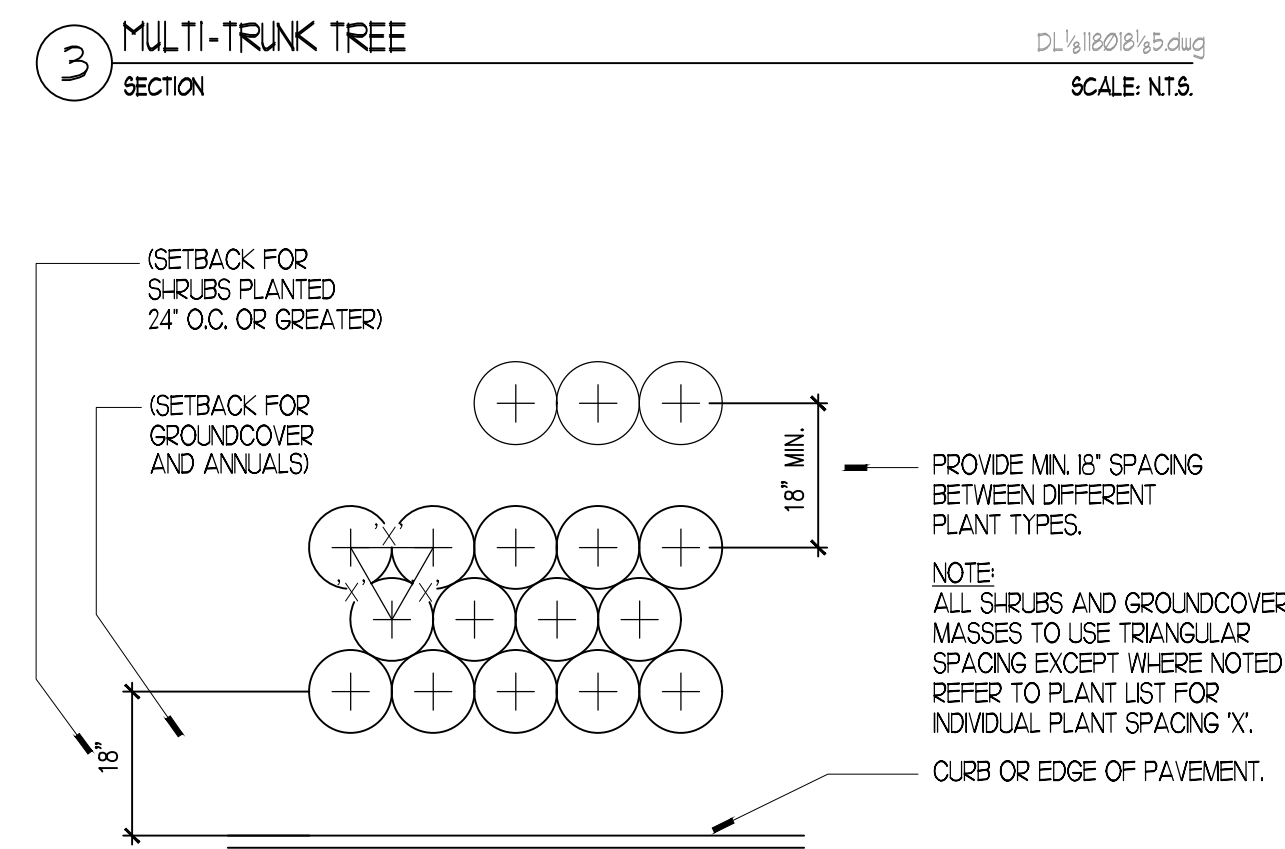
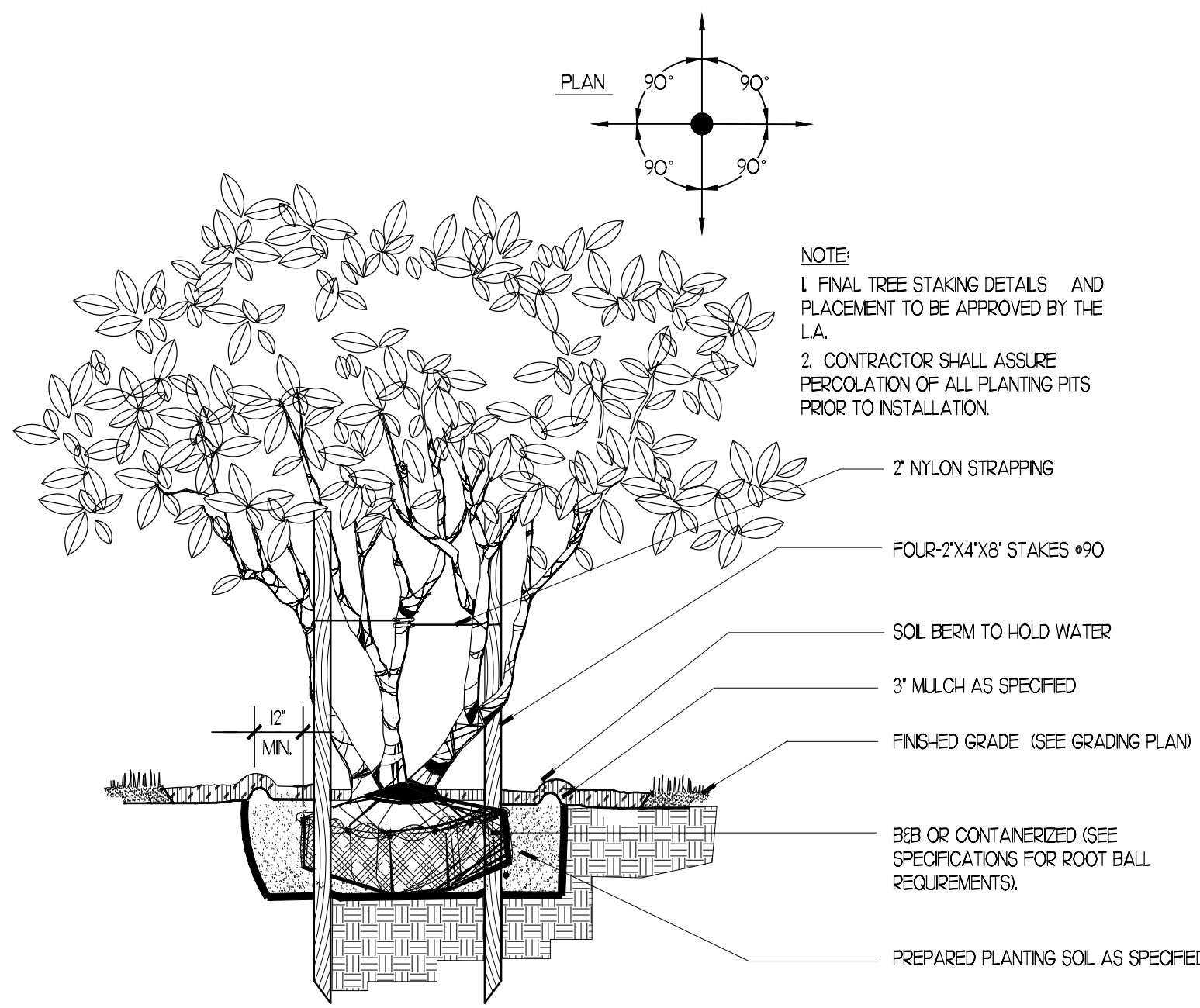
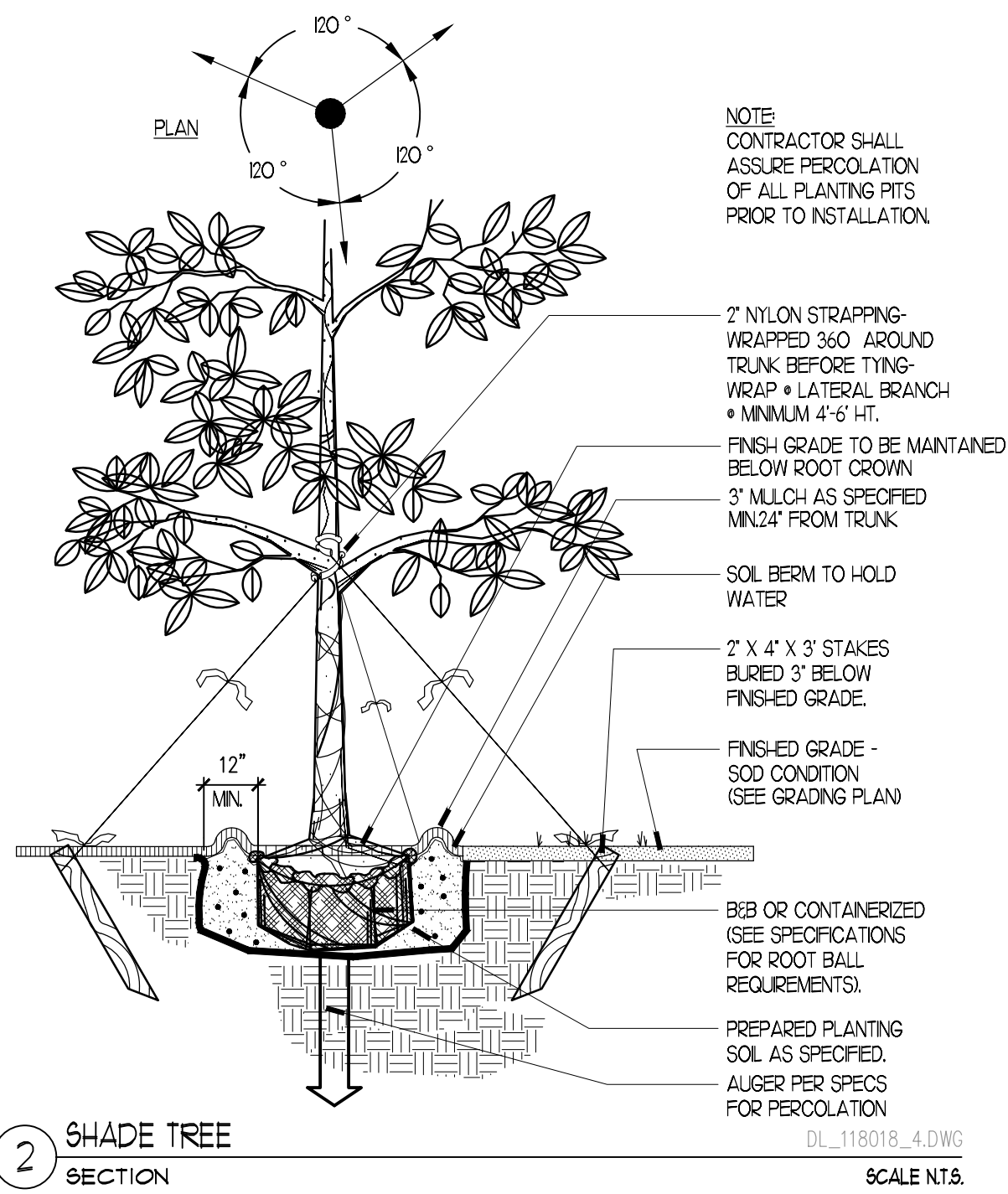
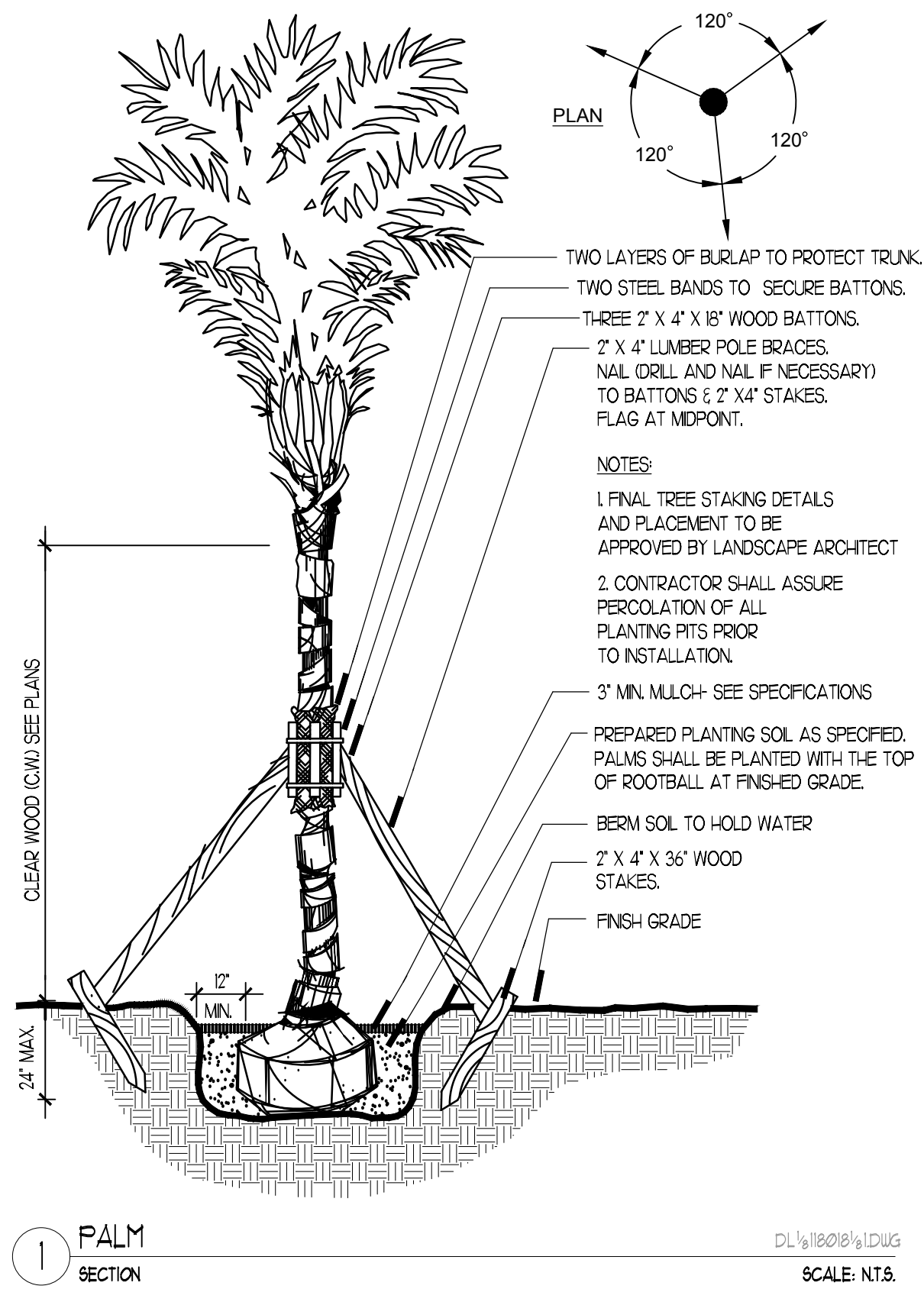
PLANT LIST						
Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.						
All landscape planting areas shall be irrigated by 100% coverage automatic sprinkler system designed and constructed in accordance with the Town of Lauderdale-By-The-Sea Code of Ordinances.						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANCE	NATIVE	SPECIFICATIONS
LARGE TREES						
2	CO	CHRYSOPHYLLUM OLIVIFORME	Satinleaf	HIGH	YES	FG/ 12' PLANTED HT. MIN. /6' SP/12" CAL./SINGLE TRUNK
2	MF	MYRCIANTHES FRAGRANS	Simpson's Stopper	HIGH	YES	45GAL/12' PLANTED HT. MIN. / 6' SP/ 2" CAL./SINGLE-TRUNK
2	QV	QUERCUS VIRGINIANA	Live Oak	HIGH	YES	45 GAL/ 12' PLANTED HT. MIN. /6' SP/3" CAL./SINGLE TRUNK
SMALL TREES						
5	CY	CAPPARIS CYNOPHALLOPHORA L.	Jamaican Caper	HIGH	YES	25 GAL/ 6' PLANTED HT. MIN. /4" SP/12" CAL./MULTI TRUNK
11	MC	MYRICA CYNOPHERA	Wax Myrtle	HIGH	YES	FG/ 8' PLANTED HT. MIN. / 4' SP/HIGH BRANCHED2" CAL./MULTI TRUNK
6	PL	PLUMERIA SPP.	Frangipani	HIGH	NATURALIZED	25 GAL/ 6' PLANTED HT. MIN. /5" SP/12" CAL./SINGLE TRUNK
PALMS						
5	CNX	COCOS NUCIFERA 'MAYPAN'	Coconut Palm 'Maypan'	HIGH	NATURALIZED	6' GW/ FG/ HEAVY
3	PEX	PYCHOSPERMA ELEGANS	Solitaire Palm	HIGH	NATURALIZED	MIN. 8' HEIGHT GW/ FG/ TRIPLE TRUNK/ AS SHOWN
6	SPX	SABAL PALMETTO	Sabal Palm	HIGH	NATURALIZED	10-14' CT. AS SHOWN/ HEAVY SLICK TRUNKS/ HURRICANE CUT
SHRUBS						
12	CAU	CRINUM AUGUTUM	Queen Emma Crinum Lily	HIGH	YES	7 GAL/ 30" O.A./ FULL TO BASE/ AS SHOWN
138	CHR	CHRYSOBALANUS ICACO 'RED TIP'	Red Tip Coccoloba	MEDIUM	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 24" O.C.
25	CIS	CITHAREXYLUM SPINOSUM	Florida Fiddlewood	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 36" O.C.
22	CLU	CLUSIA FLUMINENSIS	Dwarf Pencil Apple	HIGH	YES	3 GAL/ 18" O.A./ FULL TO BASE/ 30" O.C.
109	CLF	CLUSIA FLAVA	Small Leaf Clusia	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 24" O.C.
24	EMI	EUPHORBIA MILII	Crown of Thorns	HIGH	NATURALIZED	3 GAL/ 24" O.A./ FULL TO BASE/ 30" O.C.
45	HYL	HYMENOCALLIS LATIFOLIA	Spider Lily	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 30" O.C.
21	NOD	NERIUM OLEANDER 'Dwarf'	Oleander	HIGH	NATURALIZED	7 GAL/ 30" O.A./ FULL TO BESE/ 30" O.C.
196	VIO	VIBURNUM OBOVATUM	Walter's Viburnum	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 24" O.C.
8	YRE	YUCCA RECURVIFOLIA	Soft Leaf Yucca	HIGH	YES	7 GAL/ 24" O.A./ FULL TO BASE/ AS SHOWN
GROUNDCOVERS						
93	ARG	ARACHIS GLABRATA	Perennial Peanut	HIGH	NATURALIZED	1 GAL/ 18" O.A./ FULL TO BASE/ 24" O.C.
89	FMG	FICUS MICROCARPA 'GREEN ISLAND'	Green Island Ficus	HIGH	NATURALIZED	3 GAL/ 18" O.A./ FULL TO BASE/ 30" O.C.
116	TRA	TRACHELOSPERMUM ASIATICUM	Asiatic Jasmine	HIGH	NATURALIZED	3 GAL/ 12' PLANTED HT. MIN/ FULL CLUMP/ 24" OC.
35	ZPU	ZAMIA PUMILA	Coontie	HIGH	YES	3 GAL/ 12' PLANTED HT. MIN/ FULL CLUMP/ 24" OC.
MISCELLANEOUS						
2,716	SOD	PASPALUM VAGINATUM	Seashore Paspalum	MEDIUM	NO	STAGGERED PANELS

LANDSCAPE DATA TABLE				
TOTAL SITE AREA		26,369.7 SF		
ZONING		RM-25		
OVERALL SITE LANDSCAPE	REQUIRED		PROVIDED	
	SF	%	SF	%
TOTAL LANDSCAPE AREA	6,671.43	25%	6,862.00	26%
TOTAL SETBACK LANDSCAPE AREA	2,841.25	25%	5,715.00	50%
TOTAL TREES (1/1,000SF LOT AREA)	27		28	
TOTAL PALMS towards required (max.)	7	25%	0	
TOTAL PALMS			14	
TOTAL NATIVE TREES MIN.	20		23	
VUA LANDSCAPE		REQUIRED		
TOTAL VUA AREA		PROVIDED		
TOTAL VUA LANDSCAPE AREA	1,688.55	20%	8,442.76	
TOTAL TREES (1/200SF)	8		13	
TOTAL SHRUBS (3/200SF)	24		209	

ON-SITE TREE DISPOSITION SUMMARY		
TYPE	TOTAL	DISPOSITION
EXISTING TREES	5	ALL TO BE REMOVED
EXISTING PALMS	14	ALL TO BE REMOVED



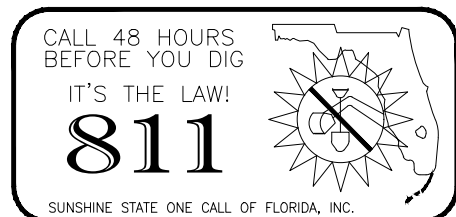
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GENERAL NOTES

- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- All recommended trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil of 50% muck soil mix. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each ½ inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All planting areas not covered with trees, shrubs and groundcovers shall receive a 3" layer of recycled hardwood log mulch, which is to be watered-in after installation. Only non-cypress mulch shall be used.
- All plant material shall be thoroughly watered in at the time of planting. No dry material shall be permitted.
- All newly-planted landscape areas shall be irrigated by a fully automatic system adjusted to provide 100% coverage.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a

- discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
 - All tree and shrub locations are subject to change. All locations shall be approved by Landscape Architect prior to planting.
 - The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
 - The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
 - The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
 - Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
 - All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
 - There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
 - The Landscape Contractor shall guarantee, in writing, plant survivability for a period of six (6) months from final acceptance by the Owner or Owner's representative.
 - All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
 - All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
 - The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
 - Irrigation shall have at least 50% overlap.
 - Landscaped areas to be maintained to edge of pavement in right-of-way.



TITLE: PLANTING DETAILS AND NOTES

DATE: MARCH 3, 2022
DRAWN BY: CD
CHECKED BY: CD

JOB NO: 1013

SHEET:

L 3.01
3 OF 3

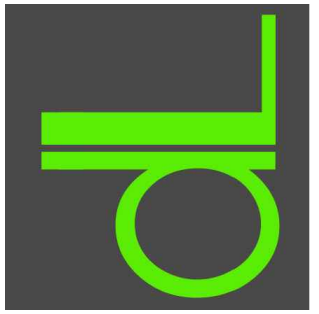
SEA GLASS BEACH PLACE
4245 N. OCEAN DRIVE
LAUDERDALE BY THE SEA, FLORIDA

PROJECT:

REVISIONS:

SEAL:

LA 6666948



DULAND DESIGN
landscape architects
land planners

Jhanelle Campbell

From: steve.paine lbtsfire.com <steve.paine@lbtsfire.com>
Sent: Friday, May 13, 2022 11:13 AM
To: Jhanelle Campbell
Subject: SITE PLAN REVIEW

[CAUTION] This external e-mail originated outside the Town. Do not open links or attachments unless you are certain they are safe.

GOOD MORNING . THE SITE PLAN FOR THE NEW SEA GLASS BEACH PLACE WAS
APPROVED BY ME . EVERY THING ON THE SITE PLAN WAS FINE.

STEVEN PAINE
FIRE MARSHAL

Site Plan Review

Compliance with CPTED Principles
(Crime Prevention through Environment Design)

**Sea Glass Beach Place
4225 North Ocean Drive
Lauderdale by the Sea, FL**

Disclaimer

This site plan review has been completed as a public service of the Broward Sheriff's Office. The information contained herein is based on guidelines set by the Florida Crime Prevention Institute and the observations of the individual deputy conducting the survey. This survey is intended to assist in improving the overall level of security only. It is not intended to imply that existing security measures, or proposed security measures are absolute or perfect.

All new construction and retrofits should comply with existing building codes, zoning laws and fire codes. Prior to installation or modifications the proper licenses and variances should be obtained and inspections should be conducted by the appropriate agency.



Completed by:
Sergeant Peter LaGana FCP, FCPP
Broward County Sheriff's Office
Lauderdale by the Sea District

May 30, 2022

TOWN OF LAUDERDALE BY THE SEA
PART II - CODE OF ORDINANCES
UNIFIED LAND DEVELOPMENT REGULATIONS
ARTICLE II. - DEVELOPMENT REVIEW

Sec. 30-71 DEVELOPMENT REVIEW REQUIREMENTS

(g) *Crime Prevention through Environmental Design (CPTED) Review Requirements.* An application for development review shall demonstrate compliance with the following Crime Prevention through Environmental Design (CPTED) principles so as to minimize the risk to public safety and reduce the potential for criminal activity:

- (1) Natural surveillance—Natural surveillance that promotes design features that maximize visibility of people, parking areas, building entrances, and vulnerable interior spaces thereby reducing crime opportunity by increasing offenders' risk of being observed.. Such design features may include but not be limited to the placement of doors and windows that look out on to streets and parking areas, and designs that encourage pedestrians and on-lookers to use sidewalks, paths, and front yard areas. Natural surveillance is also facilitated by adequate sightlines and lighting.
- (2) Territorial reinforcement—Physical design that helps to create or extend a sphere of influence, which increases offenders' sense of risk and legitimate users' sense of territorial control. Physical features that clearly define property lines and distinguish private spaces from public spaces may include, but not be limited to the use of such elements as landscape plantings, pavement designs, gateway treatments, among other devices.
- (3) Natural access control—Physical strategies that decrease crime opportunity by denying or delaying access to crime targets and creating a perception of increased effort and risk in offenders. Streets, sidewalks, building entrances, and neighborhood gateways should be utilized to clearly indicate public routes and discourage access to private or off-limit areas with structural elements. Target hardening may also be achieved by the use of physical features that prohibit or delay entry or access, including, for example, window locks, door dead bolts and metal door frames, bollards, gates, and planters.
- (4) The use of "dead space" for activities and maintenance of the built environment—as may be required by the Town in order to demonstrate compliance with CPTED principals.

(Ord. No. 316, § 1, 1-9-90; Ord. No. 2007-14, § 2(Exh. A), 9-25-07; Ord. No. 2012-14, § 2, 9-11-2012)

LBS Development Services Director Jhanelle Campbell provided me the site plan for the proposed Sea Glass Beach Place hotel project to review for compliance with Crime Prevention through Environmental Design (CPTED) principals.

Observations and Recommendations:

The plan demonstrates compliance with required CPTED principles. Target hardening strategies (Natural Access Control) by use of physical features such as delayed entry or access gates, lock systems, alarm system, closed circuit surveillance, etc. are not included in the plan.

After review of the plan, I have no further CPTED recommendations at this time.

Jhanelle Campbell

From: Russell Mackie <rmackie@wasteprousa.com>
Sent: Thursday, May 12, 2022 3:44 PM
To: Jhanelle Campbell
Subject: Re: Site Plan Approval Application - 4245 N Ocean Drive - Sea Glass Beach Place

[CAUTION] This external e-mail originated outside the Town. Do not open links or attachments unless you are certain they are safe.

Jhanelle,
I've reviewed and I believe they have provided adequate space and access to dumpsters for trash and recycling for the proposed project.

Let me know if you need anything else.

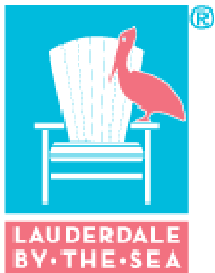
Russell Mackie
Regional VP
Waste Pro of Florida

From: Jhanelle Campbell <JhanelleC@lauderdalebythesea-fl.gov>
Sent: Thursday, May 12, 2022 2:28:06 PM
To: Russell Mackie <rmackie@wasteprousa.com>
Subject: FW: Site Plan Approval Application - 4245 N Ocean Drive - Sea Glass Beach Place

Good afternoon Sgt LaGana,

Please see attached site plan application for your review. This application is for a new hotel at the above address. Kindly provide your comments at your earliest convenience.

Thank you,



Jhanelle Campbell
Development Services Director
4501 N. OCEAN DRIVE,
LAUDERDALE-BY-THE-SEA, FL 33308
Phone: 954-640-4219 • JhanelleC@lbts-fl.gov
www.lbts-fl.gov • www.lbtsevents.com

EXHIBIT 8

From: Jhanelle Campbell
Sent: Friday, August 19, 2022 1:24 PM
To: Teen Woon <twoon@cartayaandassociates.com>
Cc: Cesar Gonzalez <cgonzalez@cartayaandassociates.com>; Juan Justiniano <jjustiniano@cartayaandassociates.com>
Subject: FW: 4245 N Ocean Drive/ Response to Engineer Comments

Good afternoon,

Per the Town's engineer's office,

"Based on the preliminary drainage calculations and the responses provided below I don't have an issue with this proceeding to PZ.

We can revisit the wall design during permitting. But this is still not a good design to require the end parking spaces to do 3 point maneuvers to get out."

Thank you,



Jhanelle Campbell
Development Services Director
4501 N. OCEAN DRIVE,
LAUDERDALE-BY-THE-SEA, FL 33308
Phone: 954-640-4219 • JhanelleC@lbts-fl.gov
www.lbts-fl.gov • www.lbtsevents.com

From: Jhanelle Campbell
Sent: Friday, August 19, 2022 12:32 PM
To: Dennis Shultz <DShultz@FlynnEngineering.com>
Cc: Jay Flynn <jflynn@flynnengineering.com>; zoning <zoning@lauderdalebythesea-fl.gov>
Subject: 4245 N Ocean Drive/ Response to Engineer Comments

Good afternoon,

Please see attached and below in response to the last comments issued.

Thank you,



Jhanelle Campbell

Development Services Director
4501 N. OCEAN DRIVE,
LAUDERDALE-BY-THE-SEA, FL 33308
Phone: 954-640-4219 • JhanelleC@lbts-fl.gov
www.lbts-fl.gov • www.lbtsevents.com

From: Teen Woon <twoon@cartayaandassociates.com>
Sent: Friday, August 19, 2022 11:50 AM
To: Jhanelle Campbell <JhanelleC@lauderdalebythesea-fl.gov>
Cc: Cesar Gonzalez <cgonzalez@cartayaandassociates.com>; Juan Justiniano <jjustiniano@cartayaandassociates.com>
Subject: FW: FW: Rescheduled Planning and Zoning Board Meeting

[CAUTION] This external e-mail originated outside the Town. Do not open links or attachments unless you are certain they are safe.

Hello Jhanelle,

Please see below responses from our Civil Engineer.



Teen Woon, AIA, LEED AP BD+C
Cartaya and Associates Architects, P.A.
2400 E. Commercial Boulevard, Suite 201
Fort Lauderdale, FL 33308
P (954)771-2724 EXT. 110 | C (954)817-9799
www.cartayaandassociates.com

Justin Architects
Effective Sept. 1st, 2022

From: Stephen Botek <sfb@botekthurlow-eng.com>
Sent: Friday, August 19, 2022 9:46 AM
To: Teen Woon <twoon@cartayaandassociates.com>
Cc: Cesar Gonzalez <cgonzalez@cartayaandassociates.com>; Juan Justiniano <jjustiniano@cartayaandassociates.com>
Subject: Re: FW: Rescheduled Planning and Zoning Board Meeting

Good morning Teen, please see our response below, along with the digitally signed and sealed plan and the drainage calculations (which were previously provided)

EXHIBIT 8

Comment 20 – Drainage calculations were not found in the resubmittal package as noted in the response.

Repeat comment – Drainage calculations still not found.

Drainage calculations attached.

Comment 22 B – Revise proposed grading on either side of the proposed 5' sidewalk just north of the dumpster. Parking space on west side are 8.40 and parking lot is 10.20. Same with sidewalk just south of dumpster with sidewalk at 9.05 and adjacent corner of parking lot 10.60.

Comment partially addressed. Retaining wall is shown on engineering plan only and not on site plan / landscape plans. Retaining wall will likely be more than the 6" curb width as shown which will reduce the width of parking space 16 and the amount of paved back up area that is provided. How will somebody open the door in parking space 16 adjacent to this wall? How will parking space 8 & 16 at west end back out? Will there be any protection if the wall is hit during parking or back out? Additional grading for the sidewalk and dumpster pad will also be required at time of permitting.

The wall can be designed to be 6" wide. On the parking lot side of the wall (the higher side) the top of the wall does not need to be higher than 6" above the pavement. Therefore the vehicle doors will not have any opening restrictions.

The design of the wall will be coordinated during the construction documents phase.

A vehicle is expected to be able to back out of a parking space using the 24' drive aisle and not require any additional back out space. A 3 point maneuver may be required.

Comment 23 – The note provided "proposed ADA space with striping and ADA sign" does not detail the size / color of the striping or the sign required at this location as requested in the original comment.

Repeat comment – Response provided of "?" does not address previous comment.
Please refer to drawing Sheet SP-2 for Detail 3 and 4.

Stephen

Stephen F. Botek, P.E.
Botek Thurlow Engineering, Inc.
Civil Engineers
Celebrating 15 Years 2006-2021
3409 NW 9th Avenue, Suite 1102
Ft. Lauderdale, FL 33309
(954)568-0888 (office)
(954)261-4094 (cell)
www.botekthurlow-eng.com
sfb@botekthurlow-eng.com



**Town of Lauderdale-By-The-Sea
Development Services Department**
4501 N. OCEAN DRIVE
LAUDERDALE-BY-THE-SEA, FL 33308
Phone: 954-640-4221 • Fax: 954-634-4654

SITE PLAN REVIEW COMMENTS

PROJECT NAME: The Sea Glass Place Beach Hotel

PROPERTY ADDRESS: 4245 N. Ocean Drive

PERMIT NUMBER 2022-SP-01

PROJECT DESCRIPTION: Site Plan Approval
New 30-Unit, 3-Story Hotel Project (Redevelopment)

DATE OF REVIEW COMMENTS: August 19, 2022

REVIEWER: Linda Strutt Consulting, Inc.

GENERAL COMMENTS

Revised site plan drawings and written responses to the July 19, 2022 comments were submitted to the Town August 16. In order to address the outstanding FDOT driveway connection comment, plans were further revised and submitted August 19 dated August 16. These revised sheets and comments are the subject of these comments. The revised civil engineering plans and comment responses were reviewed by the Town's engineering consultant and are not the subject of this report.

Modifications to comply with parking setback requirements necessitated maintenance of an existing setback nonconformity from Datura Avenue on the north. The existing setback requirement was 10 feet for a one-story building while the existing setback is 7'8". The proposed 3-story building is required to set back 15 feet. The applicant is proposing a 13-foot setback, reducing the nonconformity. It should be noted that Sec. 30-137(c)(1)d of the code requires that a building permit be issued within 6 months of site plan approval in order to maintain this existing nonconformity. Six-month extensions can be requested in writing if necessary. This limitation should be included in the conditions for site plan approval.

The applicant re-revised the plans as they have not yet obtained a revised letter from FDOT accepting the proposed 25-foot driveway connection reservoir measured from the property line rather than the 2-foot right-of-way easement. The applicant has increased the connection driveway length to 25 feet, changed two of the parking spaces to compact to allow for a longer egress driveway and shifted the parking lot west. The shift west has exacerbated the safety concern regarding the inadequate turnaround, eliminated separation from the sidewalk and reduced landscape area. This situation will need to be addressed prior to proceeding to Town Commission. Since the applicant has not utilized the available bicycle credit nor exceeded the limit on compact parking spaces, there are options available should a revised letter not be obtained from FDOT.

The applicant has agreed to submit the landscape plan which was revised after Broward County tree removal permit review to the County after the Town's review of the site plan. Approval of the revised plan by Broward County staff as satisfying the mitigation requirements for the proposed tree removal is needed prior to any site permitting and should be included in the conditions for site plan approval.

In addition to addressing the parking lot concerns, some minor clean-up modifications are requested prior to Commission review.

The specific comments are provided below.

COVER SHEET

1. Revise the date to be consistent with the latest revised plan in the set.

SHEET SP-1 SITE PLAN

Data Tables:

2. Correct the total building square footage for the existing buildings from 7,333 to 7,388 (correct on previous submittal).
3. Add "corner" to side setback for Datura to clarify why the setback requirement is 15 feet.
4. Correct south side yard setback requirement to 14ft. (10 ft. + 1 ft. per 2 ft. height above 22 ft.)

Site Plan:

5. The intent of the request for survey dimensions for the property boundaries was to address the Datura actual on site dimensions. Remove the survey data added to the site plan in large font and add the Datura on-site boundary dimensions in the same font as the rest of the plan dimensions.
6. Label proposed 5-foot sidewalk easement on the Bougainvilla Drive side of the site.
7. Add the proposed light poles shown on the landscape plan and photometric plan. Location of these poles must be approved by Public Works as they appear to be proposed within the sidewalk easement. Actual placement must avoid conflicts with parking, pedestrian ADA clear path and trees (if relocated to landscape area).
8. The dimension arrows for the 25-foot connecting driveway length do not appear to be correct. The north side measures from the easement while the south side measures from the property line but the terminals points appear to be the same. Please correct as needed.
9. The shift of the parking lot west to accommodate the FDOT driveway length requirement creates an unsafe condition on the west side. The already inadequate turnaround area does not provide enough room for safe movements for exiting vehicles and it is dangerously close to the sidewalk in an area that will be used for pedestrian access to the dumpster as well as for non-hotel pedestrians using the sidewalk as a continuation of the public Bougainvilla Drive sidewalk. As noted earlier, the preferred options for addressing the FDOT requirement is to obtain a revised letter accepting the length to measured from the property line, or to reduce the size of the parking lot by converting several spaces to compact or eliminating spaces and compensating with bicycle space credits. This needs to be addressed and approved by Town staff prior to proceeding to Town Commission. The civil and landscape plans will need to be modified to be consistent with any changes made to the site plan.

Revised sheets should be inserted into the plan set on top of the original plan sheet with the original sheet bottom righthand corner folded back and marked "VOID". Do NOT use clouds or revision numbers on revised sheets, update plan date.



Town of Lauderdale-By-The-Sea
Development Services Department

To: Planning and Zoning Board
From: Jhanelle Campbell, Development Services Director
Date: August 17, 2022
Meeting Date: August 22, 2022

New Business: Ordinance 2022-08 - AN ORDINANCE OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA AMENDING CHAPTER 30 "UNIFIED LAND DEVELOPMENT REGULATIONS;" ARTICLE V "ZONING;" SECTION 30-313 "GENERAL PROVISIONS" TO MODIFY REGULATIONS RELATED TO ROOFTOP PLACEMENT OF EQUIPMENT ON ANY PROPERTY; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND FOR AN EFFECTIVE DATE.

Background

At its July 26 meeting, the Town Commission directed Staff to review potential changes to the Town Code regarding the placement of equipment on rooftops (**Exhibit 1- July 26 Draft Town Commission Minutes**). Currently, the Town's Code (**Exhibit 2**) prohibits the placement of mechanical and plumbing equipment as well as generators on the rooftop of any property. Staff reviewed the Ordinances of neighboring municipalities and determined that changes are necessary to ensure that the Town's regulations are current and consistent with the Town's planning and regulatory needs. The proposed changes update standards and requirements as outlined in the Town's "General Provisions" of the Code. The recommended changes are included in **Table 1** below.

Review

Staff has prepared Ordinance 2022-08 (**Exhibit 3**) to incorporate the recommended changes. The proposed changes were also reviewed with the Town Attorney and Town Engineer where applicable.

Table 1

Issue	Ordinance Requirement	Ordinance Line Number
Mechanical and plumbing equipment placement	Allow placement of mechanical and plumbing equipment on the roof of any property.	44, 48
Scrivener's error	Insert the date of effectiveness for a prior change to this section.	56
Placement of Temporary Generators	Allow the placement of generators on the roof of any property.	66

Recommendation

Staff recommends that the Board recommend approval of Ordinance 2022-08.

Exhibits: 1. Ordinance 2022-08

z:\- planning & zoning board\meetings\2022\8-22-22\30-313 ac and generator ordinance\8-22-22 staff report generator and ac ordinance 2022-08.docx



**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
MEETING MINUTES
Jarvis Hall
4505 Ocean Drive
Tuesday, July 26, 2022
6:30 PM**

1. CALL TO ORDER, MAYOR CHRIS VINCENT

Mayor Chris Vincent called the meeting to order at 6:40 p.m. Also present were Vice Mayor Edmund Malkoon, Commissioner Alfred “Buz” Oldaker, Commissioner Theo Pouloupoulos, Commissioner Randy Strauss, Town Manager Linda Connors, Town Attorney Susan Trevarthen, Deputy Town Manager/Public Works Director Ken Rubach, Assistant to the Town Manager Courtney Easley, Director of Budget and Finance Lucila Lang, Development Services Director Jhanelle Campbell, Special Events and Marketing Manager Debbie Hime, and Town Clerk Katrina Adler.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. INVOCATION

Archbishop Chaz Stevens gave the Invocation.

4. ADDITIONS, DELETIONS, DEFERRALS OF AGENDA ITEMS

Mayor Vincent noted the addition of Item 17.d to the Agenda.

It was also determined that Item 18.a would be heard immediately following public comment.

5. PRESENTATIONS

a. Broward County Public Schools Referendum Presentation

John Sullivan, Chief Communications and Legislative Affairs Officer for Broward County Schools, gave a presentation on the upcoming Secure the Next Generation referendum, which will appear on the August 23, 2022 ballot. This is a renewal of the current referendum, which was approved by voters in 2018.

The referendum to be renewed funds three areas:

- Safety and security, including over 500 personnel County-wide who were added following the tragedy at Marjory Stoneman Douglas High School in 2018
- Roughly 100 mental health personnel
- \$82 million annually for supplementary compensation to the work force

If the referendum is not renewed, this funding will expire. The renewal would be for another four-year period. The School Board increased its amount from one half mill to a full mill. This is roughly equivalent to \$26/month for the average homeowner, and is \$13 more than what they are paying under the current referendum. The average condominium owner would pay roughly \$15, or \$7.50 more than the current payment.

The School Board elected to increase the referendum to a full mill because new legislation requires them to share 20% of the referendum with charter schools. Mr. Sullivan noted that the Miami-Dade and Palm Beach school districts have higher millages, which means they have been able to offer higher compensation supplements to their work force.

Additional information is available at BrowardSchools.com/secure.

6. PUBLIC COMMENTS

At this time Mayor Vincent opened public comment.

Barbara Cole, resident, provided a handout to the Commissioners which included two news articles from the *Sun-Sentinel* addressing the impact of inflation on restaurants and condominium owners. She expressed concern with the effects of these increases on Town residents and businesses, and with the proposed use of funds budgeted for El Mar Drive on other capital improvement projects.

With no other individuals wishing to speak at this time, Mayor Vincent closed public comment.

The following Item was taken out of order on the Agenda.

18. QUASI JUDICIAL PUBLIC HEARINGS

Town Attorney Susan Trevarthen explained the procedures for the hearing of quasi-judicial items, and the Commissioners disclosed any ex parte communications on the Item.

It was noted that both Applications would be presented together, although they would be voted upon separately.

- a. Case Number 2022-V-01: Sky 360 Development LLC (the “Applicant”)**
– Requests a variance from Section 30-313(r)(1)a-b and Section 30-313(t)(2)b.1., 4., and 9. of the Town’s Code Ordinances (“Town Code”), to permit air conditioning units and generators on the roof of a duplex dwelling at 221 and 231 Shore Court.
- b. Case Number 2022-V-02: Sky 360 Development LLC (the “Applicant”)**
– Requests a variance from Section 30-313(r)(1)a-b and Section 30-313(t)(2)b.1., 4., and 9. of the Town’s Code Ordinances (“Town Code”), to permit air conditioning units and generators on the roof of a duplex dwelling at 241 and 251 Shore Court.

Development Services Director Jhanelle Campbell explained that the variance requests would address air conditioning units and generators for 221 through 231 and 241 through 251 Shore Court. The properties are zoned RD-10 and the previously existing buildings have already been demolished.

Public notice was sent to all property owners within a 300 ft. radius of both properties. Notice was also posted on the Town’s website, and a citizen participation meeting was held for both applications. No communications have been received by the Town regarding either application.

The requests would place generators and fuel storage tanks on the roofs of the subject properties. According to Code, mechanical equipment may be located within 5 ft. of the adjacent property line and cannot exceed 6 ft. above grade.

Seven criteria are addressed for each variance Application. Staff reviewed the applications, their narratives, and their supporting documents, and determined that these criteria have not been met for either Application. The criteria are as follows:

- Special conditions and circumstances exist, which affect the land, structure, or building involved, preventing their reasonable use
- The circumstances which caused the hardship are peculiar to the property or to such a small number of properties that they constitute an exception to other properties in the district

- The literal interpretation of the provisions of the applicable regulation would result in a particular hardship upon the owner, as distinguished from a mere inconvenience
- The hardship is not self-created or the result of disregard for or ignorance of the provision of the regulations
- The variance is the minimum variance that will make possible the reasonable use of the property, and will be in harmony with the general purposes and intents of the applicable zoning regulations and will not be detrimental to the neighborhood or the public welfare
- The grant of the variance would not permit a use not generally permitted in the district involved or expressly or by implication prohibited by the district regulations
- Financial hardship is not a basis for granting a variance unless failure to grant the variance would render the property unusable as a permitted use in its zoning district

Staff has concluded that none of the above criteria have been met. As a result, they recommend denial of both Applications.

The Applications were also presented to the Planning and Zoning Board at their July 2022 meeting, where that Board recommended approval.

Development Services Director Campbell advised that should the Commission approve the Applications, Staff recommends that the development order include the following additions:

- Generators and air conditioning units shall be set back a minimum of 10 ft. from the roof parapet and/or the wall between the units in all directions
- Generators shall be completely screened from the public right-of-way and adjacent properties
- Applicant shall submit view studies from the adjacent three-story Sky 230 development to the west and south to ensure compliance prior to the issuance of a building permit
- Prior to final inspection of the permit, the Town shall test the generator under load to ensure it does not exceed 70 decibels as measured from 25 ft. in any direction from the equipment

Mayor Vincent requested clarification of why the Applicant has chosen not to place the units where they are permitted, as they are building within the previously existing footprint of the structures. Development Services Director Campbell explained that the

Applicant wished to maximize the outdoor living area for the purchasers of the property. Placing the equipment elsewhere would require this square footage to be reduced.

Mayor Vincent asked if Staff can look at potential changes to Code, such as minimizing the noise from generators to surrounding properties. Town Attorney Susan Trevarthen confirmed that decisions to amend Code always lie with the legislative body, although this would require a separate process.

Commissioner Strauss noted that while generators have produced significant noise in the past, this equipment is now quieter. He observed that noise typically carries more easily when it is placed at a greater height, and requested additional information on how this could be mitigated. Development Services Director Campbell replied that the proposed generators would be lower than the height of the structure's parapet wall, which may help to contain some of the noise. Commissioner Strauss also noted that there may be concerns about the appearance of the equipment.

Mayor Vincent requested clarification that the generators would only be in operation during a power outage or storm event. Development Services Director Campbell confirmed this. Commissioner Strauss added that if the generators require regular testing, the time of day on which the tests occur should also be taken into consideration.

Kai Stadler, Applicant, explained that previously constructed buildings in the Sky 230 development have different zoning regulations than the buildings for which the variance request was submitted. All existing air conditioning units and some generators are located on the current buildings' rooftop terraces, as those buildings are within the RM-25 zoning district. The four additional planned units are within the RD-10 zoning district, which does not permit the use of rooftop terraces for recreational services. He wished to place this equipment on the rooftops rather than in the midst of backyard amenities, which he felt would be safer as well as consistent with the other units.

Mr. Stadler noted that the proposed rooftop equipment would make the same amount of noise as the existing rooftop equipment. He added that the four proposed units were integrated into the rest of the Sky 230 community, including its homeowners' association, so it would be a single community that regulates exterior appearances. If the four units must install their equipment in a different manner from the other 17 units, this would affect their maintenance, functionality, and safety. He concluded that consistency would allow him to deliver a better product.

Mr. Stadler added that there would be no fuel storage on the buildings' rooftop, as the units would be served by underground gas lines. The proposed structures would be surrounded by peripheral walls to screen them from public view.

At this time Mayor Vincent opened public comment.

Sasha Balzar, resident, advised that his unit would be located closest to the proposed new duplexes. He did not anticipate intrusive noise from rooftop equipment on these units.

With no other individuals wishing to speak on the Item, Mayor Vincent closed public comment.

Commissioner Pouloupoulos requested clarification of the capacity in which the Commission hears quasi-judicial items. Town Attorney Trevarthen explained that the Commission acts as though they are judges in quasi-judicial proceedings. Code establishes the standards for these hearings, and the Commission is charged with weighing the facts presented and applying Code criteria to them.

Commissioner Pouloupoulos commented that if the Commission were hearing the case in an equitable capacity, he would agree with the request; however, he pointed out that the elements of the variance request criteria have not been met. He encouraged Staff to look at Code and determine whether or not it should be updated.

Town Manager Linda Connors recommended that the Commission review the criteria for a variance. While Staff believes these have not been met, they are willing to revisit Code over the next couple of months, while the subject property is under construction, and determine if an amendment can be made.

Commissioner Strauss stated that while the Applications do not meet variance criteria, he agreed that this may be an opportunity to review the appropriate Ordinance and update it if that is deemed necessary.

Commissioner Oldaker agreed with the two previous comments as well.

Mayor Vincent observed that a delay of the project while the Town reconsiders the appropriate Ordinance could be difficult for the Applicant. Mr. Stadler stated that he is currently in the process of seeking permitting and submitting architectural and engineering drawings. He asserted that the proposed plans would be a better and safer

product for the Town, and requested that the Commission consider the facts presented rather than the Ordinance.

At this time Mayor Vincent reopened public comment.

Barbara Cole, resident, noted that the Town recently approved modifications to a dock in which no hardship was presented by the Applicant. They also made changes to the Ordinance affecting that request. She agreed that the appropriate Ordinance should be changed and felt the variance requests should be approved.

With no other individuals wishing to speak on the Item, Mayor Vincent again closed public comment.

Town Attorney Trevarthen stated that because variances apply the law to a specific set of facts, they cannot establish legal precedent. From a legal perspective, there is no similarity between cases; however, she reiterated that it is always within the Commission's power to amend Code. She concluded that the Commission has the legal power to grant the requested variances if they can find that the criteria have been met.

Mayor Vincent agreed that Code should be revisited so the RD-10 criteria will be consistent with the RM-25 criteria. He also agreed with the other Commissioners that none of the seven required variance criteria have been met at this time.

Commissioner Strauss requested clarification of the process by which an Ordinance or zoning change could be "fast-tracked." Town Attorney Trevarthen replied that every Ordinance requires two readings. The proposed change would affect Chapter 30, which means it must also go before the Planning and Zoning Board. If the normal process is followed, the Ordinance would most likely go before the Planning and Zoning Board in September, with October as the most likely time in which it could be brought before the Commission for second reading.

Town Attorney Trevarthen also noted that while the typical process for hearing Ordinances is to schedule them nonconsecutively, the Commission may hear the item at two meetings in a row if they wish. It was clarified that the fastest time frame in which the Ordinance could come before the Commission for second reading would be the second Tuesday in October.

Mayor Vincent noted again that while the Commission appeared to be in agreement that the variances could not be approved, they also agreed that Staff should draft potential

changes to Section 30. Town Attorney Trevarthen requested that the Commission separate these two issues when voting on the Applications, and that their votes specifically state denial.

Commissioner Poulopoulos made a motion, seconded by Commissioner Strauss, to deny 2022-V-01. Motion carried 5-0.

Commissioner Poulopoulos made a motion, seconded by Commissioner Strauss, to deny 2022-V-02. Motion carried 5-0.

There was Commission consensus to direct Staff to review RM-25 zoning regulations regarding rooftop equipment, as well as the current Code in RD-10 zoning districts, to determine if there can be some combination of the two. Town Manager Connors confirmed that Staff understood this direction.

Commissioner Poulopoulos noted that the Planning and Zoning Board had voted unanimously in favor of the variance requests, and asked if they are acting in the same quasi-judicial capacity as the Commission in this case, which would require them to strictly follow the elements of Code. Town Attorney Trevarthen replied that the Board was advised to follow these elements and chose otherwise; however, she pointed out that their decision was only a recommendation. Commissioner Poulopoulos concluded that he would like to see these elements followed.

7. PUBLIC SAFETY DISCUSSION

a. BSO June 2022 Report

Broward Sheriff's Office (BSO) Captain Tom Palmer reported that the Deputy of the Month for June 2022 was Deputy Pedro Almodovar Fernandez, who took steps to address the fictitious registration of a dangerous criminal within the Town. The suspect is currently within custody.

Captain Palmer added that traffic enforcement efforts by the Regional Motor Unit will resume before the start of the new school year.

Commissioner Strauss made a motion, seconded by Commissioner Poulopoulos, to approve. Motion carried 5-0.

b. VFD June 2022 Report

Volunteer Fire Department (VFD) Chief Judson Hopping recognized Firefighter of the Month Joy Silensky, who recently rescued a seven-year-old boy from a rip current.

Commissioner Pouloupoulos made a motion, seconded by Vice Mayor Malkoon, to approve. Motion carried 5-0.

8. TOWN MANAGER REPORT

a. Town Manager Report for June 26, 2022

Town Manager Connors reminded all present that tonight marks the beginning of Bugfest, with a kickoff party scheduled at the Plunge Beach Resort. Tonight's "bug hunt" has been postponed due to weather, with additional updates available on the Discover LBTS website. Upcoming events include the 10th annual lobster cook-off.

Town Manager Connors requested that the Commission review the allocation of Florida Development Group (FDG) fines in light of the upcoming fiscal year (FY) 2022/2023 budget. \$1.65 million of these fines had been allocated toward an El Mar Drive project that would have been funded by grants from the Florida Department of Transportation (FDOT); however, these grants were declined. As the El Mar Drive project did not move forward as planned, Town Manager Connors requested that the FDG reserve funds be allocated toward other projects in the Town's Capital Improvement Program (CIP).

The Commission discussed the request, with Vice Mayor Malkoon noting that the Town had been unable to move forward with proposals for El Mar Drive due to lack of community consensus. He did not feel the FDG reserve funds should continue to be kept separate for use on El Mar Drive when there are no plans for such a project at present.

Commissioner Strauss agreed, stating that his concern for clean and safe sidewalks on El Mar Drive remained. He did not feel the funds should continue to be reserved without a project. He concluded that the Town may have a different opinion on how to proceed with El Mar Drive once the Downtown refurbishment is complete.

Commissioner Oldaker also agreed, recalling that the FDG dollars had been moved to separate them from the General Fund. He did not object to using the FDG funds for other capital improvements.

Mayor Vincent advised that the use of FDG funds for other projects would not prevent the Town from making repairs to El Mar Drive. He also noted that the El Mar Drive project was never predicated upon the receipt of FDG funds. It was determined that there was Commission consensus to use these funds for the CIP.

Town Manager Connors also requested Commission consensus to amend the following Commission meeting dates:

- The August 23, 2022 meeting will be moved to August 24, 2022
- The November 8, 2022 meeting will be moved to November 9, 2022

The Commissioners agreed to these proposed changes by consensus.

Town Manager Connors also noted that the Town will hold special meetings on September 14 and September 28, 2022, to further discuss the budget process and establish a final millage rate.

Town Manager Connors concluded that patching on El Mar Drive will begin the week of August 8, 2022. Residents and hoteliers will be informed of this work moving forward.

Town Attorney Trevarthen requested clarification of whether or not the Town's November 22, 2022 meeting will be cancelled. Town Manager Connors replied that this meeting is typically cancelled because it falls on the week of Thanksgiving. They also typically cancel the second scheduled meeting in December. She advised that these items will be brought forward at the next meeting.

9. TOWN ATTORNEY REPORT

None.

10. APPROVAL OF MINUTES

a. June 28, 2022 Regular Town Commission Minutes

Commissioner Oldaker made a motion, seconded by Commissioner Poulopoulos, to approve. Motion carried 5-0.

11. CONSENT AGENDA

None.

12. OLD BUSINESS

None.

13. NEW BUSINESS

None.

14. COMMISSIONER COMMENTS

Mayor Vincent encouraged all residents to attend the upcoming Bugfest activities.

Vice Mayor Malkoon stated that there is a Florida League of Cities conference scheduled for August 11, 2022. He will provide a report on this meeting at the August Commission meeting.

Commissioner Strauss also encouraged participation in the 10th annual Bugfest events, which will include diving, a cook-off, a free outdoor music festival benefiting SCUBA for Good, and an underwater pier cleanup.

15. ORDINANCES 1ST READING

- a. Ordinance 2022-05 – AN ORDINANCE OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, AMENDING CHAPTER 30 “UNIFIED LAND DEVELOPMENT REGULATIONS,” ARTICLE IV “DEVELOPMENT PERMITS – APPLICATIONS, REQUIREMENTS, AND REVIEW PROCEDURES,” SECTION 30-114 “CITIZEN PARTICIPATION REQUIRED,” MODIFYING THE APPLICABILITY OF AND REQUIREMENTS FOR THE CITIZEN PARTICIPATION REQUIREMENTS; AND FURTHER AMENDING SECTION 30-139 “NOTICE OF PUBLIC HEARINGS” TO ESTABLISH NOTICE REQUIREMENTS FOR CITIZEN PARTICIPATION MEETINGS; PROVIDING FOR CODIFICATION; SEVERABILITY, CONFLICTS, AND FURTHER PROVIDING FOR AN EFFECTIVE DATE.

At this time Mayor Vincent opened public comment.

Barbara Cole, resident, stated that the existing citizen participation Ordinance should be extended to address residents who may be interested in projects and live beyond the 300 ft. radius in which notice is provided. She added that the Planning and Zoning Board wished to ensure the Commission did not leave conditional use of signage out of the proposed new Ordinance.

With no other individuals wishing to speak on this Item, Mayor Vincent closed public comment.

Development Services Director Campbell recalled that citizen participation meetings were introduced to Town Code in October 2021, requiring certain applications to hold these meetings so affected property owners may express their concerns before the applications move on to the Planning and Zoning Board and Town Commission. All affected parties within 300 ft. of the application are required to be provided notice, and a report must be turned in at least 21 days prior to the Planning and Zoning Board meeting.

Over time, Staff has realized there are some areas in which the public participation meeting Ordinance could be improved. These include:

- Greater clarity of language for notice of the meeting
- Requirement of notice and public participation for variances and right-of-way vacations
- Explicit requirement that the public participation meeting be posted online and at the subject property

Ordinance 2022-05 establishes a 10-day deadline for public participation notice, which must be posted on the subject property and the Town's website, and includes variances and right-of-way vacations. While Staff had proposed the removal of this requirement for conditional use signs, the Planning and Zoning Board recommended that this requirement be reinstated, and Staff has added it back to the Ordinance.

The Planning and Zoning Board considered the Ordinance at their July 2022 meeting and recommended its approval with reinstatement of the conditional use sign requirement. Staff recommends approval of the Ordinance.

Commissioner Oldaker asked if Staff has considered how the addition of variances might play out in the event of a residential single-family home seeking a variance. Development Services Director Campbell replied that Staff is present at all public participation meetings and would be able to provide guidance or structure if needed.

Town Manager Connors advised that the purpose of citizen participation meetings is to provide an opportunity for conversation between applicants and nearby residents, which may help to resolve any issues before the item goes before the Planning and Zoning Board.

Town Manager Connors also addressed why Staff had recommended against conditional use applications for signs, recalling that one of the characteristics of the Town's preferred architectural style of Mid-century Modern is a larger font on signage. When the Commission adopted this style, they had noted that applicants are asked to take additional time in designing their signs before they are brought directly before the Commission for approval. Staff's intent in eliminating this process from the Ordinance had been to honor the Commission's earlier intent. She reiterated that it has now been included as part of the proposed Ordinance.

Mayor Vincent asked if single-family residences would be included under the Ordinance. Town Manager Connors replied that variances of all kinds would be included in the public participation process. Mayor Vincent commented that he did not wish to place a greater burden on single-family homes by requiring this additional process. Town Manager Connors clarified that the process would not apply to single-family residences seeking regular permits, but only when they are seeking a variance.

Mayor Vincent requested clarification of which part of the Ordinance addresses the proposed citizen participation requirement for single-family variances. Town Attorney Trevarthen noted that the Commissioners' information packets include a chart listing a separate line item for conditional uses, Site Plan modifications, and variances. The Ordinance may be amended so the variances for an individual single-family home are not subject to the citizen participation process. Mayor Vincent concluded that he would like this change to be made.

Commissioner Strauss requested clarification of the current notice process for single-family homes. Development Services Director Campbell explained that at present, all variances across the board require notice to be sent to all affected parties within a 300 ft. radius of the subject property, 10 days before the hearing. Notice is also posted on the property and the Town's website. If single-family homes are excluded from the updated citizen participation process, regular notice would still be posted.

Commissioner Oldaker stated that he was also uncomfortable amending the process to include single-family homes, as he felt it was unnecessary and could contribute to conflicts between neighbors. Commissioner Poulopoulos agreed as well.

Town Attorney Trevarthen advised that because this is the first reading of Ordinance 2022-05, the requested change to remove single-family homes from the process can be made prior to second reading.

Commissioner Oldaker made a motion, seconded by Commissioner Poulopoulos, to approve with the amendment for single-family removal.

Development Services Director Campbell asked if the **motion** would require citizen participation meetings for conditional use of signs. Commissioner Oldaker confirmed that he did not wish to amend the Ordinance.

Motion carried 5-0.

16. ORDINANCES 2ND READING

None.

17. RESOLUTIONS – PUBLIC COMMENTS

- a. Resolution 2022-31 – A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, AMENDING THE SCHEDULE OF AUTHORIZED POSITIONS; ADOPTING A REVISED PAY PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS, AND FOR AN EFFECTIVE DATE.**

At this time Mayor Vincent opened public comment, which he closed upon receiving no input.

Town Manager Connors explained that while this Resolution does not affect overall pay to Town employees, it changes the range of pay. The salaries for Assistant Director of Development Services and Assistant Director of Budget and Finance are changed from a pay grade of 8 to pay grade 9. Human Resources Manager is reclassified as an administrative specialist and that position's salary is changed to pay grade 5. Public Information Officer/Information Technology (IT) Coordinator and Special Events and

Community Marketing Coordinator are reclassified to pay grade 5 as well. Staff recommends approval of the Resolution.

Commissioner Oldaker made a motion, seconded by Commissioner Strauss, to approve. Motion carried 5-0.

- b. Resolution 2022-32 – A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING A WORK AUTHORIZATION WITH HUGH JOHNSON LANDSCAPE ARCHITECTURE, INC. DBA ARCHITECTURAL ALLIANCE LANDSCAPING FOR THE DESIGN OF THE DOWNTOWN ENHANCEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$164,300.00; AUTHORIZING THE TOWN MANAGER TO EXECUTE A WORK AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

At this time Mayor Vincent opened public comment.

Barbara Cole, resident, stated that she did not understand why the Town was proceeding with a design that includes “bells and whistles,” recommending instead that the proposed Downtown redesign be kept simple.

With no other individuals wishing to speak on this Item, Mayor Vincent closed public comment.

Commissioner Strauss advised that the buildable plans for the Downtown area will include an alternative that does not include a landscaping wall or other options, so the Town will have a choice of how to move forward.

Deputy Town Manager/Public Works Director Ken Rubach stated that the costs of several optional improvements, such as pavers, landscaping, and lighting, are included in the plans so the Commissioners can make informed decisions on them.

Mayor Vincent requested clarification of the contractual language that would identify when the limited costs have been exceeded. Deputy Town Manager/Public Works Director Rubach replied that the contract includes every option for the Commission’s consideration. Any items above the limit of \$164,300 would require Commission approval of a change order or orders.

Commissioner Strauss made a motion, seconded by Commissioner Oldaker, to move forward with the project. Motion carried 5-0.

- c. Resolution 2022-34 – A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR REIMBURSEMENT FOR THE DESIGN OF THE PALM CLUB SEPTIC TO SEWER CONVERSION; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

At this time Mayor Vincent opened public comment, which he closed upon receiving no input.

Deputy Town Manager/Public Works Director Rubach explained that Broward County has allocated funds for the Palm Club septic-to-sewer conversion project. The Resolution accepts those funds and establishes the inter-local agreement (ILA) on which Staff, the Town Attorney, the County Attorney, and County Staff assisted.

Vice Mayor Malkoon made a motion, seconded by Commissioner Oldaker, to approve. Motion carried 5-0.

- d. Resolution 2022-33 – A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING A COMCAST ENTERPRISE SERVICES MASTER SERVICES AGREEMENT WITH COMCAST ENTERPRISE IN SALES ORDER FORM FOR THE PEG CHANNEL UPGRADE FOR A TOTAL AMOUNT NOT TO EXCEED \$20,700.00; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT IN SALES ORDER FORM; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

At this time Mayor Vincent opened public comment, which he closed upon receiving no input.

Deputy Town Manager/Public Works Director Rubach stated that residents had requested clarification of whether or not the Town could continue to improve upon its broadcast network for the general public. The channel is currently broadcast in standard

definition and does not use a digital encoder. The new encoder will be digital and broadcasting will be made in greater definition.

Vice Mayor Malkoon asked if Comcast does not support high definition broadcast. Deputy Town Manager/Public Works Director Rubach advised that this is not available for public access channels and would come with additional costs.

Commissioner Pouloupoulos made a motion, seconded by Commissioner Oldaker, to approve. Motion carried 5-0.

19. ADJOURNMENT

With no other business to come before the Commission at this time, the meeting was adjourned at 8:11 p.m.

Mayor Chris Vincent

ATTEST:

Town Clerk

Date

Sec. 30-313. General provisions.

- (a) Drainage facilities.
- (b) Use of buildings.
- (c) Moving of buildings.
- (d) Fences, walls and hedges.
- (e) Regulations applicable to El Mar Drive.
- (f) Use, public areas.
- (g) Aesthetic design.
- (h) Standards for driveways and swales.
- (i) Capacity restrictions.
- (j) Queuing of vehicles.
- (k) Paving drainfield areas.
- (l) Satellite television antennas and dishes.
- (m) Lighting.
- (n) Control of lighting for protection of sea turtle nesting areas.
- (o) Elevation of filled land.
- (p) Swimming pools, pool decks, patios, hot tubs and spas; [setbacks and enclosure required].
- (q) Decks.
- (r) Other mechanical and plumbing equipment [setback requirements].
- (s) Accessory buildings and structures.
- (t) Generator [and fuel storage tank] regulations.
- (u) Window screening for vacant storefronts.
- (v) Rooftop photovoltaic solar systems.
- (w) Groins, seawalls and breakwaters.
- (x) Rooftop passive recreation.

(r) Other mechanical and plumbing equipment setback requirements.

- (1) Notwithstanding any provision of the Land Development Code which prohibits the use of setback areas, mechanical and plumbing equipment, including, but not limited to, air conditioner units, lawn irrigation pumps, water purification devices, and swimming pool or spa accessories, may be installed in a side or rear setback in all zoning districts, provided that no portion of the equipment may:
 - a. Be within five feet of the adjacent property line;
 - b. Exceed six feet high above grade;

c. Exceed eight feet in length; or

d. Occupy more than 40 square feet of the property.

For properties which contain legal nonconforming mechanical and/or plumbing equipment located within a setback area less than five feet from the adjacent property line and installed prior to March 25, 2003, such equipment may be replaced or relocated. However, in no case may the equipment be located within a setback area less than three feet eight inches from the adjacent property line.

- (2) Screening. Equipment installed after November X, 2020, shall be completely screened from the public right-of-way and adjacent properties.
- (3) Nonconforming. For properties which contain legal nonconforming mechanical and/or plumbing equipment located within a setback area less than five feet from the adjacent property line and originally installed prior to March 25, 2003, such equipment may be replaced or relocated. However, in no case may the equipment be located within a setback area less than three feet eight inches from the adjacent property line.

(t) *Generator and fuel storage tank regulations.* Generators and related fuel storage tanks are allowed within the Town subject to the following requirements:

(1) *Temporary generators.* No more than two temporary emergency power generators or one construction generator may be utilized by each single dwelling unit subject to the following:

a. Temporary emergency power generators shall:

1. Be located:

(i) On the ground.

(ii) In such a way that the exhaust is, as much as practically feasible, vented upwards and directed away from neighboring properties.

(iii) In the front yard or at least five feet from the side or rear property lines.

(iv) On the property in such a way as to have the least noise impact to the neighbors.

(v) In an area completely screened from the public right-of-way and adjacent properties when not in use.

2. Not be stored on trailers except following the declaration of a state of emergency by the Governor and all trailers must be removed no more than seven days after the power has been restored unless stored within a fully enclosed building.
3. Be utilized only during periods of power outages, periods of power reductions resulting from the exercise of utility load control programs or for periodic testing and necessary maintenance operation and shall not be used to return power back to a power company.
4. Be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes or occur before 8:00 a.m. or after 5:30 p.m. There shall be no testing on legal holidays or Sundays.

5. Where a single generator is operating, the generator shall not, at any time or for any purpose, exceed 70 decibels when measured 25 feet in any direction from the generator. When two generators are operating on the same property at the same time, they shall, collectively, not exceed 75 decibels when measured 25 feet in any direction from the generator(s).
- b. *Construction generators.* Construction generators may only be utilized on construction sites with active Town building permits that do not have electric service. Such construction generators shall:
1. Be operated only until the 30th day after the building permit is issued or the date that an electrical power drop is installed, whichever is soonest.
 2. Be operated during the hours of construction established in section 13-3 (11) of the Town's Code.
 3. Be operated for a period of not more than four hours each work day. The four-hour period starts when the first generator is turned on and ends four hours later, regardless of how many times the generator is turned off or how many generators are used during that time period.
 4. Be removed from the site or if there is any enclosed space on the construction site, stored within the enclosed space during non-construction hours.
 5. If stored on a trailer:
 - (i) Be completely screened from the public right-of-way and adjacent properties or removed from the site during non-construction hours; and
 - (ii) Be removed no more than 37 days after the building permit is issued or the date that an electrical power drop is installed, whichever is soonest.
 6. The Town Manager, in consultation with the Building Official, may extend any of the time limitations herein upon demonstration of good cause by the property owner.
 7. The generator shall not, at any time or for any purpose, exceed 70 decibels when measured 25 feet in any direction from the generator.
- (2) *Permanent generators.*
- a. *Permit required.* The property owner shall obtain a building permit from the Town for the installation of a permanent generator unit. The Town shall review all such permit applications to minimize the visual and acoustical impact on adjacent and neighboring properties.
 - b. *Permanent generators not exceeding 60 KW output.* One permanent generator with an output of not more than 60 KW shall be allowed in a required side or rear yard setback provided said generator meets the following conditions:
 1. The generator is set back a minimum of five feet from the side or rear property line.
 2. Prior to the final inspection of the permit, the Town shall test the generator under load to ensure it does not exceed 70 decibels as measured 25 feet in any direction from the generator.
 3. The generator shall not, at any time or for any purpose, exceed 70 decibels when measured 25 feet in any direction from the generator.

4. The highest point on the generator shall not exceed a maximum of five feet above grade.
5. *Screening.*
 - (i) The generator shall be completely screened from the public right-of-way and adjacent properties.
 - (ii) Properties with solid opaque landscaping or a solid opaque fence or wall enclosure that acts to completely screen the generator consistent with the requirements of subsection 5.(i) above, will be considered sufficient to meet the screening requirement. Removal of the landscaping, fence or wall will require screening as required in subsection (iii) below.
 - (iii) Properties without solid opaque landscaping or a solid opaque fence or wall enclosure shall screen the generator from the public right-of-way and adjacent properties with landscape material, subject to approval by the Town, that:
 - i. Surrounds the generator on three sides;
 - ii. Is offset no greater than one foot from the permanent generator pad; and
 - iii. Stands a minimum of 18 inches at time of planting, installed with irrigation and shall be maintained at a height of at least four feet or the height of the generator itself, whichever is greater.
6. The permanent generator's exhaust shall be, as much as practically feasible, vented upwards and directed away from neighboring properties.
7. The permanent generator shall be utilized only during periods of power outages, periods of power reductions resulting from the exercise of utility load control programs or for periodic testing and necessary maintenance operation and shall not be used to return power back to a power company.
8. The permanent generator may be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes or occur before 8:00 a.m. or after 5:30 p.m. There shall be no testing on legal holidays or Sundays.
9. Generators are not permitted on the roof of a building in single-family and duplex zoning districts. In all other zoning districts, generators may be located on the roof if screened from the right-of-way, set back at least five feet from any roof edge that faces a private property line shared with a detached building and approved as a site plan amendment.
- c. Permanent generators exceeding 60 KW output. Permanent generators producing an output of 60 KW or more may be installed subject to the following requirements:
 1. The generator shall be housed in an enclosed building.
 - (i) The enclosing building shall be located in conformance with the setback requirements applicable to a principal structure; and
 - (ii) If the building is visible from the right-of-way or adjacent property, then the building shall be landscaped with landscape material that surrounds

- the building on three sides and is offset no greater than one foot from the building, subject to approval by the Town.
- (iii) The generator shall not, at any time or for any purpose, exceed 70 decibels when measured 25 feet in any direction from the generator.
 - (iv) Prior to the final inspection of the permit, the Town shall test the generator under load to ensure it does not exceed 70 decibels as measured 25 feet in any direction from the generator.
2. The location shall be subject to site plan level 2 review as defined in section 30-119 of the Town Code with evidence substantiating each of the following conditions:
 - (i) The output of a 60 KW or less generator is incapable of providing enough electricity for the basic necessity of occupying a building and/or protecting interiors or possessions in a building from the damaging effects of prolonged loss of power;
 - (ii) The proposed location is not merely for the convenience or preference of the applicant, but that the location of the permanent generator provides for safe and adequate placement and reduced sound attenuation.
 3. The building's venting and generator's exhaust shall, as much as practically feasible, be vented upwards and directed away from neighboring properties.
 4. The permanent generator shall be utilized only during periods of power outages, periods of power reductions resulting from the exercise of utility load control programs or for periodic testing and necessary maintenance operation and shall not be used to return power back to a power company.
 5. The generator may be operated for routine testing and maintenance purposes not more than one time in any seven-day period and no test shall exceed 30 minutes or occur before 8:00 a.m. or after 5:30 p.m. There shall be no testing on legal holidays or Sundays.
- (3) *Fuel storage tanks for single-family and duplex properties.* The following requirements shall apply to fuel storage tanks for generators for single-family and duplex properties:
- a. *Above ground fuel storage tank.* One above ground tank not to exceed five feet in height and 250 gallons shall be permitted in the side or rear setback provided said tank meets the following conditions:
 1. Up to two above ground tanks, not to exceed a total collective capacity of 250 gallons, and subject to the requirements of this subsection, shall be allowed in lieu of one 250-gallon above ground tank.
 2. Fuel storage tanks shall be subject to the same setback and location regulations for permanent generators less than 60 KW.
 3. Above ground fuel storage tanks shall be completely screened from the public right-of-way and adjacent properties by one of the following:
 - (i) A solid opaque hedge, solid opaque fence or wall; or
 - (ii) Landscape material that is a minimum of 18 inches at time of planting, irrigated, trimmed, and maintained at a height of at least four feet high or the height of the tank itself, whichever is greater. Landscaping must

surround the tank on three sides and be offset no greater than one foot from the tank.

- b. *Underground fuel storage tank.* An underground fuel storage tank, not to exceed 500 gallons, shall be permitted within the required front, rear and side yard setback provided it is not located within five feet of any public right-of-way or utility easement or three feet of any other property line.
- (4) *Fuel storage tanks for all other properties.* The following requirements shall apply to fuel storage tanks for generators for all other properties (excluding single-family and duplex properties):
 - a. All above ground tanks shall be subject to the same regulations for permanent generators not exceeding 60 KW output provided in this subsection. Fuel storage tanks shall comply with the Florida Building Code (FBC) and the Florida Fire Prevention Code (FFPC).
 - b. Any tank over 1,000 gallons, not located within an enclosed building or underground, shall be subject to site plan review as defined in section 30-119 of the Town Code.
 - c. Underground fuel storage tanks may be located within the required, side, rear or front yard setback provided they are not located within five feet of any public right-of-way or utility easement or three feet of any other property line.
- (5) All fuel storage tanks shall be properly permitted in accordance with all applicable Town, County, State, and Federal regulations.

(Ord. No. 316, § 1, 1-9-90; Ord. No. 326, § 1, 6-25-91, Ord. No. 374, § 1, 3-7-96; Ord. No. 402, § 2, 6-9-98; Ord. No. 431, § 2, 1-25-00; Ord. No. 485, § 2, 4-9-02; Ord. No. 495, § 1, 12-10-02; Ord. No. 500, § 2, 10-8-02; Ord. No. 501, §§ 2, 3, 10-8-02; Ord. No. 03-506, § 2, 2-11-03; Ord. No. 03-508, § 2, 3-25-03; Ord. No. 03-512, § 2, 4-22-03; Ord. No. 03-515, § 2, 7-22-03; Ord. No. 2005-06, § 2, 2-22-05; Ord. No. 2005-10, § 2, 6-14-05; Ord. No. 2007-14, § 2(Exh. A), 9-25-07; Ord. No. 2008-03, § 1, 3-25-08; Ord. No. 2009-10, § 7, 7-28-09; 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)

Editor's note(s)—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).

Ordinance 2022-08

1 **AN ORDINANCE OF THE TOWN OF LAUDERDALE-BY-**
2 **THE-SEA, FLORIDA AMENDING CHAPTER 30 “UNIFIED**
3 **LAND DEVELOPMENT REGULATIONS;” ARTICLE V**
4 **“ZONING;” SECTION 30-313 “GENERAL PROVISIONS”**
5 **TO MODIFY REGULATIONS RELATED TO ROOFTOP**
6 **PLACEMENT OF EQUIPMENT ON ANY PROPERTY;**
7 **PROVIDING FOR CODIFICATION, SEVERABILITY,**
8 **CONFLICTS, AND FOR AN EFFECTIVE DATE.**

9 **WHEREAS**, the Town Commission recognizes that changes to the adopted Code of
10 Ordinances are periodically necessary in order to ensure that the Town’s regulations are current
11 and consistent with the Town’s planning and regulatory needs; and

12 **WHEREAS**, the Town Commission desires to update the Land Development Code to
13 expand the locations where temporary generators and air conditioning/plumbing equipment can be
14 located on any property in Town; and

15 **WHEREAS**, the Planning and Zoning Board, sitting as the Local Planning Agency, has
16 reviewed the contents of this Ordinance at a duly noticed public hearing on August 22, 2022, and
17 recommended the amendments be approved; and

18 **WHEREAS**, the Town Commission conducted a first and second reading of this Ordinance
19 at duly noticed public hearings, as required by law, and after having received input from and
20 participation by interested members of the public and staff, the Town Commission has determined
21 that this Ordinance is consistent with the Town’s Comprehensive Plan and in the best interest of the
22 Town, its residents, and its visitors.

23 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN**
24 **OF LAUDERDALE-BY-THE-SEA, FLORIDA, THAT:**

25 **SECTION 1. Recitals.** The preceding “Whereas” clauses are ratified and incorporated as
26 the legislative intent of this Ordinance.

Ordinance 2022-08

SECTION 2. Amendment. Chapter 30 “Unified Land Development Regulations;”
Section 30-313 “General provisions” of the Town Code of Ordinances, are hereby amended as
follows¹:

Chapter 30 - UNIFIED LAND DEVELOPMENT REGULATIONS

ARTICLE V. – ZONING

DIVISION 2.- DISTRICTS

SUBDIVISION Q. -Supplemental Regulations

Sec. 30-313. General provisions.

(r) *Other mechanical and plumbing equipment setback requirements.*

(1) Notwithstanding any provision of the Land Development Code which prohibits the
use of setback areas, mechanical and plumbing equipment, including, but not
limited to, air conditioner units, lawn irrigation pumps, water purification devices,
and swimming pool or spa accessories, may be installed on the roof ~~or~~ and in a
side or rear setback in all zoning districts, provided that no portion of the equipment
may:

- a. Be within five feet of the adjacent property line;
- b. Exceed six feet high above grade unless installed on a roof;

¹ Additions to existing text are shown in underline. Deletions are shown in ~~striketrough~~.

Ordinance 2022-08

c. Exceed eight feet in length; or

d. Occupy more than 40 square feet of the property.

For properties which contain legal nonconforming mechanical ~~and~~ or plumbing equipment located within a setback area less than five feet from the adjacent property line and installed prior to March 25, 2003, such equipment may be replaced or relocated. However, in no case may the equipment be located within a setback area less than three feet eight inches from the adjacent property line.

(2) *Screening.* Equipment installed after November 10, 2020, shall be completely screened from the public right-of-way and adjacent properties.

(t) *Generator and fuel storage tank regulations.* Generators and related fuel storage tanks are allowed within the Town subject to the following requirements:

(1) *Temporary generators.* No more than two temporary emergency power generators or one construction generator may be utilized by each single dwelling unit subject to the following:

a. Temporary emergency power generators shall:

1. Be located:

(i) On the roof or the ground.

(ii) In such a way that the exhaust is, as much as practically feasible, vented upwards and directed away from neighboring properties.

(iii) In the front yard or at least five feet from the side or rear property lines.

Ordinance 2022-08

(iv) On the property in such a way as to have the least noise impact to the neighbors.

(v) In an area completely screened from the public right-of-way and adjacent properties when not in use.

2. Not be stored on trailers except following the declaration of a state of emergency by the Governor and all trailers must be removed no more than seven days after the power has been restored unless stored within a fully enclosed building.

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

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

5. Where a single generator is operating, the generator shall not, at any time or for any purpose, exceed 70 decibels when measured 25 feet in any direction from the generator. When two generators are operating on the same property at the same time, they shall, collectively, not exceed 75 decibels when measured 25 feet in any direction from the generator(s).

Ordinance 2022-08

SECTION 3. Codification. This Ordinance shall be codified in accordance with the foregoing. It is the intention of the Town Commission that the provisions of this Ordinance shall become and be made a part of the Town of Lauderdale-By-The-Sea Code of Ordinances; and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section,” “article” or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 4. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 5. Conflicting Ordinances. All prior ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage on second reading.

Passed on the first reading, this ____ day of _____, 2022.

Passed and adopted on the second reading, this ____ day of _____, 2022.

MAYOR CHRIS VINCENT

	First Reading	Second Reading
Mayor Vincent	_____	_____
Vice-Mayor Malkoon	_____	_____
Commissioner Sokolow	_____	_____
Commissioner Pouloupoulos	_____	_____
Commissioner Oldaker	_____	_____

ATTEST:

Ordinance 2022-08

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Katrina Adler, Town Clerk

APPROVED AS TO FORM:

Susan L. Trevarthen, Town Attorney