

# NOTICE OF CITIZEN PARTICIPATION MEETING

**CASE: 2024-CU-03**

**APPLICANT: Saad Remodeling and Custom Home Builders**

**PROPERTY ADDRESS: 4628 Bougainvilla, Lauderdale By-The-Sea, FL 33308**

**LEGAL DESCRIPTION: LAUDERDALE BY THE SEA 6-2 B LOT 7 N 25,8 BLK 25**

**REQUEST: CONDITIONAL USE REQUEST FOR THE CONSTRUCTION OF A NEW DUPLEX**

Dear Resident, Property Owner, or Interested Party:

Saad Remodeling and Custom Home Builders has filed an application for approval of a Conditional Use to construct a new duplex for the property located at 4628 Bougainvilla Drive, Lauderdale- By-The-Sea, FL 33308. The applicant seeks approval of a Conditional Use Permit For a waiver of the requirements of the Town's zoning regulations for the redevelopment of a residential property. The applicant is proposing to replace an existing one-story single-family residence located on one and one-half adjacent lots (0.125 acres) fronting on Bougainvilla Drive south of Pine Avenue with a two-story duplex. The request requires conditional use approval to permit the proposed redevelopment under the applicable zoning and land development standards.

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

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

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

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