

# NOTICE OF CITIZEN PARTICIPATION MEETING

**CASE:2023-SP-01, 2024-V-01, 2024-LVL2-AA-01**

**APPLICANT: Dylan Tannenbaum**

**PROPERTY ADDRESS: 4312 El Mar Drive, Lauderdale By-The-Sea, FL 33308**

**LEGAL DESCRIPTION: LAUDERDALE BY THE SEA 6-2 B LOT 4 BLK 4**

## **Request 1: Site Plan 2023-SP-01**

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

## **Request 2: Variance 2024-V-01**

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

## **Request 3: Level 2 Administrative Adjustment 2024-LVL2-AA-01**

**Description:** Pursuant to Section 30-241(h)(6) of Chapter 30, “Unified Land Development Regulations,” Article V, “Zoning,” Division 2, “Districts,” of the Town Code, the Applicant is requesting a Level 2 Administrative Adjustment in the reduction in the northern side yard setback to 10.8 feet where 15.5 feet is required.

Dear Resident, Property Owner, or Interested Party:

Dylan Tannenbaum has filed an Application for approval of a Site Plan, Variance, and Level 2 Administrative Adjustment for the Property located at 4312 El Mar Drive, Lauderdale-By-The-Sea, FL 33308. The Applicant is proposing to redevelop the site by replacing the existing two-story hotel with a new three-story hotel with 22 units. This site will be joined with the Ocean Treasure Hotel located at 4308 El Mar Drive (Lot 3) to create a unified project. The request requires approval under the Town’s zoning and land development regulations, including the necessary variance and administrative adjustments to permit the proposed redevelopment in accordance with applicable 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:

**08/18/2025**  
**6:00 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, actively participate in the Town's development procedures and provide public comments.

Sincerely,



\_\_\_\_\_  
Signature of Applicant

**8/8/25**

\_\_\_\_\_  
Date



\_\_\_\_\_  
Signature Applicant

**8/8/25**

\_\_\_\_\_  
Date