



## Notice of Public Quasi-Judicial Hearing Town of Lauderdale-By-The-Sea, Florida

**NOTICE IS HEREBY GIVEN** that the Town of Lauderdale-By-The-Sea, Florida (the “Town”) will hold public hearing(s) before the Town Planning and Zoning Board (PZB) and Town Commission at **Jarvis Hall, 4501 Ocean Drive, Lauderdale-By-The-Sea, Florida, 33308**, as follows:

<b>Planning &amp; Zoning Board</b>	<b>September 3, 2025</b>	<b>6:00 PM</b>
<b>Town Commission</b>	<b>October 14, 2025</b>	<b>6:30 PM</b>

The following application request shall be considered during the above referenced public hearing(s), which any person may attend and/or speak at regarding:

**Application Number:** CASE:2023-SP-01, 2024-V-01, 2024-LVL2-AA-01  
**Applicant:** Dylan Tannenbaum  
**Legal Description:** LAUDERDALE BY THE SEA 6-2 B LOT 4 BLK 4  
**Site Address:** 4312 El Mar Drive, Lauderdale By-The-Sea, FL 33308  
**Zoning District:** RM-25

### **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.

THE AGENDA PACKET AND RELATED MATERIALS CONCERNING THE APPLICATION REQUEST ARE AVAILABLE FOR REVIEW AND INSPECTION AT THE TOWN CLERK’S OFFICE, 4501 OCEAN DRIVE, LAUDERDALE-BY-THE-SEA, FLORIDA, DURING REGULAR BUSINESS HOURS. ADDITIONALLY, THE AGENDA PACKET, INCLUDING MATERIALS RELATED TO THE REQUEST, IS AVAILABLE FOR REVIEW THE FRIDAY BEFORE THE MEETINGS ON THE TOWN’S WEBSITE AT [WWW.LBTS-FL.GOV](http://WWW.LBTS-FL.GOV).

PURSUANT TO TOWN CODE SECTION 30-140, THE APPLICATION WILL BE PRESENTED AND CONSIDERED AT THE MEETINGS ON THE DATES SET FORTH ABOVE. AFFECTED PERSONS WILL BE ALLOWED TO PRESENT EVIDENCE AT THE PUBLIC HEARING(S), BRING FORTH WITNESSES, AND CROSS EXAMINE WITNESSES PROVIDED NOTIFICATION AND FILING OF SUCH INFORMATION IS MADE WITH THE TOWN CLERK PRIOR TO THE ABOVE PUBLIC HEARING(S).

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC HEARING(S), 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 RECORDS INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THESE PROCEEDINGS SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING DATES SET FORTH ABOVE AT (954) 640-4210 FOR ASSISTANCE.

You may also submit written comments to:      Town Clerk  
4501 Ocean Drive  
Lauderdale-By-The-Sea, Florida 33308