



TOWN OF LAUDERDALE-BY-THE-SEA

AGENDA ITEM REQUEST FORM

Development Services

Department Submitting Request


Dept Head's Signature

<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>	<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>	<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>
<input type="checkbox"/> Nov 10, 2009	Oct. 30 (5:00 p.m.)	<input type="checkbox"/> Jan 26, 2010	Jan 15 (5:00 p.m.)	<input type="checkbox"/> March 23, 2010	Mar 12 (5:00 p.m.)
<input type="checkbox"/> Dec 1, 2009	Nov 20 (5:00 p.m.)	<input type="checkbox"/> Feb 9, 2010	Jan 29 (5:00 p.m.)	<input type="checkbox"/> April 13, 2010	April 2 (5:00p.m.)
<input type="checkbox"/> Dec 8, 2009	Nov 25 (5:00 p.m.)	<input type="checkbox"/> Feb 23, 2010	Feb 12 (5:00 p.m.)	<input type="checkbox"/> April 27, 2010	April 16 (5:00p.m.)
<input type="checkbox"/> Jan 12, 2010	Dec 31 (5:00 p.m.)	<input type="checkbox"/> Mar 4, 2010	Feb 19 (5:00p.m.)	<input checked="" type="checkbox"/> May 11, 2010	April 30 (5:00p.m.)

- NATURE OF AGENDA ITEM**
- | | | |
|--|---|--|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Resolution | <input type="checkbox"/> New Business |
| <input type="checkbox"/> Report | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Manager's Report |
| <input checked="" type="checkbox"/> Consent Agenda | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Attorney's Report |
| <input type="checkbox"/> Bids | <input type="checkbox"/> Old Business | <input type="checkbox"/> Other |

EXPLANATION: Commission is being asked to extend the approval of a site plan (Ocean Terrace Beachside Condominium, 4564 El Mar Dr.) for an additional six (6) month time period by the owners Architect.

The Towns Code of Ordinances (30-123 (g)) provides the Town Commission, at its discretion, the authority to extend the approval of a site plan for an additional time period, not to exceed one year, provided a request for extension is filed prior to the expiration of the original one-year period. In granting such extensions the Town Commission may require modifications to or impose additional conditions on the site plan.

The Town Commission approved the site plan on October 14, 2008 with an expiration date of eighteen (18) months (April 14, 2010).

STAFF RECOMMENDATION: Recommend six (6) month extension as requested.

BOARD/COMMITTEE RECOMMENDATION: N/A

FISCAL IMPACT AND APPROPRIATION OF FUNDS: N/A

- | | |
|---|--|
| <input type="checkbox"/> Amount \$ _____ | <input type="checkbox"/> Acct # _____ |
| <input type="checkbox"/> Transfer of funds required | <input type="checkbox"/> From Acct # _____ |
| <input type="checkbox"/> Bid | <input type="checkbox"/> Grant <input type="checkbox"/> Amount represents matching funds |

Town Attorney review required
 Yes No

Town Manager's Initials: CA

Rodriguez Design Group Inc.

901 S. Federal Highway Suite 200
Fort Lauderdale, Florida 33316
Telephone 954-764-0907
Telefax 954-764-0940

April 7, 2010

Jeff Bowman
Development Services Director
4501 Ocean Drive
Lauderdale by the Sea, FL 33308
954-776-3611

Reference: Ocean Terrace Beachside Condominium
4564 El Mar Dr. Lauderdale by the Sea

The above referenced project is currently in the final phase of the permitting process. We have addressed the first set of review comments from the building department, however, their final review may not happen by our site plan approval deadline of April 28, 2010. Although eighteen months were issued for permit acquisition, this project required many other governmental reviews other than the basic local DEP and local building department review. After Completing Construction Documents, this project had to be reviewed by the State DEP Bureau of Beaches and Coastal Systems. Their review process took six months. Once their approval was issued, at the end of July 2009, our client was able to obtain a contractor in order to proceed with the local DEP and Building Department process, which is where we find ourselves. Therefore, we would like to respectfully request an extension of time for the site plan approval.

We have tried to move forward as expeditiously as possible, however, we will need an additional 6 months time for permit acquisition. Within this timeline, we are sure that all necessary permits can be obtained.

We appreciate your consideration to this matter. Should you have any questions please call me at your convenience.

Sincerely,

Esther Ravelo, Architect
Vice President, RDG



INSTR # 108239162
OR BK 45795 Pages 694 - 696
RECORDED 11/06/08 09:16:46
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1008
#1, 3 Pages

Ocean Terrace Condominium Association Development Order

Owner/ Agent Information

Applicant/ Agent

Owner

Forrest Milzow, President
Name

Ocean Terrace Beachside Condominium Association
Name

4564 El mar Dr.
Street Address

4564 El Mar Drive
Street Address

Lauderdale By The Sea, FL 33308
City State Zip Code

Lauderdale By The Sea, FL 33308
City State Zip Code

(248-625-5121)(249-625-7105)
Phone / FAX

(248-625-5121)(248-625-7105)
Phone / Fax

Project Location

Street Address: 4564 El Mar Drive
Lauderdale by the Sea, Fl 33308

Legal Description: Block 8 Lot 17 Lauderdale By The Sea

Folio Numbers: 4943-18-GB-0010, 4943-18-GB-0020, 4943-18-GB-0030, 4943-18-GB-0040, 4943-18-GB-0050, 4943-18-GB-0060, 4943-18-GB-0070, 4943-18-GB-0080

Existing Site Characteristics

MH- (Residential Med High 25 DU/AC)
Future Land Use Category

RM-25
Zoning District

0.37 acres (16,442.97 square feet)
Acreage

Project Description

Commercial () Office () Residential (X) Hotel/Motel () Other ()

List Uses: Condominium

Residential

Number of Units: 8 Condo Units Bedrooms: N/A Square feet: N/A

Parking Spaces Provided: 5 parking space

Type Of Units: Fee Simple () Condominium (X) Townhouse () Rental /Condo hotel type units ()

Density: 25.0 DU/AC (50.0 Hotel Units/AC)

Overview

Site plan approval for the re-construction of the Ocean Terrace Beachside Condominium which suffered water damage in 2006. The Association seeks to rebuild the two rear damaged units. The applicant is seeking a modification to the original approved site plan by increasing the height of the building by four (4) feet six (6) inches to construct a pitched, hip-style roof for the eastern portion of the structure that houses units 7 and 8.

Project Review

Date Submitted: July 7, 2008

Application Sufficiency: September 7, 2008

Planning and Zoning Board Review

Date: September 17, 2008

Action Recommended: Approval () Approval With Conditions (X) Denial ()

Town Commission Review

Date: October 14, 2008

Final Action Taken: Approval () Approval With Conditions (X) Denial ()

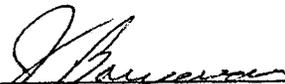
Findings

The Town Commission considered the Site Plan Package, Planning and Zoning Board recommendation, testimony at the Planning and Zoning Board Public Hearing and testimony presented at the Public Hearing of the Town Commission. Based on the submitted and presented testimony, the Town Commission finds the Site Plan Package prepared by Rodriguez Design

Group, Inc. and the plans stamped received on July 30, 2008 by the Town are consistent with the requirements of the Town's Comprehensive Plan and Zoning Code.

Standard Conditions:

1. This approval is based on the Site Plan Package prepared by Rodriguez Design Group, Inc. stamped received by the Town on July 30, 2008, which includes 10 sheets (24 X 36), and a survey.
2. If the Town Commission approves a site plan subject to conditions, the Applicant shall have 45 days from the date the Town Commission approved the site plan to submit a corrected site plan for a compliance review. The compliance review shall be conducted by the Town Manager, Town Planner and when appropriate, the Town Attorney. The Town shall issue no building permit until the Town Manager certifies that the corrected site plan is in compliance with the conditions of approval imposed by the Town Commission.
3. Upon approval of a site plan by the Commission, the applicant shall have eighteen (18) months to secure a building permit from the Town's permitting authority unless the Town Commission grants extensions. The Town will issue no building permits or Business Tax Receipts for uses or structures proposed on a site plan if a site plan has expired.
4. This Development Order shall not be in effect until recorded in the Public Records of Broward County by the Applicant, at his/her sole cost and expense, with the original provided to the Town.
5. The applicant shall obtain all necessary building permits required by Broward County Building Division.
6. An Engineering Permit is required from the Town for any work within the public right-of-way of El Mar Drive or in a dedicated utility easement.
7. The driveway shall be replaced with a pervious brick paver driveway.
8. All electrical service lines shall be buried.



Jeff Bowman
Development Services Director

10/28/2008

30-123(9)

(g) Effective period of final site plan approval.

- (1) Upon approval of a site plan by the Town Commission, the applicant shall have one year to obtain a building permit for an above-ground principal structure as shown on the approved site plan from the Town's permitting authority when the property which is the subject of the site plan is west of the coastal construction control line and 18 months when the property is east of the coastal construction control line.**
- (2) The granting of approval for a major site plan amendment recommences the running of the above referenced time periods. The granting of approval of a minor site plan amendment does not recommence the running of the above referenced time periods.**
- (3) If an application [applicant] fails to secure a building permit in allowed time, all previous approvals shall become null and void.**
- (4) A clearing and grubbing permit shall not constitute a building permit for site plan review purposes.**
- (5) The Town Commission, at its discretion, may extend the approval of a site plan for an additional time period, not to exceed one year, provided a request for extension is filed prior to the expiration of the original one-year period. In granting such extensions the Town Commission may require modifications to or impose additional conditions on the site plan.**