



Item No. 16A

TOWN OF LAUDERDALE-BY-THE-SEA

AGENDA ITEM REQUEST FORM

Development Services

Department Submitting Request

[Signature]
Dept Head's Signature *[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 checked="" 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 9, 2010	Feb 26 (5:00p.m.)	<input type="checkbox"/> May 11, 2010	April 30 (5:00p.m.)

NATURE OF AGENDA ITEM

- | | | |
|---|---|--|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> New Business |
| <input type="checkbox"/> Report | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Manager's Report |
| <input 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: Discussion and or Action: Commission to consider approving amendments to Ordinance 6-42 "Maintenance of sites under development".

Town Attorney review required

Yes No

Town Manager's Initials: *[Signature]*

Sec. 6-42. Maintenance of sites under development.

The following minimum site maintenance standards apply to all projects under development in the Town which require a site plan:

(1) If the approved site plan requires the demolition of any structures on the property, the structures shall be demolished within 45 days of site plan approval, or, if there is a legal use being conducted in the structures, within 45 days of discontinuance of the use.

~~(2) If construction of the approved project will not commence within 60 days of approval of the site plan, a perimeter security fence shall be erected around the entire project. The fence shall be erected within 30 days of site plan approval if no building demolition is required or within 30 days of demolition when demolition is required. Prior to the commencement of a construction project a perimeter security fence shall be required on all sides of a construction site.~~

(3) The perimeter security fence shall include wind screen material sufficient to visually block view of the site and control dust. The perimeter fence shall be maintained on all sides of the site and maintained in good condition until such time as the project is completed unless sub-section (4) applies. Portions of the perimeter fence may be removed daily once construction has begun, but must be replaced at the end of each day to allow construction access to the property.

(4) If after construction has begun and the construction project becomes inactive, activities have ceased, permits have expired, or the project is abandoned, for a period of six (6) months the perimeter security fence shall be removed and the lot cleared, sodden, and irrigated. Incomplete or unfinished buildings shall be secured as determined by the Town or removed.

(4) If construction of the project is not commenced within 90 days after demolition, all vacant property shall be seeded or sodden with grass. The grass shall be irrigated and trimmed as necessary to keep it alive and maintained under ~~four~~ six (6) inches in height.

(5) If a project is located in an overlay district, the Town Commission may require a developer to sod or seed with grass vacant property in lieu of a security fence when the Commission finds, following a public hearing, the use of a security fence causes visual blight or has a detrimental aesthetic effect on the neighborhood. When the Commission makes such a finding, it shall fix the time that the property shall be ~~sodden~~ sodden or seeded with grass and for the security fence to be removed.

(7) When there are extenuating circumstances which prohibit construction within the time periods set forth above, the property owner may file with the Development Services Director a request for extension of time. The applicant must outline in detail the extenuating circumstances and provide photos of the site, as they exist on the date of submission of the request. The Town Commission at a public meeting shall review the request for extension.