

OLD BUSINESS

AGENDA ITEM #2

EL MAR DRIVE PROJECT

Further review and discussion of the El Mar Drive Project

- a. El Mar Drive Project Explanation of Sketches
(previously provided)
- b. Staff memo of 8/10/2010 – MPSC recommendations for
El Mar Drive.

El Mar Drive Project

Explanation of Sketches

MPSC meeting July 20, 2010

SK-5

Ocampo Design - Two Lane Option

This design is limiting the width of the sidewalks to 6 feet. Pedestrians will continue to walk on the street.

Notes:

SK-6

Suggestion: Limit the traffic to one lane and create a multi-purpose lane for pedestrians, bicycles, etc.. Multi-purpose lane to have a different surface that you can also drive on to allow back out parking and event parking. See Options A and B.

Notes:

SK-7

Suggestion: If event parking is no longer required, the above suggested plan, if successful, can be finalized with a dividing island for safety.

Notes:

SK-8

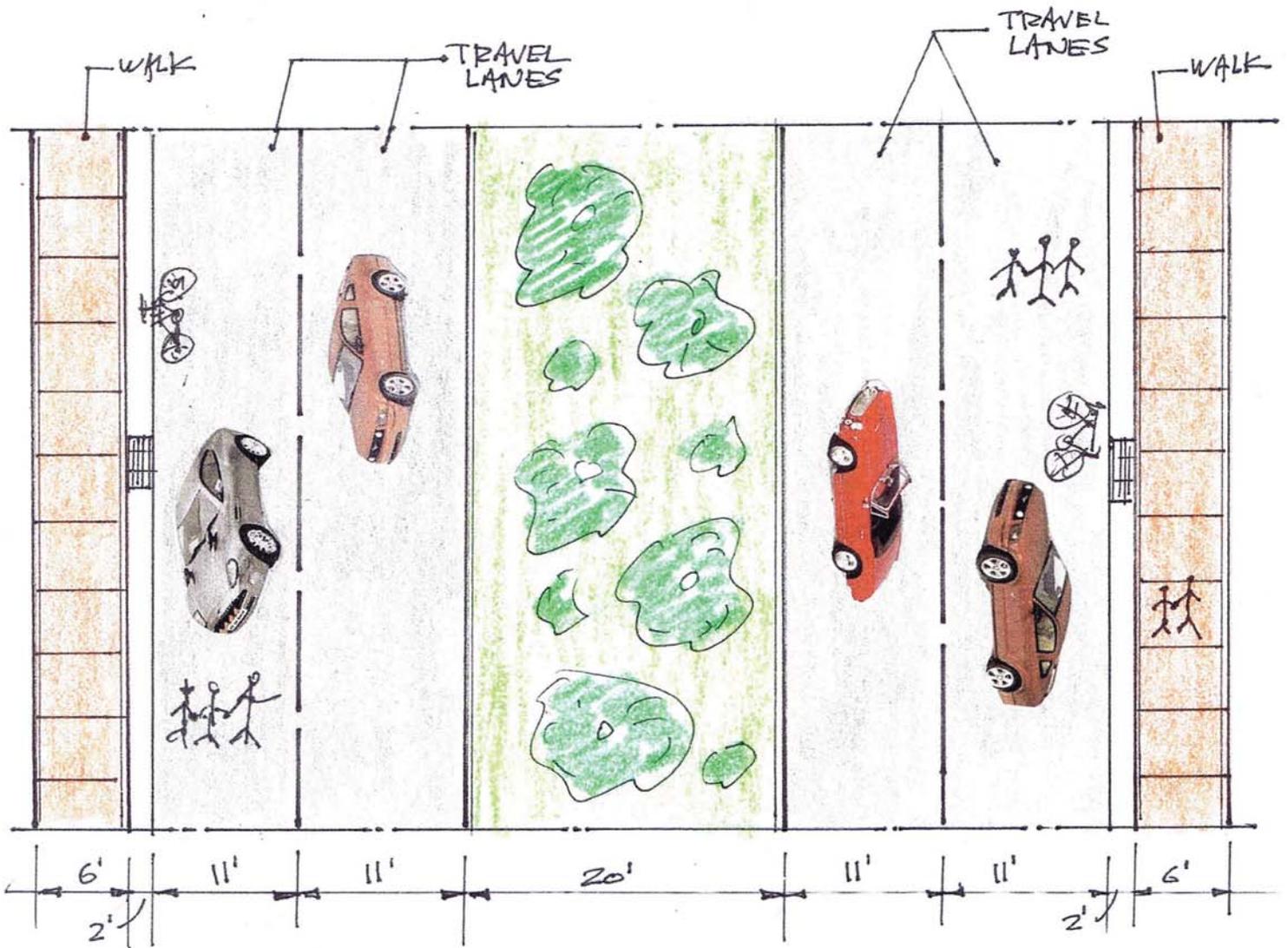
Isometric of Option A (Sketch SK-6), but with 8 ft. sidewalks, 8 ft. activity lanes and 10 ft. travel lanes.

Notes:

SK-9

Isometric of original suggestion illustrating 10 ft. sidewalks, 11 ft. travel lanes, 4 ft. bicycle lanes and 3 ft. safety island to be used for comparison.

Notes:

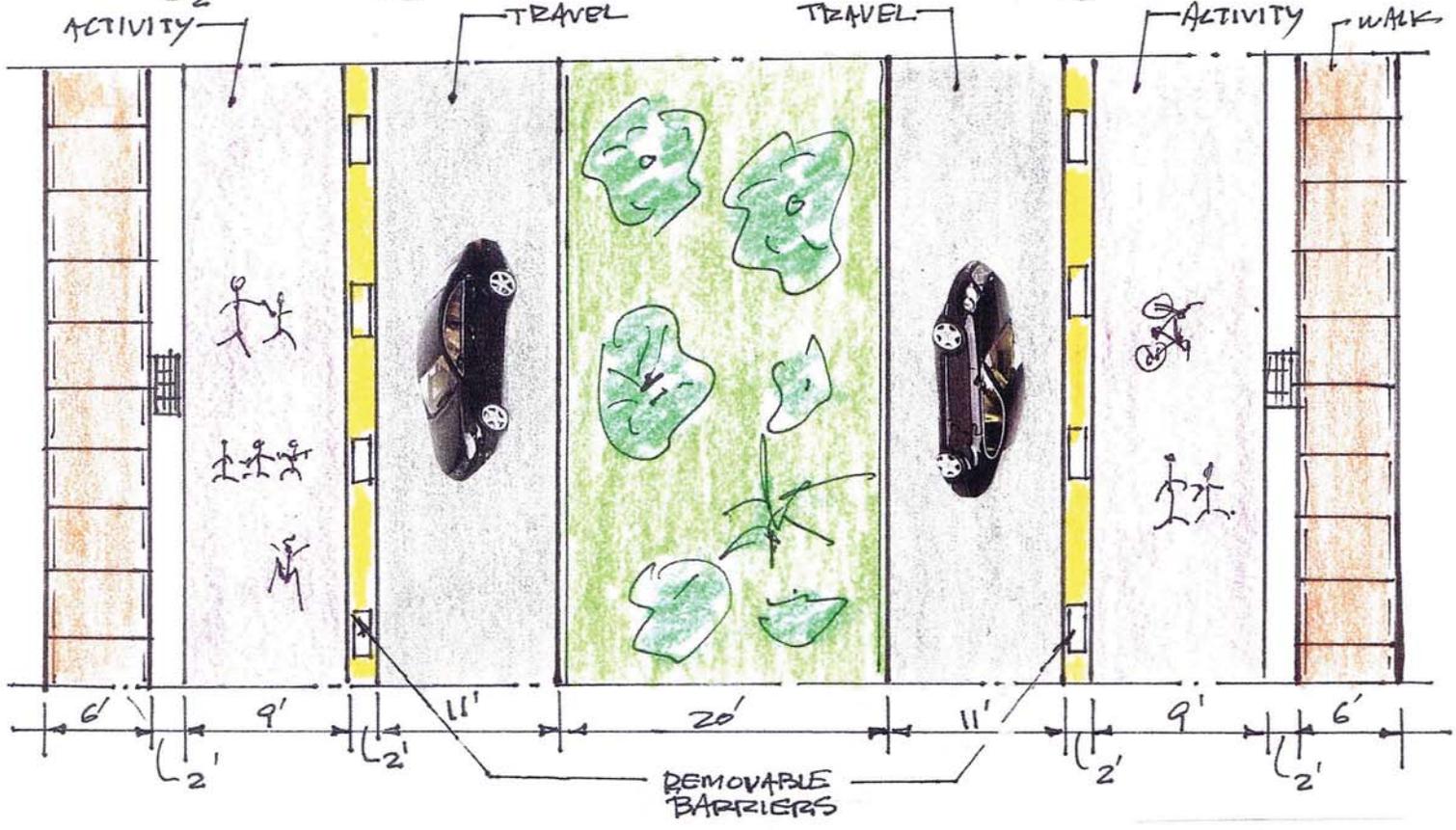
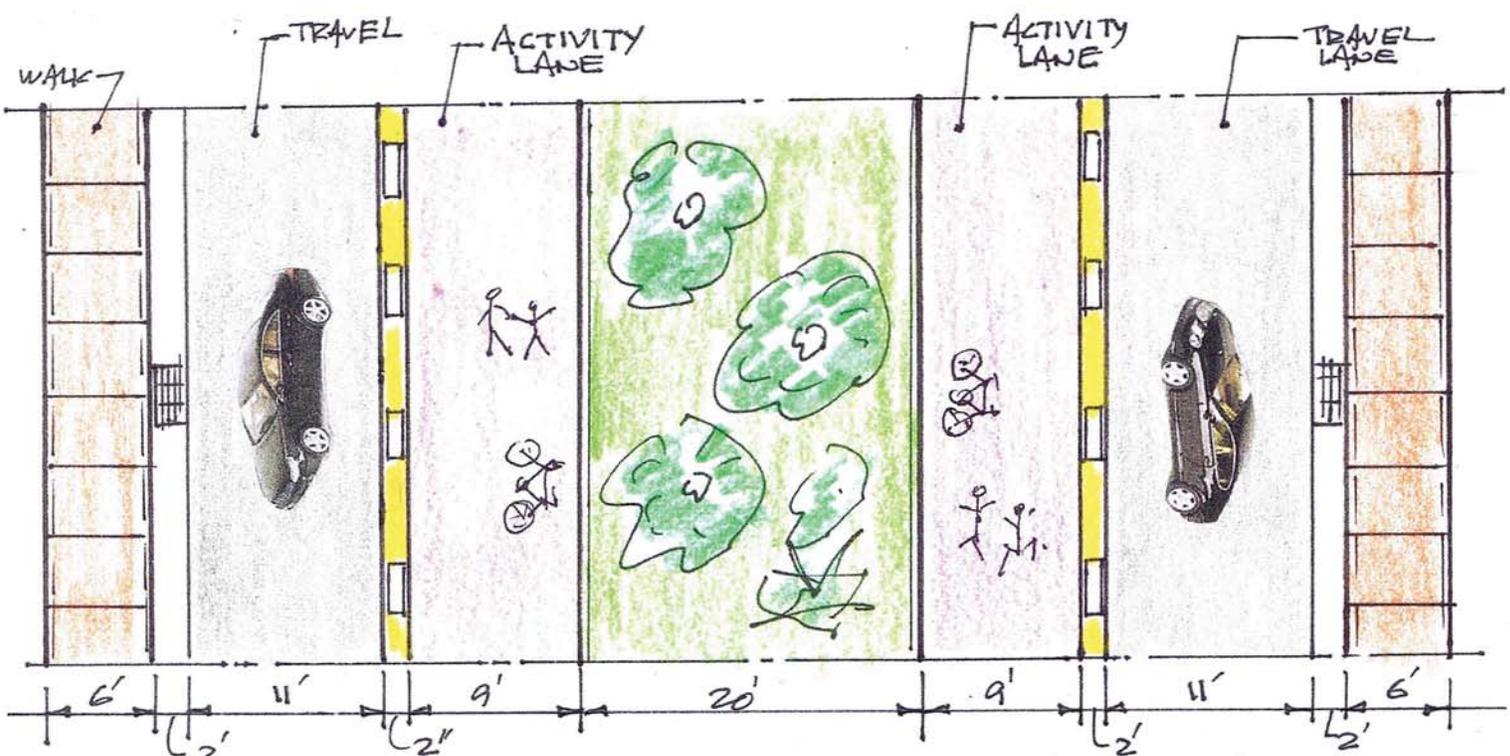


El Mar Drive
O CAMPO DESIGN IN PROGRESS

√ P 7.10-10

SK-5

OPTION A

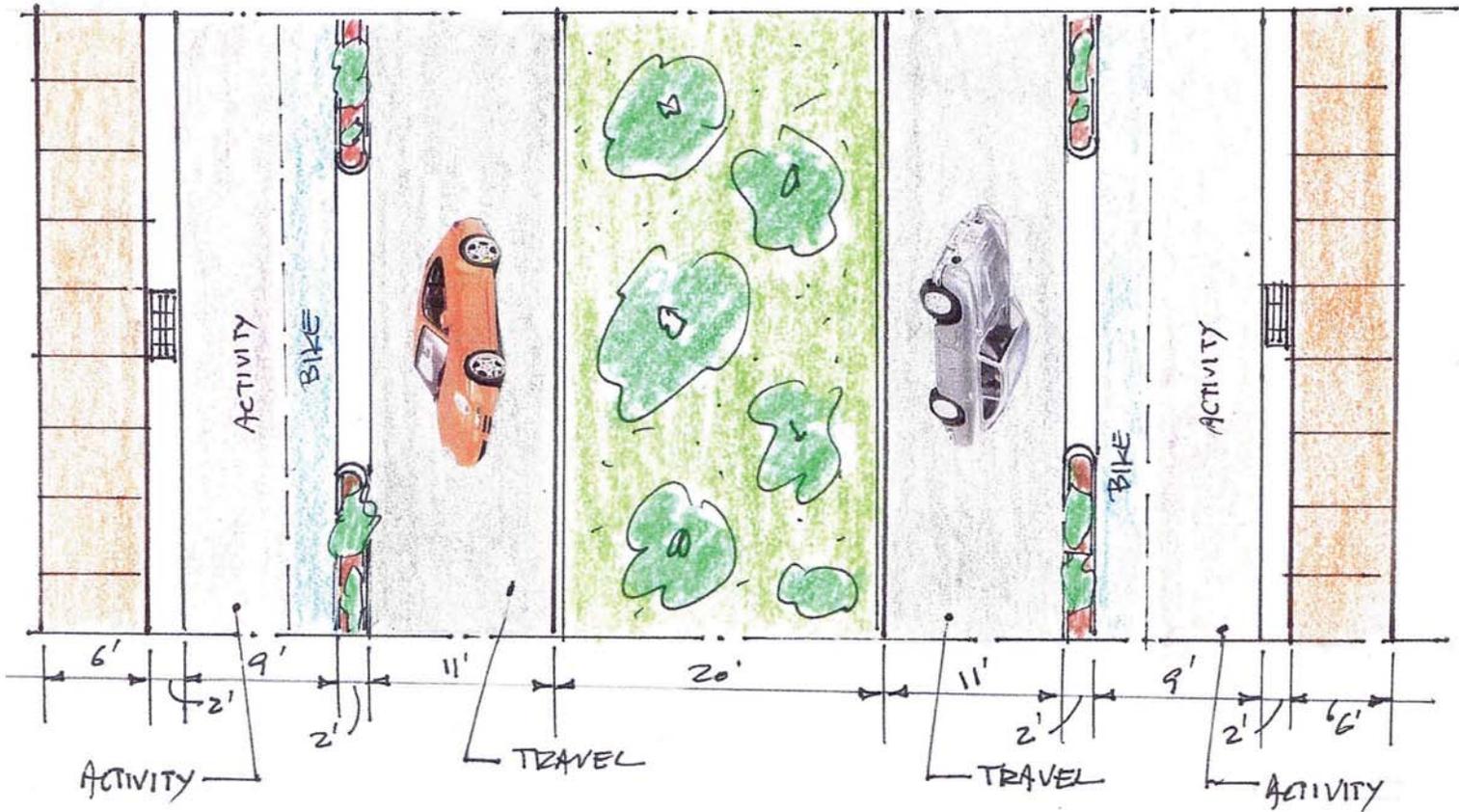
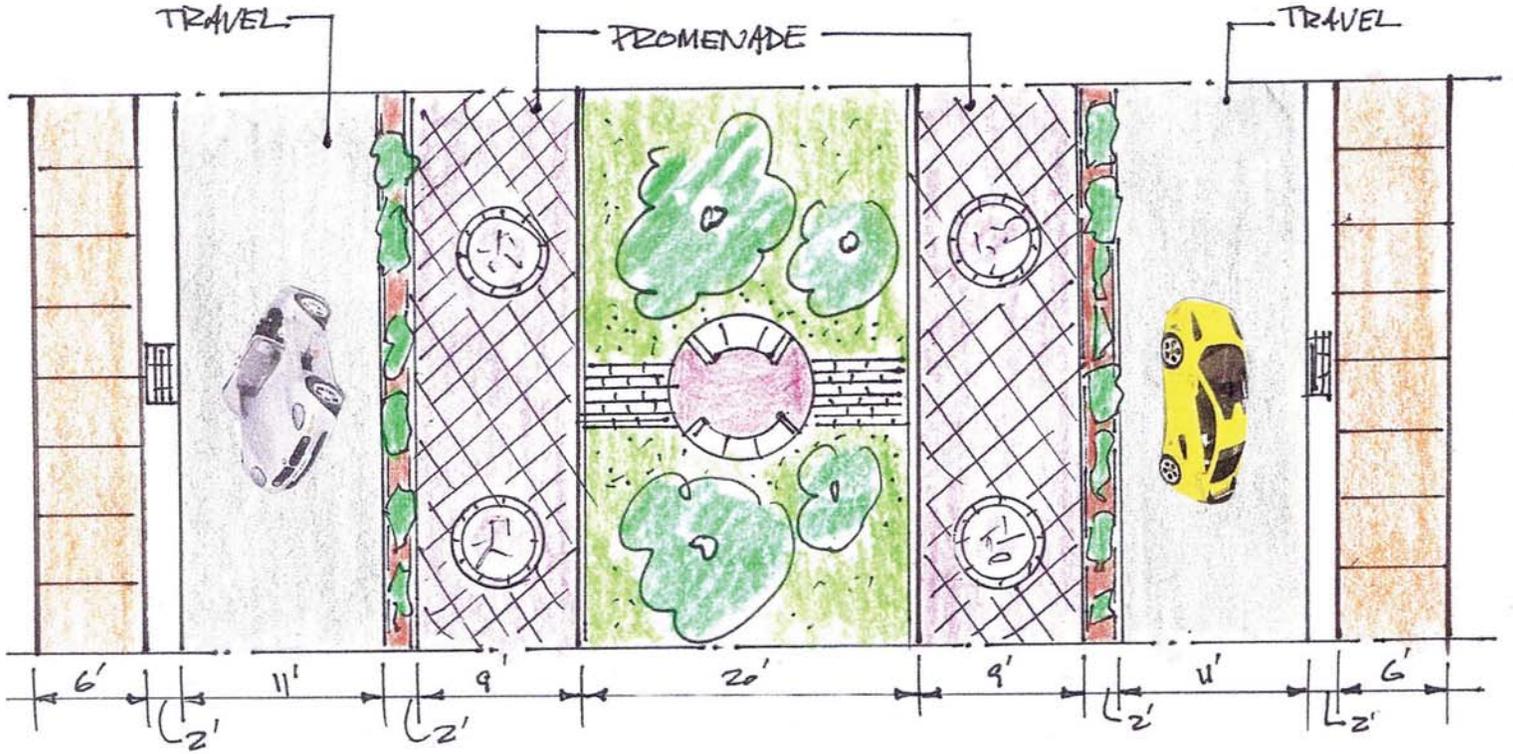


OPTION B

El Mar Drive
PROPOSED LIMITED TIME EXPERIMENT

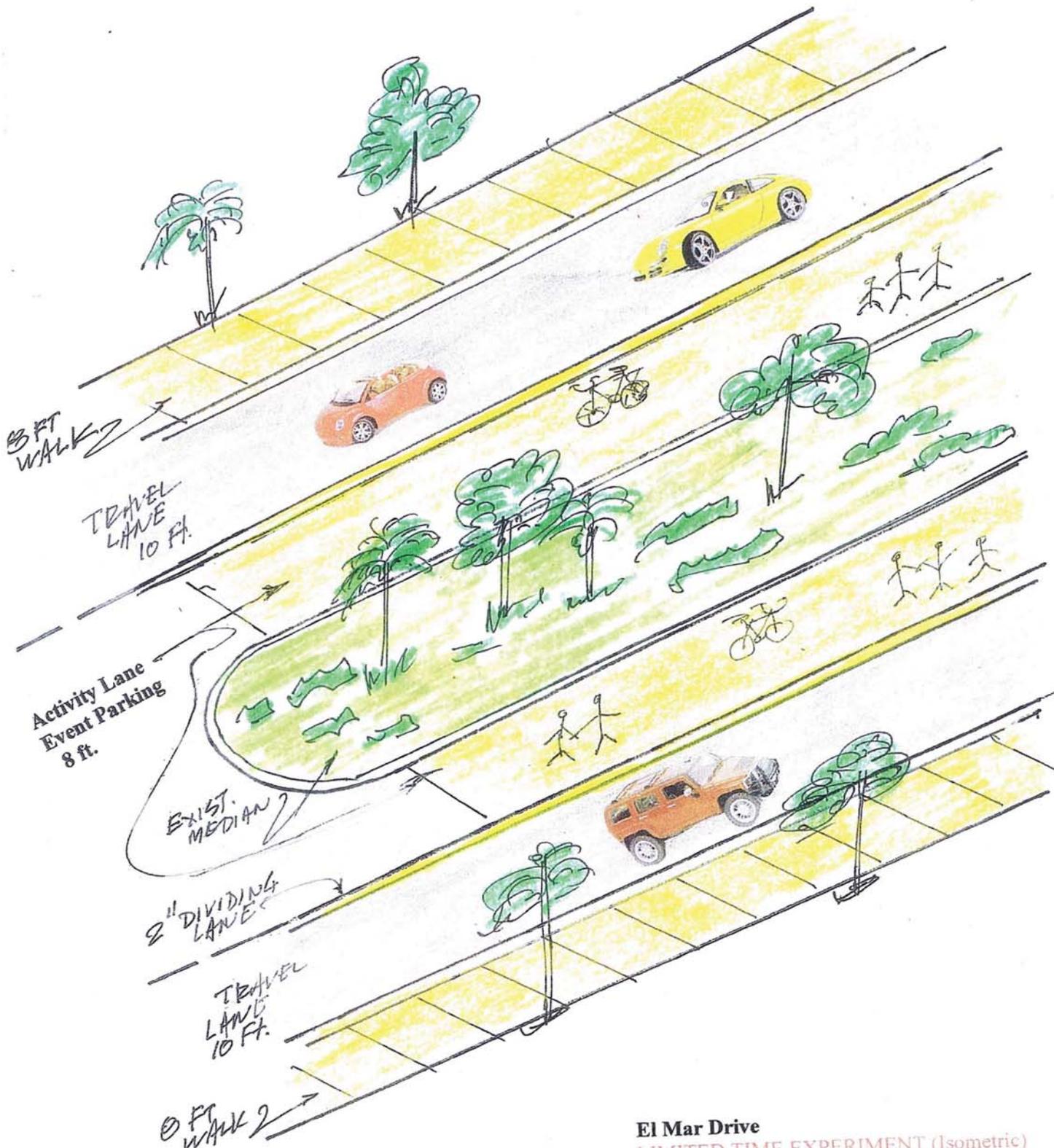
El Mar Drive

PROPOSED FINAL PLAN - OPTION A



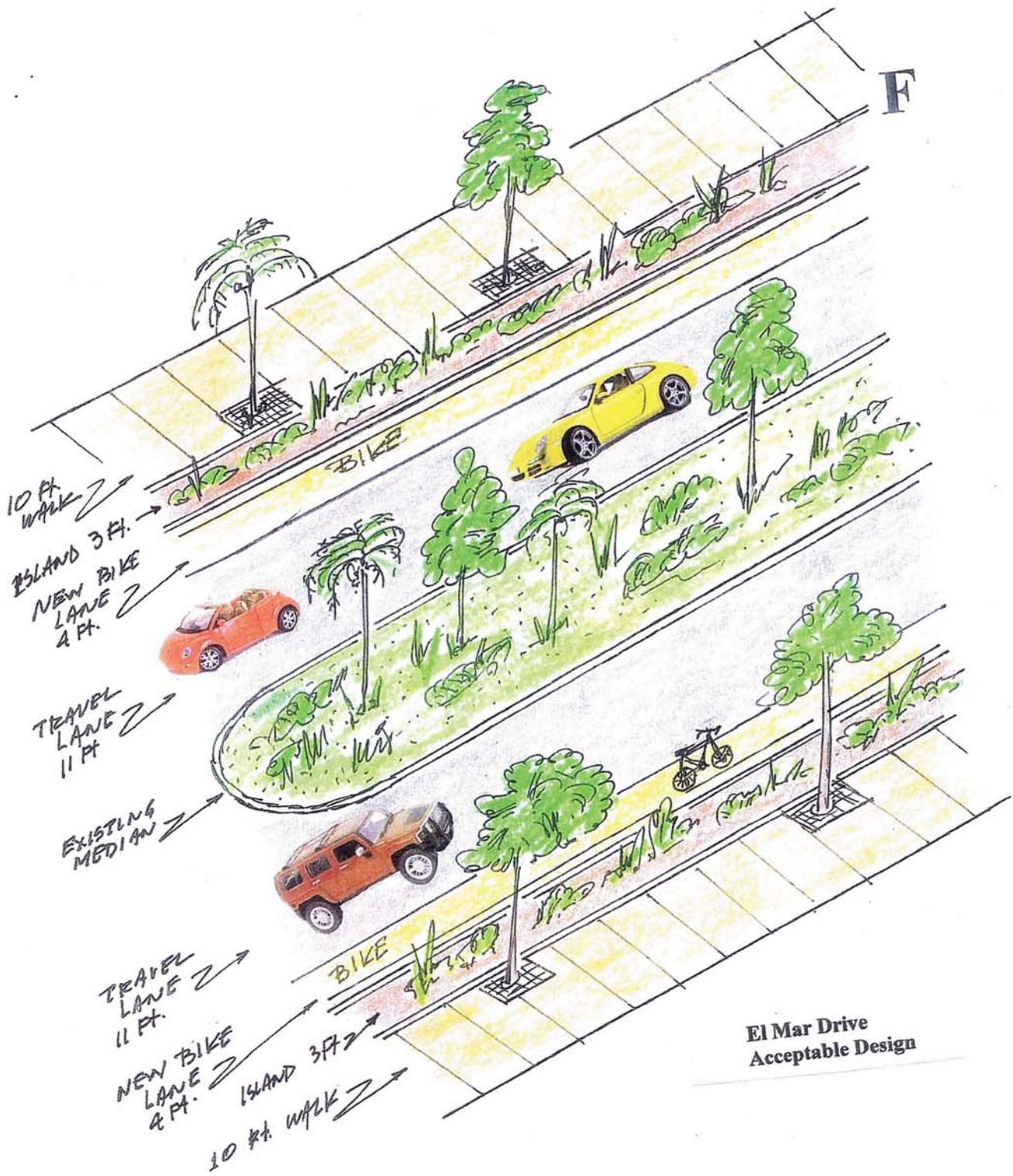
El Mar Drive

PROPOSED FINAL PLAN - OPTION B



El Mar Drive
LIMITED TIME EXPERIMENT (Isometric)

F



El Mar Drive
Acceptable Design

SK-9

VP 4-26-10

To: Jeff

INTEROFFICE MEMORANDUM

TO: TOWN COMMISSION
VIA: CONNIE HOFFMAN, TOWN MANAGER *CH*
VIA: BUD BENTLEY, ASSISTANT TOWN MANAGER *BB*
FROM: JEFF BOWMAN, DEVELOPMENT SERVICES DIRECTOR *JB*
SUBJECT: MASTER PLAN STERING COMMITTEE RECOMMENDATIONS FOR EL MAR DR.
DATE: 8/10/2010

For your review, are the recommendations (Attachment 1) and a sketch (Attachment 2) provided by the Master Plan Steering Committee (MPSC) regarding El Mar Drive. Staff has also included Ordinance 2007-17 (Attachment 3), which is the El Mar Drive Streetscape Plan. Given the Commission's direction that the Town Master Plan should be revised/updated before any major projects are to be done, we are sending this to the Commission simply for your information at this point.

The MPSC recommended that the Town should use the Ocampo & Associates drawings as a conceptual base for the construction of El Mar Dr. Based on the drawings dated January 2010 by Ocampo & Associates (Consultant) the following are the differences between the consultant's drawings and the MPSC recommendations:

- Plans do not include underground utilities (i.e. overhead power lines, storm drains).
- Plans do address landscaping, irrigation, and lighting only in the median. The proposed walkway through the median would have to be removed to conform to the MPSC recommendations.
- The Ocampo & Associates design only addresses the median. The MPSC calls for the streetside sidewalks to be widened to six (6) feet on both sides of El Mar.
- El Mar to remain four (4) lanes. The plans would have to be revised to designate the inside lanes as a multi-purpose lane, which would be striped and designated for walker, joggers, bicyclist, and parking for Town events.
- The trees along El Mar Dr. are primarily palms. The MPSC recommends canopy trees on both sides of El Mar where possible.
- Ordinance 2007-17 addresses the design of El Mar Drive, which slightly differs from the MPSC recommendation and would need to be amended.

On the last point, Municipal Services Director Don Prince points out that the Town has had problems with the roots of canopy trees planted along Seagrape Drive. breaking through paver

sections of the sidewalk and we've had other areas where tree roots push up curbing and concrete creating both maintenance problems and liability claims against the Town.

If the Commission is inclined to move forward with the MPSC's recommendations, which includes the relocation of all utilities underground and doing the work along the full length of El Mar Dr. all in one phase, significant additional funds will be necessary. With direction from the Commission staff could solicit a budget estimate from the design consultant for the revisions and the suggested additional improvements. A Commission workshop could also be scheduled with the consultant.

DATE: AUGUST 2, 2010
TO: TOWN COMMISSION
FROM: MASTER PLAN STEERING COMMITTEE
SUBJECT: RECOMMENDATION-EL MAR DRIVE PROJECT

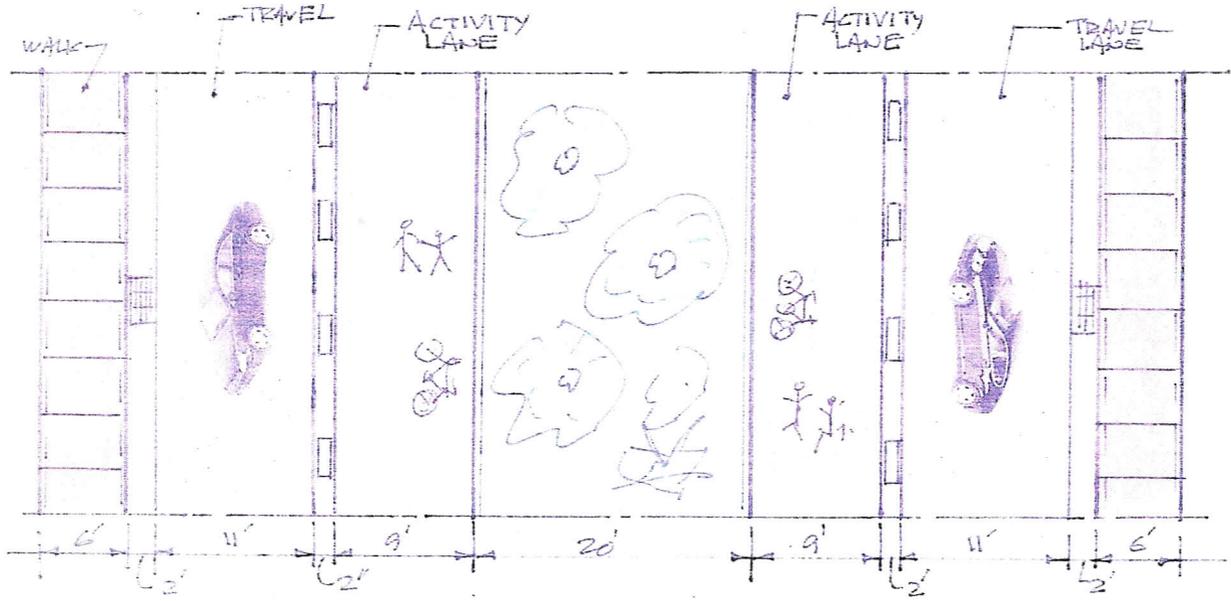
IT IS THE RECOMMENDATION OF THE MASTER PLAN STEERING COMMITTEE THAT THE FOLLOWING SHOULD BE DONE REGARDING THE EL MAR PROJECT:

- 1. EL MAR DRIVE SHOULD BE KEPT 4 LANES. HOWEVER, A MULTI-PURPOSE LANE SHOULD BE CREATED IN BOTH THE NORTHBOUND AND SOUTHBOUND CORRIDORS. THIS LANE WOULD BE STRIPED AND SET UP FOR WALKERS, JOGGERS AND BICYCLE RIDERS.**
- 2. UTILITIES SHOULD BE LOCATED UNDERGROUND.**
- 3. SIDEWALKS SHOULD BE WIDENED.**
- 4. MEDIANS SHOULD BE LANDSCAPED, IRRIGATED, LIGHTED AND BE MADE PEOPLE FRIENDLY.**
- 5. BOTH SIDES OF EL MAR DRIVE SHOULD HAVE CANOPIES OF TREES WHERE POSSIBLE.**
- 6. DRAINAGE PIPES TO ALLEVIATE PONDING SHOULD BE INSTALLED.**

IT WOULD ALSO BE OUR RECOMMENDATION THAT THIS WORK BE COMPLETED ALL AT ONE TIME IF FINANCES PERMIT OR IN TWO PARTS (NORTH & SOUTH) IF DELAYS ARE NECESSARY. WE ALSO FEEL THAT THIS PROJECT SHOULD USE THE O'COMPO DRAWINGS AS A BASE FOR ALL OF THE CONSTRUCTION THAT WILL ENSUE BASED ON THE FACT THAT THEY HAVE ALREADY BEEN PAID \$60,000.00. WE ALSO FEEL THAT THE EL MAR PROJECT SHOULD BECOME AN INTEGRAL PART OF THE ENTIRE MASTER PLAN FOR THE COMMUNITY. WE REALIZE THAT THIS COULD DELAY GETTING STARTED ON THE EL MAR PROJECT AS THE MASTER PLAN IS ABOUT TO BE REVAMPED.

Attachment "2"

OPTION A



El Mar Drive Project
Explanation of Sketches

MPSC meeting July 20, 2010

SK-5

Ocampo Design - Two Lane Option

This design is limiting the width of the sidewalks to 6 feet. Pedestrians will continue to walk on the street.

Notes:

SK-6 *MPSC APPROVED sketch*

Suggestion: Limit the traffic to one lane and create a multi-purpose lane for pedestrians, bicycles, etc.. Multi-purpose lane to have a different surface that you can also drive on to allow back out parking and event parking. See Options A and B.

Notes:

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Notes:

ORDINANCE NO. 2007-17

AN ORDINANCE OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, AMENDING CHAPTER 24, LAND DEVELOPMENT CODE AMENDING ARTICLE VIII "EL MAR DRIVE STREETScape PLAN"; ADOPTING REVISIONS TO THE STREETScape PLAN FOR EL MAR DRIVE FROM PINE AVENUE TO PALM AVENUE; REQUIRING CONFORMITY TO THE STREETScape PLAN AS A CONDITION OF SITE PLAN APPROVAL FOR PROPERTIES FRONTING ON EL MAR DRIVE; THE PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town Commission finds that it is in the best interest of the Town, its residents, property owners and guests to modify the previously adopted streetscape design guidelines for the right of way of El Mar Drive to improve the aesthetics and functionality of the Drive; and,

WHEREAS, the Town's consultants and administrative staff provided revised design criteria for the streetscape plan for E Mar Drive which the Commission finds is consistent with the Town's Comprehensive Plan and redevelopment objective of the Town Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clause is hereby ratified as true and correct and incorporated herein by this reference.

Section 2. Code of Ordinances, Chapter 24, Land development Code is amended to add a modify Article VIII to read as follows:

§24-8.1 The City Commission adopts the revised El Mar Drive Streetscape Plan as the official design and construction guidelines for the El Mar Drive right of way. A Copy of the revised Plan is attached to this ordinance as Exhibit "A". The revised plan set shall be maintained by the Town Clerk as a reference document and shall be available for inspection on request.

§24-8.2 All development or redevelopment of property which has a common boundary with the right of way of El Mar Drive shall contain construction design elements which conform with the construction design elements shown on the El Mar Drive Streetscape Plan. For the purpose of this Article, redevelopment includes, but is not limited to, structural or landscaping repairs or additions which have a value equal to or greater than 25% of the assessed value, as reflected in the Broward County Property Appraiser's records, of the existing building or structures.

§24-8.3 An application for development or redevelopment of a property along El Mar Drive shall be accompanied by a site plan which clearly depicts design elements which conform with the design elements shown on the El Mar Drive Streetscape Plan. All development orders of the Town

Commission for properties along El Mar Drive shall contain a condition of approval requiring compliance with the Streetscape Plan.

§24-8.4 No permit shall be issued for building or development activity if the work to be performed will result in construction inconsistent with the El Mar Drive Streetscape Plan. Administrative decisions to deny a permit based on incompatibility with the Streetscape Plan may be appealed to the Town Commission which shall conduct a quasi-judicial hearing to determine if the decision of the administrator should be sustained, reversed, or modified. Decision of the Town Commission constitute final action and are subject to review by writ of certiorari to a court of competent jurisdiction.

Section 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 4. All ordinances, or parts of ordinance, in conflict herein are to the extent of such conflict hereby repealed.

Section 5. This ordinance shall become effective, immediately upon final adoption.

Passed on the first reading, this 27 day of November, 2007.

Passed on the second reading, this 11 day of December, 2007.


MAYOR OLIVER PARKER

Mayor Oliver Parker
Vice-Mayor Gianni
Commissioner/Mayor Pro Tem Clark
Commissioner Silverstone
Commissioner McIntee

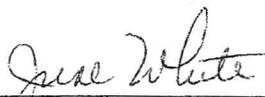
First Reading

Aye
Aye
Aye
Aye
Aye

Second Reading

Aye
Aye
Aye
Aye
Aye

Attest:


June White, Town Clerk

