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Agenda Memorandum

Office of the Town Manager

Bud Bentley

Assistant Town Manager 

COMMISSION MEETING DATE - 7:00 PM

September 11, 2012

Agenda Type: New Business

SUBJECT TITLE: Ocean Terrace Beachside Condo Application for One Additional Hardship Permit – Three Total for FY 2013.

EXPLANATION: The Ocean Terrace Beachside Condominium Association was approved for two (2) Hardship Parking Permits on March 13, 2012. The Association has requested three (3) Hardship Permits for Fiscal Year 2012-2013 (October 1, 2012 to September 30, 2013).

History

The Ocean Terrace Beachside Condominium is located at 4564 El Mar Drive and consists of eight (8) units.

The property was damaged in Hurricane Wilma and in 2010 the Condominium Association pulled permits to reconstruct the property. The attorney for the Association, Deborah Bizzarro, advised that when this building was converted from a motel to a condominium building in the 1980s, it had 6 on-site parking spaces and free street parking on Washingtonia Avenue. When the Town installed meters at the portal, the Condo obtained 2 permits to park on the street.

When building permits were approved in 2010, only five (5) parking spaces were re-constructed because the prior parking spaces were not wide enough to meet code. The Condo has eight units, which require 14 parking spaces (1.5 per unit plus 2 guest parking spaces) and there are only 5 spaces on site thus leaving the building with a deficiency of 9 spaces (64%).

With re-construction of the property nearing completion, the Association applied for 2 hardship permits, which the Commission approved on March 13, 2012. Now they are applying for the renewal of those two permits and the approval on an additional permit for FY13.

The Hardship Parking Permit Inspection Report is attached (**Exhibit 1**), which provides information about the property and past Hardship Parking Permits, including that the property has 8 units, 5 parking spaces on site and 14 spaces are required by Code.



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There are 10 public metered parking spaces on Washingtonia Avenue where Hardship Permits are allowed. There are three (2) metered and two (2) Residential Parking spaces on El Mar in front of the Washingtonia Portal that we recommend not be available for Hardship Permit parking. Other properties also have Hardship Permits for this area, as depicted in Table 1 below and on the attached aerial picture (**Exhibit 2**).

Table 1 – Issued and Requested Hardship Permits

Property	FY12	FY13	% of Public Spaces in FY13
Coral Key Inn	5	5	50%
Ocean Terrace Beachside Condo	2	3	30%
Beachside Village Resort	2	2	10%
Total	9	9	90%
Washingtonia Parking Spaces	10	10	100%

As Table 1 shows, the number of Hardship Permits takes up 90% of the public metered parking spaces on Washingtonia.

An alternative in this area would be to approve Hardship Permits at the El Prado Parking Lot, which is 825 feet from Washingtonia Avenue or about the same distance as the parking lot is from Commercial Boulevard. While this may not work for guest self-parking parking at a motel, it could work for motel valet parking, employee parking or for the second car of a Condo owner, although the condo owner or renter would not like it.

RECOMMENDATION: We recommend the two existing Hardship Permits be re-approved for FY13 and the additional permit not be granted due to the lack of public parking in the area.

- EXHIBITS:**
1. Permit Request
 2. Hardship Permit Inspection Report
 3. Aerial of Washingtonia Avenue Parking Spaces

Reviewed by Town Attorney

Town Manager Initials CS

Yes No

Exhibit 1

Hardship Parking Permits Inspection Report

Property: Ocean Terrace Beachside Condo **Applicant:** Deborah Bizzarro
Owner: Individually owned
Address: 4564 EL Mar Drive
Use: Condo
Inspection Date: 9.4.12 **Inspector:** Tuchette Torres

Property Information

	Information	Current Application	History (provided if different)			
		FY13	FY12	FY11	FY10	FY09
1	Hardship Permits Requested	3	2			
2	Hardship Permits Approved		2			
3	No. of Units	8				
4	Code required parking Spaces	14				
5	Site Plan Parking Spaces	5				
6	Parking spaces on site	5				
7	Bicycle parking	-0-				
8	Off-site parking spaces	-0-				
9	Parking spaces needed to meet Code	9				
10	On-site parking spaces meet Code?	No. Too short: 9 X 17				
11	Employee Permits Purchased	N/A				
12	Code Notices / Violation (type of violations)	N/A				
13	Code Fines	N/A				

Coral Key Inn -->
5 Hardship Permits

10 Public Metered Parking Spaces

Washington Ave

Beachside Village Resort
2 Hardship Permits

<-- Beach Terrace
2 Hardship Permits
1 More Requested

El Mar Dr

© 2012 Google

45° 14' 57" N, 80° 15' 27" W, elev. 9 ft

Imagery Date: 3/26/2011 1995

Exhibit 2

Google earth

