



Spring 2004

**Civic Improvement Association, Inc.
1300 Riverland Road, Ft. Lauderdale, FL 33312**

Nonprofit Organization since 1959

President's Report

Greetings! Hope everyone is doing good and getting ready for summer. We've had some outstanding weather the last few months; it's been nice not to have to use the air conditioning 24/7. If you are doing yard work before the rainy season hits don't forget you can have **2 of the green yard waste carts at no extra charge. Simply call 954-828-8000 and order your second cart free. Don't forget, anyone who wishes to write an article for our newsletter is welcome to submit it to craigcan@gate.net and I'll do my best to get it in the next issue. Now for the quarterly update:**

1. The airport repaving project is moving forward. The main runway is scheduled to be closed from September 7th 2004 till September 21st. All airport traffic will be using the diagonal runway which will make it very noisy in the neighborhood for 2 weeks. The repaving of the runway is mandated by the FAA so there is little we can do to prevent overhead flights for a couple of weeks. I hope to have all pertinent, up to the date information for the August newsletter. Hopefully we will also have someone from the airport at the August general meeting.

2. The expansion of the South Runway continues to move forward. I still encourage you to e-mail or write the County Commissioners voicing your support for the expansion of the south runway only. I also advise you to e-mail the Ft. Lauderdale Commission and urge them to continuously monitor the County's progress towards this end. Please call the airport noise hotline whenever a plane uses the diagonal runway or planes take off out to the west when there seems to be no breeze what so ever.


3. Riverland Woods Park will be built! The contractor screwed up the boat ramp and is probably quickly running out of money. The latest timetable has the park being

finished by the end of June. Broward County has been monitoring the construction and is currently contemplating charging the contractor liquidated damages for being behind schedule. Let's just all hope the Park gets built according to specifications and will be done this summer.

4. We are at the 100% design phase of the Peele Dixie membrane plant. The plans and specifications are with the City of Ft. Lauderdale's Building Dept. and we are awaiting their comments. All is proceeding almost as scheduled (this job is also a year behind schedule) and bidding should commence in July of 2004.

5. The City of Ft. Lauderdale is allocating funds for a consultant to prepare a Master Plan for Davie Blvd. Unfortunately, negotiations with the winning bidder (EDAW and Associates) have not gone smoothly. As of last week they are still trying to reach a deal with the City of Ft. Lauderdale. If nothing is resolved this month I'm going to ask Commissioner Hutchinson to step in.

6. The property on the southwest corner of Riverland Road and 441 that was slated for purchase by the County to preserve as greenspace has been purchased by a private



**LICIA GENERAL
MEETING**
Thursday May, 20th
**at the Lauderdale Isles Yacht and
Tennis Club at 7:30 PM**

party. He has not communicated with anyone as far as I know. I have sent him a certified letter and dropped off another communication at his residence with offers of help but he has not responded. Your Civic Association will continue to try to get him to sit down with Broward County and negotiate a purchase price.

7. Looks like we are getting a new Publix! Construction is slated to begin in February of 2005 and end before Thanksgiving of 2005. The location on Davie Blvd. remains the same. Anyone wishing to see what the design looks like should go to the Publix at 6405 Nova Drive (You can enter off of Davie Road, just look for the Publix sign). Our store will be an additional 100 square feet but the designs are similar.

8. One of our own Lauderdale Isles residents, Randy Dunlop, is running against John Rodstrum for the Broward County Commission. It is very important that you get out and vote for Randy in the Democratic primary. **To have a neighborhood guy on the County Commission would be extraordinary. As we get closer to the election, look for Randy's supporters (myself included) to be walking the neighborhood to get out the vote!**

9. Your Civic Association is hosting a neighborhood get together in June at the Yacht Club. Look for the announcement in this newsletter along with a Cajun Party announcement. We hope to see lots of our neighbors at both events. Until then, take care!

Bits and Pieces

Ray Figueroa

What a great place to live! Lauderdale Isles. Look at all the great things we have going for us. We are close to world famous beaches, we are only 10 minutes away from an international airport, 5 minutes to Artrak and In-Rail and 10-15 minutes or less to major shopping, business or government offices. Yet, we still live in a semi-rural neighborhood. And, if you live on the water, you can sail from here to anywhere in the world. I could go on with the list of things that is great and I will. But first let me say that it is human nature to complain. I think some of us would complain even if we lived in paradise or heaven. Some of our houses are close to our neighbors. Living close can lead to friction and problems. The closer we are the more we need to talk to each other. My neighbor asks if I'm feeling better because she can hear me coughing from next door. I have a great bunch of neighbors on my street. They help each other, they visit, they lend each other tools they watch out for each other, they are friendly. Some even like to play practical jokes on each other. You can get a lot of good advice from neighbors about all kinds of things. We have a lot of talent and know how in our neighborhood. It would be great if we could set up a system to share the pool of talent and ability that we have here within blocks of each other. Any ideas?

Lots of things to do in The Isles

Some people just want to be left alone. I respect that. I do think most of us would like to have more people that we can talk to and share time with. So, you could join the Civic Association or actively participate if you are already a member. Or join the Lauderdale Isles Yacht and Tennis Club. How about a Crime Watch group? A morning or evening exercise or walking group? A cycling group? How about this, every Friday afternoon, starting at about 5-6 there is a neigh-

bors' tailgate party at our end of the street. Mostly beer and a lot of stories and jokes. I don't always go but I don't mind in the least. It makes me feel good to hear them laughing and joking to late hours. I just wear my ear plugs if I want to sleep. This is not an invitation to come and join the tailgate party! You really don't know if you have a common interest unless you talk to your neighbor. It makes a lot easier to talk to a neighbor about a problem if you shared a joke or a beer with them or have talked to them. So, talk to your neighbors, not just the ones next door.

Well, yes there are things to complain about. Garbage and recycling pickup is sometime irregular. There is a number you can call. (954) 828-8000. I can't complain too much. They took away a grown coconut palm that I cut down and then cut into small pieces and placed at the curb. Bulk trash day, is the 2nd Friday of the month.

The traffic on Riverland Road during rush hours is a problem. I will talk to Broward County, Traffic Engineering Division to see what can be done.

Let me leave you with this thought, (not original thought but very good). **If you see a problem and you are not part of the solution, then you are part of the problem.**

Talk to you later. Hope to see you at the May general meeting.

Andros the friendly Isle

By Maude Wescott

Andros Isle can boast of at least four original homeowners - and currently there are three beautiful homes "for sale" - send your friends over to join us in this friendly neighborhood. We are the first street in the alphabet, the most eastern of the isles, and have a mixture of dry and deep water properties.

Building Code Problems

By Leland Easton

I am one of the representatives on the Lauderdale Isles Civic Association. My house is located at 2524 Marathon Lane. It was built in 1957 according to the building code at that time. In the seventies an addition was added without a permit. This information came to light when I entered into a contract (in November of 2003) with a window and screen company to replace the existing old crank out windows and to build a screen-in porch to replace my patio. To my dismay of discovery I have learned a tough lesson. The State of Florida has stated in Section 2401.8.2.3.1 "When additions, or alterations increasing floor area, are made to an existing building and the addition constitutes 25 percent or more of the area of the existing building, the addition shall be made to comply with all requirements of this code. The addition built in the seventies equals 40 percent of my existing building. This means that my entire house must meet the standards of 2004 code requirements.

No permit on file

When the contractor went to the county and city building departments to file for a building permit to replace my windows and build the porch, they were told that no permit would be issued since the addition did not exist. This situation has required me to hire a state certified architect, electrical, and structural engineer. And since the addition also contains a full bath room it became necessary to hire a plumbing company to film the sewer line and draw a diagram of water lines. The findings of the filming of the sewer line are in compliance with city code as well as the water lines as certified by the architect. The electrical engineer certified all electrical wiring in the addition to be in compliance with the building code. The structural engineer certified that the addition is in compliance with the building code. The problem is that the existing structure is not in compliance with the present building code. All information pertaining to structure was done by my hiring a contractor cut inspection holes in one corner of the addition and one corner of the existing house.

Tear down the house

The findings are devastating due to the independent inspection and recommendation by the structural engineer. Recommendation - take down the entire house and build a new house. I bought this house in March of 2003 and paid over quarter of one million dollars in purchase price. The estimated cost of removing this house is about two hundred thousand dollars, with an estimated replacement cost of half a million dollars.

I contacted my real estate agent and discussed my options they are; One, sell the house as is estimated. The loss is between fifty and seventy-five thousand dollars-his assessment. Second, to spend, an estimated one hundred to one hundred and fifty thousand dollars to bring the existing structure up to state code.

A third possible solution has developed that I have only become aware of within the last few days. The architect and I, upon my third trip to the building departments, discovered an application for a building permit to build the addition in question. In addition to this information my real estate agent contacted a real estate attorney and they have contacted previous owners that have stated a permit was indeed issued. I just have to wait and see what the investigation will reveal.

I am going to Tallahassee after all of this is over with every problem documented. I am going to push as hard as I can to get the state legislators to pass a law that will require any seller of property to provide a current set of floor plans and that the plans must be on file at the building department of the location of the property.

What's Your Property Worth?

By Rich Thompson

As a resident of Lauderdale Isles for 25 years and a realtor, I am not surprised to learn what I have known for years — waterfront property is limited and our area has now been discovered. Boaters and people that now want to live on the water find that this is the last and best value out there for their money. Being west of I-95 is no longer an issue. Our area will continue to be a reasonable place to live and the property values will continue to climb in this market. Your home in the Isles is your best investment now and for the future. If I can be of any assistance regarding your property feel free to contact me or the Association and I will answer any questions related to real estate questions or the newsletter.

Welcome to the Isles!

We are pleased to welcome Jay and Sharon Brabowski as new neighbors to Lauderdale Isles. Jay and Sharon have lived in Weston where they raised their family for 30 plus years and are now looking forward to living on the water at 2431 Nassau Lane.

LAUDERDALE ISLES CIVIC IMPROVEMENT ASSOCIATION BOARD OF DIRECTORS 2003

Officers:

President: Craig Canning
Vice-President: Ray Figueroa
Secretary: Jennifer O'Brien
Treasurer: Keith Lindgren

2003 LICIA Trustees

Name	Lane	Telephone
Maude Wescott	2487 Andros Ln.	954-581-7497
Dirk Lowry	2512 Bimini Ln.	954-584-3783
OPEN	Cat Cay Ln	
Sharon Barre	2720 SW 34th	954-587-7308
Jay Hincheliffe	2425 Flamingo Ln.	954-792-9341
Jennifer O'Brien	2437 Gulfstream Ln	954-584-6770
Joan Sheridan	2618 Key Largo Ln.	954-584-0816
OPEN	Marathon Ln.	
Harriet Hodgson	2643 Nassau Ln.	954-327-9259
Karen Rames for	Okeechobee Ln.	954-327-9095
Rich Thompson	2637 Sugarloaf Ln	954-321-9095
Ruth Lindgre	2549 Tortugas Ln.	954-584-0550
Bud Bracey	2524 Whale Harborn.	954-797-6706
Position Open	Riverland Road (S)	Help!
Jim Whetsel	3605 Riverland Road(N)	954-581-776

The Isles has a web site

By Ollie Kollmann

Want to find out what your property is worth? Need to know when trash pickup is or big trash day? Want to know when the association meets, or what's going on in Fort Lauderdale this month? Who's lost or found a pet? Well you can find it all on our web site at: <http://www.LICIA.org> The next time you're browsing the web, drop in and see us.

We do need your input. If you have any information about what's happening or pictures of unusual or interesting wild life in our neighborhood we can add it to the page. We'd especially like to have any pictures or anecdotes of how the Isles looked in the early days. You can email the pictures to the webmaster at: bootsn@bellsouth.net or mail or drop it off to: Ollie Kollmann, 2430 Sugarloaf Lane, Ft. Lauderdale, FL 33312. Your pictures will be returned as soon as possible. Make sure you give your name and address.

Lauderdale Isles Civic Improvement Membership Application

Annual Dues \$20

(Covers January to December)

**Your membership makes our neighborhood
stronger. mail to:**

**LICIA
1300 Riverland Road
Ft. Lauderdale, FL 33312**

Community Telephone Numbers

Airport Complaint Line - Day	954-359-6181
Airport Complaint Line - Night	954-359-1200
Animal Control	954-359-1313
Consumer Protection	954-765-5355
Convention Center	954-765-4445
Dept. of Natural Resource Protection	954-519-1400
DNRP Pollution Complaint Hotline	954-519-1499
LICIA Web Site	WWW.LICIA.ORG

Your Community Newsletter

News, events, politics, questions, problems, and wedding dates are all welcome subjects in this community newsletter. The LICIA Newsletter is published quarterly and distributed to all residents of Lauderdale Isles. Residents are invited to submit community interest articles prior to each issue deadline which is the 15th of the month prior to the issue month.

**The newsletter depends on your input.
We need articles, complaints, gripes
whatever you have to say is important so
say it HERE!**

Send articles to: craigcanning@gate.net

**Send web page articles to:
bootsn@bellsouth.net**

Name-----

Address-----

City----- State----- Zip-----

Telephone Fax-----

PARTY TIME! NEIGHBORHOOD CAJUN PARTY

Hosted By: The Lauderdale Isles Yacht and Tennis Club
2637 Whale Harbor Lane
Date: June 5th

Time: 6:30 PM till very late

Food: Crawfish Boil, Jambalaya, Muffalettas, Crawfish Etoufee, Red Beans and Rice, Barbeque and lots of desserts.

Drink: Full liquor bar available, \$1.75 16 oz. drafts, bottled beer available. All drinks cheaper than any other Cajun Festival!

Music: DJ Alan spinning Cajun, New Orleans and your favorite tunes. Dance floor on the premises.

Raffles: Tickets to next years Cajun Festival in Ft. Lauderdale, liquor basket, \$50.00 cash, 50-50, and many other items.

Donations: \$17.00 for Adults and \$7.00 for children under 12

RSVP: Craig or Nene Canning, 954-587-3492
Jill or Monica (after 4PM) 954-583-7422

We will deliver tickets to your door!





NEIGHBORHOOD PARTY

Your Lauderdale Isles Civic Improvement Association cordially invites you to an afternoon picnic at the Lauderdale Isles Yacht and Tennis Club on **June 26th between 11:30 AM and 3:00 PM.**

The Club is located at 2637 Whale Harbor Lane.

We'll have hot dogs, hamburgers, potato salad, coleslaw and an array of desserts. Drinks and sodas will be available at the Club for purchase. There will be activities for all and we will arrange for a lifeguard to be on duty in case you wish to go for a swim.

Come out and meet your Officers, Board of Trustees and other fine residents of your neighborhood!

We hope to see you there!

Sincerely,

Craig Canning
President, LICIA

