

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

The meeting was called to order by Mayor Stamos. After the Pledge of Allegiance, roll call was answered by the following:

Commissioner Aaskov                      Commissioner Bridges  
Commissioner Kaleel                      Commissioner O'Hare  
Mayor Stamos

IV.            REQUESTS FOR ADDITIONS, WITHDRAWALS, DEFERRALS,  
ARRANGEMENT OF ITEMS

Comm O'Hare requested that Items VIII. B and C be moved to Items C and D under Public Requests.

Comm Kaleel requested that Items a and b under the Town Manager's reports be discussed with Items VII. D and A, respectively. He also requested that Item V. B 2 be moved to Item 5 under Items by Commissioners.

Mayor Stamos requested that Item V. C 2 be discussed as Item 6 under Items by Commissioners.

Town Manager Lanker requested that Item VIII. E be moved to the first item under Commission Action.

V.            CONSENT AGENDA

- A.    Minutes
  - 1.    Regular Meeting of April 7, 1997
- B.    Reports
  - 1.    Town Manager
    - c.    Resignation and Appointment of Maintenance Worker
    - d.    Beautification Project
    - e.    BFI Garbage Contract Extension
  - 2.    Director of Public Safety
    - a.    Monthly Activity Report
- C.    Correspondence
  - 1.    City of Palm Beach Gardens Res No. 33, 1997;  
      Opposing the FDOT's Transportation Plans to  
      Expend \$70,000 Per Year for the next 40 Years  
      with a 4% Increase Each Year, to Help Fund the  
      High Speed Rail Project; Supporting the FDOT's  
      Expenditure of Monies to Offset Funding  
      Problems of the Tri-Rail System
  - 3.    Village of North Palm Beach Res No. 25-97;  
      Supporting the "Student First" 1 April 1997  
      Position Statement on Interlocal Agreement  
      Concerning School Concurrency
- D.    Town Resolutions
  - 1.    No. 15; Authorize Execution of Paving Contract  
      with Ranger Construction

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

Comm Kaleel moved to approve the Consent Agenda as amended, seconded by Comm Aaskov.

Motion Carried - Yea 5.

VI. ANNOUNCEMENTS

1. Administrative offices will be closed Monday, May 26, 1997 for the official holiday.
2. Semi Annual Financial Summary Advisory

Town Clerk Hancsak provided the Commission with a brief summary of the financial status for the Town based on half year figures (see attached copy).

Bernard Ratner, 32 Harbour Dr N, suggested that copies of the summary be available for the public. Town Clerk Hancsak advised that she made additional changes after speaking with Mr. Ratner that afternoon and there was not enough time to update the summary for distribution to the public. Mr. Ratner advised the Commission that there are additional changes he would like to see that he will discuss with the Town Clerk and the Town Manager.

VII. PUBLIC REQUESTS

- A. Discuss Sewer Systems within the Town - Mel Rosmarin, 5510 N Ocean Blvd.

- also
1. Town Manager Reports
    - a. Sewer System Information

Mel Rosmarin stated that he is now past President of the sewage treatment plant that services Colonial Ridge, Crown Colony, and Ocean Manor representing 290 units. He commented that the treatment plant is occasionally dysfunctional causing noise and odor problems. He stated that he understands what the installation of a sewer system entails and added that he felt the Town has no choice but to eventually install sewers.

Mayor Stamos requested that the Town Manager explain the previous findings of the Town on the issue. Town Manager Lanker advised that in 1988, Barker, Osha, and Anderson conducted a study for the Town which estimated the cost of connecting a sewer system with Boynton Beach at approximately \$5.5 million. Town Manager Lanker explained that the figure would equate to \$9-\$10 million today. He advised that there are a variety of ways to fund the project including increasing the Ocean Ridge millage rate by 3 to 4 mills, thus almost doubling the Town portion of the taxes. He added that the Town can also look into various grants. Mr. Rosmarin commented that he believed the grants were no longer available.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

Town Manager Lanker stated that he had discussed the issue of sewers with the Health Department. He was told that sewers will not be mandated by the Health Department although DEP may mandate them in the future.

Mr. Rosmarin commented that if the taxes have to be increased to finance the project, he does not see a problem with spending the extra money.

Comm Bridges mentioned that he believes Boynton Beach and Delray Beach to already be working at over capacity. He asked Mr. Rosmarin when their plant was last updated. Mr. Rosmarin replied that he believed that the plant was updated at least once.

Comm Bridges commented that he knew of a small agricultural grant that the Town was eligible for that would cover half of the cost. Betty Bingham, 1 Ocean Ave. and Member of the Planning and Zoning Commission, stated that she feels this project is not getting any cheaper. She commented that when there are heavy rains, many septic tanks back up and create an odor.

Mayor Stamos advised that the Commission would look at the issue and other priorities in the Town.

- B. Request for Abandonment of 20' Right-of-Way located at the West End of Anna Street - John Andrews, New Owner of Property Directly South of ROW

John Andrews, Lot 10 on Anna St., thanked the Commission for considering his request. He advised that he noticed the area was neglected and he hoped that he could obtain the property in order to maintain it. He added that he hoped to also utilize the ROW for setback and lot coverage purposes. Miranda Andrews mentioned that the area backs up to Pelican Cove and one can currently walk right around the wall abutting the ICWW to exit or enter Pelican Cove.

Atty Nicoletti advised that normally if a piece of property were abandoned, it would be split 50/50 between the neighboring properties.

Comm Bridges stated that he would have no problem with the Andrews having the property and suggested that they approach Pelican Cove to see if they have any interest in obtaining half.

Comm Aaskov mentioned that many people have commented to her that the Town gives away too much property. She questioned why the Town was not maintaining the area. Town Manager Lanker stated that this was the best maintained right-of-way by the Town.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

Comm O'Hare stated that he did not believe the area could be turned into an alley, but he was reluctant turn over the last place where pedestrians and bicyclists could look at the Intracoastal. Atty Nicoletti explained that the Town would not be giving up ownership as the Town would still have the dedicated use of the property.

Comm Kaleel inquired if the Town could license the land to the Andrews so that they could maintain it and have the Town keep ownership. Atty Nicoletti explained that the Town could adopt a resolution to that affect that would not allow transfer with the Andrews' property if it is sold.

Vickie Conway, 2 Engel Dr., advised that she knows of a great deal of opposition to closing off this walkway to the Intracoastal. She added that she has a petition signed by residents of the area. Town Clerk Hancsak read the petition and the seven names on it.

Carol Lesko, 6009 Ridge Lane, stated that she was also against the abandonment as she likes the view that she has.

Lillian Ratner, 32 Harbour Dr N, stated that when she moved to Ocean Ridge, she found the access to the Intracoastal appealing. She added that she had never heard of vandals in the area and added that she believed it is not a good idea to transfer rights to public right-of-ways.

Bernard Ratner commented that he felt the new owners were trying to get an extra 20' for no cost. He added that he felt the loss of the walkway would decrease the value of his property.

Phil Barlage, 35 Anna St and Member of the Board of Adjustment, commented that he feels the residents want the Intracoastal access. He suggested that the area be enhanced and secured by a gate as he has seen people loitering in the area.

Ms. Bingham suggested that the Town Attorney draft an Ordinance that would secure the Town's properties.

Comm O'Hare suggested that the Beautification Task Force propose a plan that would be acceptable to both the neighbor and the pedestrians. He added that he did not feel the Andrews were looking to get an extra 20' of property. Comm Kaleel added that he felt the Andrews were more concerned with cleaning and maintaining the area rather than the abandonment. Comm O'Hare suggested that the concerned residents attend the next Beautification Task Force meeting to convey their ideas.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE  
TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

C. Discuss RFP for the Update of Computer System  
(Postponed Item)

Town Manager Lanker advised that he felt the upgrade from the DOS system to a windows system would cost between \$30,000 and \$40,000.

Comm O'Hare mentioned that the Town is very fortunate to have residents who are very knowledgeable about computer systems and introduced Jim Phillips, 15 Harbour Dr S, who was present to give opinions and answer questions on the subject.

Comm Bridges questioned the decision to have a Network Server that is not as powerful as the rest of the equipment. Mr. Phillips stated that the needs for the system should be evaluated adding that many people use a less powerful server.

Comm Bridges asked if Mr. Phillips felt that the price of laptop computers would decrease. Mr. Phillips explained that desktop computers are decreasing in price because the parts for the computers are interchangeable. He explained that laptops are not yet interchangeable and does not see the price coming down for about 5 years.

Comm Bridges questioned the necessity of the laptops. Town Manager Lanker replied that members of the staff such as himself, the Town Clerk, and the Director of Public Safety would then be able to work on items at home and take advantage of sending E-Mails during the evening. He concluded that the estimate could possibly be decreased by \$10,000 if the RFP is amended to the bare necessities.

Comm Aaskov stated that she felt the laptops were not necessary at this time.

Comm Bridges moved to proceed with the RFP deleting the laptops, seconded by Comm Kaleel.

Comm O'Hare questioned that since it was just an RFP, why not include the laptops and remove them later if that is still the Commission's desire.

Comm Bridges amended his motion to include the unit price of the laptop computers, seconded by Comm Kaleel.

Motion Carried - Yea 5.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE  
TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

D. Authorize Funding for Change Order Request #3 RE:  
Bridge Replacement

also 1. Town Manager Reports  
a. Status of Bridge Construction - Inlet  
Cay/Sabal Island

Brian Rheault, Bridge Design Associates, stated that they were requesting approval of change order #3 in the amount of \$1,529.50 for 2 air release valves. He apologized for the inconvenience of these items not being included in the bidding process. He explained that the items are necessary and must be added.

Mr. Rheault mentioned that the final phase for Inlet Cay would begin next week and would require 2-3 weeks for the asphalt, clean-up, et cetera. He added that the project should be completed within 6 weeks.

Comm Bridges commended Mr. Rheault on a good job, but questioned why the Sabal Island bridge was so big and there was no defined area for pedestrians. Mr. Rheault explained that when completed the bridge will have 2 12' lanes with the 4' buffer zone required by the State. Comm Kaleel asked if there would be room for a sidewalk to which Mr. Rheault replied that the Commission had directed him to remove the sidewalks.

Mayor Stamos commented that it was too late to add a sidewalk now. Comm Kaleel stated that the Contractor was present and if the Commission desired a sidewalk, now would be the time to discuss it. Mayor Stamos explained that the Commission had already discussed the matter at length. Mr. Rheault advised that a sidewalk on the Inlet Cay bridge would require a minimum between 5'-6' additional space. Mr. Rheault added that there would be striping on the bridges when completed that would clearly outline the lane areas.

Comm Kaleel questioned why there was only a guard rail separating the street where it is so close to the water on the Inlet Cay bridge. Mr. Rheault explained that they had not altered the distance between the roadway and the water only removed the landscaping. Town Manager Lanker commented that the Commission had indicated that they would relandscape the area once the bridges were completed.

Comm Bridges moved to authorize change order #3 in the amount of \$1,529.50 from the Bridge Projects Account, seconded by Comm O'Hare.

Motion Carried - Yea 5.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE  
TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

VIII.COMMISSION ACTION

A. Award Phase II Water Improvement Contract

Henry Glaus, Barker, Osha, and Anderson explained that 6 of the 8 prime contractors that had been prequalified submitted proposals for Phase II. The lowest bid was from Michels Pipeline Construction out of Wisconsin with a bid of \$418,437.50, almost \$100,000.00 lower than the Town estimated. The next lowest bidder was Johnson-Davis, Inc. with a bid of \$475,050.00. The only question was that Michels Pipeline quoted a construction time of 45 calendar days. Mr. Glaus stated that he had contacted the President of Michels and questioned the low number of days. He added that he also faxed a letter to Michels questioning if they were aware of certain items.

Comm O'Hare questioned if the #2 bidder could protest if Michels took over 45 calendar days without being fined for each day over. Mr. Glaus stated that he had spoken with Johnson-Davis, Inc. and concluded that they had no intention of any protest. He added that the President of Michels Pipeline is confident in the 45 day bid and is aware of the \$700 a day liquidated damages liability for exceeding the time frame. Mayor Stamos questioned the purpose of the penalty. Mr. Glaus explained that it was not a penalty, but rather liquidated damages. He added that since Michels has no subcontractors to deal with, the project could proceed quicker.

Mr. Glaus commented that the Town Commission has latitude in considering time needed to deal with other agencies over which Michels has no control.

Atty Nicoletti advised that there is risk involved with awarding a bid to a company where the engineer states that it can not be done in the amount of time that was bid. He added that Michels has asked for an extension to 100 days. He explained that the Town is free to award based on the bid submitted of 45 days and can grant relief if Michels is being held up beyond their control.

Mayor Stamos stated his concern with Michels being out of state. Atty Nicoletti reminded the Commission that the bid has a 60 day window and the award could be postponed until the next meeting.

Comm Kaleel asked Mr. Glaus to give him an update on the top two bidders' prequalifications. Mr. Glaus explained that his experiences with Johnson-Davis, Inc. had all been favorable. In the prequalification for Michels, he did not find any contradictions from the references and also received favorable references from his competitors. He added that Michels is the 60th largest company in the country in regards

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

to underground utility work. Comm O'Hare questioned if Michels had any experience in Florida to which Mr. Glaus replied that they had done work for FP&L in Miami and Tampa.

Mayor Stamos questioned the difference in line item #9, F&I Jack and Bore under the FEC Railway & US Highway 1, of \$58,000 between the #1 and #2 bidders. Mr. Glaus explained that Michels has their own boring equipment where Johnson-Davis must subcontract.

Comm Bridges again stated his concern over the 45 days. Mr. Glaus summarized the letter he received from Michels stating their request for an extension to 100 days as they had overlooked a few items.

Comm O'Hare moved to award the contract to Michels Pipeline Construction, Inc. as submitted in the amount of \$418,437.50 from the Capital Projects Fund, seconded by Comm Aaskov.

Comm Kaleel asked Mr. Glaus what the recommendation from Barker, Osha, Anderson was. Mr. Glaus explained that the recommendation was for Michels with a concern for the 45 days. He added that it would be a judgement call on the part of the Town Commission. He stated that Michels is confident that once they start construction, they can be finished in 45 days. He suggested that Michels be given a Notice to Mobilize before the clock starts with the Notice to Proceed.

Mayor Stamos questioned if there was any previous litigation with this company. Mr. Glaus explained that there was no litigation with the 3 or 4 references that he spoke with.

Bernard Ratner requested to speak on this issue although it is not necessary to request public comment. Mr. Ratner stated his feelings that the Town should not deal with a company that he believes may not be completely honest.

Roll call was made on Comm O'Hare's motion.

Motion Carried - Yea 5.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE  
TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

B. Ordinances

1. No. 496; Amending Chapter 14 and Chapter 26 of the Code of Ordinances; Providing for Driveway Trench Drains, Providing or Appeals to the PBCTy Construction Board of Adjustments and Appeals to the Fire Board of Appeal; Providing for Human Scale Criteria in Residential Development, Including Roof Pitch, Building Envelope, Floor Area Ratios, and the Like; Providing for a Prohibition on Chain Link Fences in Front Yards; Providing for Regulation of Concrete Block Walls; Providing for the Regulation of Exterior Accessory Structures and Balconies within the Setbacks; Providing for Certain Construction Documents (1st Reading)

Town Clerk Hancsak read Ordinance No. 496 by title only.

Mayor Stamos advised that the Town Commission has listened to a tremendous amount of discussion on this issue. He suggested that the Commission proceed with the first reading of the ordinance.

Atty Nicoletti defined Sec. 14-28 specifying that the issue of swales and a definition of trench drains were added. The Commission agreed with the content of Sec. 14-28.

Atty Nicoletti stated that in Secs. 14-52 and 22-2, he added a sentence regarding applicable fees as requested by the Commission at the last meeting. The Commission concurred to the content of these sections.

Regarding Sec. 26-10, Atty Nicoletti advised that he moved the human scale definition to the beginning, struck a line referring to multifamily on pg. 4, and added "metal" on page 6, as instructed by the Commission at the last meeting.

Comm O'Hare advised that a correction of 16' from 24' for the tie beam was needed for Figure 14-5 to which Atty Nicoletti agreed.

Atty Nicoletti explained that on pg.8, he added the reference to the 75% second floor limit and there were no changes to pgs. 9,10, and 11. Town Clerk Hancsak questioned pg. 10, where the Commission had previously agreed to change the maximum floor area to 36% from 32%. Mayor Stamos agreed that the change should have been made.

Atty Nicoletti stated that all language referring to the building triangle was deleted and the section removed from pg. 13 was relocated to the beginning of the section.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

Town Manager Lanker questioned the issue of open decks or patios under the definition of total floor area. Atty Nicoletti stated that the intent was any area without a roof not be included in the total floor area. Comm Bridges stated that he believed the intent was for any area that could not be enclosed to be exempt. Atty Nicoletti commented that the intent of the Commission needed to be stated clearly.

Comm O'Hare stated that he would like to review parts of Sec. 26-240. He commented that he was concerned over the direction the ordinance was taking in that if the goal was to stop the mansionization of houses in Town, human scale and aesthetics should not be regulated. Comm Bridges stated that he disagreed with Comm O'Hare's concern.

Mayor Stamos commented that his only concern was the 16' covered entry limit.

At this point, Mayor Stamos opened the floor to comments from the public.

Lillian Ratner commented that she saw a conflict with having an ordinance based on human scale in architecture that included dimensions such as door size that were not within a human scale measurement.

Charlotte Carle, 7 Harbour Dr S, questioned if someone could apply for a variance if they had a problem. Mayor Stamos stated that the Town did not want to become a design review board. Comm O'Hare added that a variance requires a hardship which would not include aesthetic reasons.

Upon hearing background comments from the public, Comm O'Hare stated that anyone with comments should speak at the podium.

Richard Lucibella, 5 Beachway N and alternate member of the Planning and Zoning Commission, questioned if the front entry of the house would be decided by the Architect or the Town manager. He also stated that the illustrations in the ordinance need to be reworked. Atty Nicoletti apologized stating that he was still in the process of learning Corel Draw which was used for the illustrations. Mr. Lucibella asked if the issue of whether or not a sliding glass door counts as a window or a door had been resolved. He added that the building envelope is not dictated by the setbacks as stated on pg 7 of the ordinance. Mayor Stamos stated that he did not understand the problem with the building envelope. Mr. Lucibella explained that the setbacks dictate where the house is placed, but do not effect the envelope. Town Manager Lanker suggested that "maximum lot floor area ratio and lot coverage" be added at the top and bottom of pg. 7.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

Mr. Lucibella questioned if the garage would be included in the first floor area to which Town Manager Lanker replied that it would. Mr. Lucibella also questioned why there was an attempt to control the interior of a house with the penalty for vaulted ceilings and the reason for the 75% second floor limit. Comm Bridges explained that those measures were to allow for breezes for those who do not have a waterfront homes.

Derrick Vander Ploeg, a contract purchaser in Town and an Architect from Boca Raton, explained that he did not feel the problem of mansionization was unique to the Town of Ocean Ridge and regulations controlling volume will produce the desired result. He stated that some of the proposed revisions would create non-conformities and a version of inverse condemnation.

Mayor Stamos asked if he sat on any boards to which he replied that he was on the Visions 90 Board in Boca Raton and served in an Ad Hoc capacity for a Board in Fort Lauderdale. Mayor Stamos clarified that the purpose of these boards would be to assign restrictions to Architectural designs.

Comm Bridges asked for clarification on where the Commission would be controlling style to which Mr. Vander Ploeg replied that it was in the restrictions to window and doors.

Comm Kaleel questioned if any changes could be made in any Town that would not create a non-conformity or issue of inverse condemnation.

Mr. Vander Ploeg stated that the building envelope would not create these problems. Comm Kaleel argued that the building envelope does in fact create non-conforming structures within the Town and repeated his prior question. Mr. Vander Ploeg conceded that any ordinance of this nature would create predated, non-conforming structures, but the intensity of the non-conformity can be controlled.

Comm Bridges advised that the intent was to control the massing of a home.

Comm Kaleel asked if the human scale reference were deleted would Mr. Vander Ploeg's opinion change. Mr. Vander Ploeg replied that he feels human scale has no applicability and all other controls should be a mute issue.

Comm O'Hare inquired why there are controls on windows and doors if

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

the intent is to control the massing of a home. Comm Bridges explained that these issues keep houses in scale with others currently in Ocean Ridge; however, he added that the most important issue to him is the building envelope.

Bernard Ratner suggested that the ordinance be reviewed by an Attorney and a legal opinion given as a result of Mr. Vander Ploeg implying that it could create future problems.

Phil Barlage advised that careful consideration must be given to subjective restrictions that may impact property values in the Town. Comm Kaleel mentioned that some of the most successful Towns are the ones that are the most restrictive.

Earl Jones, 17 Sailfish Lane and member of the Board of Adjustments, stated that he agreed with the issue of the building envelope, but disagreed with the specific restrictions relating to doors, windows, and covered entries. He added that he would like to see the minimum roof pitch decreased to 3:12.

Gerald Goray, 130 Island Dr S, stated that since the last meeting he has spoken to the Mayor and Town Manager as well as many architects, contractors, City Planners and the like. From these discussions he received strong opinions that the issue of the building envelope was sound and differing opinions over the subjective issues. He advised that the issue of human scale should be treated with caution. He predicted that the non-conformities created would decrease property values in the Town and place hardships on residents who might want to improve their houses at some time in the future.

Mayor Stamos stated that he had never before seen so much interest from the Town. He added that he now believes there is reason to reevaluate certain aspects as they may cause problems in the future.

Comm Aaskov suggested that references to windows, doors, and covered entries be eliminated.

Comm O'Hare agreed with the deletion of the sections suggested by Comm Aaskov, including the section on solid wall restrictions, and deleting areas under ceilings of 16' or higher counting as double in the FAR.

Comm Bridges commented that the last deletion would allow abuse with massive vaulted areas. He added that he could agree with deleting the bottom half of page 4 and all of page 5.

Vera Klein, 7 Sailfish Lane, stated that these issues were all included in the beginning for a reason and should remain included in order

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

to keep Ocean Ridge the beautiful way it is now. Comm O'Hare commented that the current beauty is a result of no one previously restricting houses to this extent.

Comm Kaleel commented that designs change from year to year. He stated that he would not be opposed to deleting the human scale element and keeping minimum window/door coverage, 8 x 16 rectangle (for solid, unarticulated walls), and the building envelope.

Town Clerk Hancsak summarized the amendments so far as indicated by the Town Commission as the deletion of the bottom half of page 4 and all of page 5 with the exception of the minimum window/door coverage.

Comm O'Hare advised that he saw a conflict on page 10 regarding the exclusion of loft space counting in the maximum floor area. Dorothy Knehr, 5505 N Ocean Blvd., stated that she believed residents had taken lofts and turned them into living spaces after final approval was given. Earl Jones suggested that lofts be counted in the FAR.

Atty Nicoletti advised that he would eliminate "lofts (within the enclosed roof space)" from the requirements of maximum floor area on pgs. 10 and 11.

Atty Nicoletti suggested to Mr. Lucibella that pg. 4 could be changed from "human scale criteria" to "land development criteria."

Atty Nicoletti inquired if the Commission wanted another draft that would include the changes mentioned at this meeting. Comm O'Hare suggested that since they agreed on the amendments, the Commission should vote on it for first reading.

It was also suggested that "maximum lot floor area ratio and lot coverage" be added at the top and bottom of pg. 7 to which the Commission agreed.

There was discussion on the issue of the designation of the front of a house that is located between two streets. Comm O'Hare suggested that if there is a conflict on this issue for a particular residence, the resident be allowed to decide which street their house fronts on. Atty Nicoletti suggested that he add "or with double street frontages as designated by the owner" in defining the front of a residence. The Commission agreed to this change.

Comm Bridges suggested that "balconies and bay windows" on page 10 under maximum floor area refer to page 9 under minimum yard setback requirements.

Comm O'Hare suggested adding "as used for calculating FAR" after the definition of total floor area on pg. 13.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE  
TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

Comm Kaleel moved to adopt Ordinance No. 496 with the following amendments: the illustrations on 1/2 of pg. 4 and all of pg. 5 referring to the doors, covered entries and front entrance openings are deleted (with the exception of the minimum window and door coverage), the removal of lofts (within the enclosed roof space) from the requirements of Maximum Floor Area on pgs. 10 and 11, the addition of the sentence "all living space is to be included in the floor area ratio" in the maximum floor area, the addition of "maximum lot floor area ratio and lot coverage" on the top and bottom of pg. 7, defining the front of a residence by adding that "of with double street frontages as designated by the owner," adding that balconies and bay windows under maximum floor area on pg. 10 refer to pg 9 under minimum yard setback requirements and adding "as used for calculating floor area ratio" after floor area total definition in Section 26-240 on pg. 13, seconded by Comm Bridges.

Motion Carried - Yea 5.

- C. Authorize \$150 Additional Dues for Municipal League Special Assessment

Comm Kaleel moved to approve the \$150 additional dues for Municipal League special assessment, seconded by Comm Aaskov.

Motion Carried - Yea 5.

- B. Ordinances
  - 2. No. 497; Amending the Land Development Code by adding a New Section 26-48, "Wireless Telecommunication Towers and Antennae;"  
Providing Definitions; Providing for Permitted Locations; Providing for Permitted Uses, Accessory Uses, and Special Exception Uses; Providing for Permits and Lease Agreements; Providing a Penalty for Violation Hereof (1st Reading)

Town Clerk Hancsak read Ordinance No. 497 by title only.

Comm Kaleel moved to approve Ordinance No. 497 for discussion purpose, seconded by Comm Aaskov.

Comm O'Hare stated that he had many questions on this issue and wished to postpone the issue until the next meeting.

Comm Bridges moved to postpone first reading of Ordinance No. 497, seconded by Comm Aaskov.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE  
TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

Motion Carried - Yea 5.

D. Items by Commissioners

1. Discuss curbing at Old Ocean Blvd./Beachway Dr.  
- Comm O'Hare

Comm O'Hare stated that the improvements made by the residents and the Garden Club require curbing to maintain the current status. He suggested that the Commission approve up to \$2,000 for the cost of 240' Type D curb. Comm Bridges stated that he believed the curb would detract from the quaintness of the area. Comm O'Hare stated that a permanent solution is needed and suggested that the Commission discuss it at the next meeting.

2. Discuss Cable Television Service and rates -  
Comm Kaleel

Comm Kaleel requested that this item be postponed until the next meeting.

3. Discuss Vision 2000 Projects - Comm Kaleel

Comm Kaleel stated that he feels the Town needs to examine its needs for the future including issues such as sewers and expanding the Town Hall. Comm Kaleel stated that with the Commission's permission, he would like to introduce a plan for the future at a future meeting. The Commission agreed.

4. Discuss Formation of Joint Landscape Committee  
between Ocean Ridge and Boynton Beach for  
Beautification of Woolbright Rd. by Interstate  
Highway 95 - Mayor Stamos

Mayor Stamos suggested that he and two other Commissioners approach Boynton Beach regarding State funding to beautify Woolbright Rd. by Interstate 95. Comm Kaleel mentioned that could be a problem in regards to the Sunshine Law. Atty Nicoletti advised that the Town would be in compliance if the Commission authorized the Mayor and Town Manager to proceed. Mayor Stamos stated that he wanted to have Commission approval to meet with Boynton Beach's Town Manager and Mayor regarding the beautification of Woolbright Rd. Comm Bridges advised that he felt there are other items actually located in the Town that needs to be given priority over this project. Comm O'Hare volunteered to help Mayor Stamos. Mayor Stamos stated that he would contact Boynton Beach for a discussion including Comm O'Hare and Town Manager Lanker.

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE  
TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

5. Correspondence - City of Palm Beach Gardens Res  
No. 49, 1997; Providing for Endorsement of 7  
Criteria for a Plan of Concurrency Between  
School Construction and General Development;  
Providing Support for the Involvement of Other  
Organizations that Share the Same View - Mayor  
Stamos

Mayor Stamos advised the Commission that he was against endorsing this resolution as he felt it was only another group forcing their ideas on the School Board. Mayor Stamos asked for Commission approval to send a letter stating the Town's disagreement.

Comm Kaleel stated that he did not feel the Commissioners knew enough on the issue to make an opinion and suggested that no action be taken at this time. The Commission concurred.

6. Director of Public Safety Report - Comm Kaleel

Comm Kaleel stated that he believed it was important that each patrol vehicle be equipped with defibrillators to which Mayor Stamos agreed.

Director Hillery stated that the City of Boynton Beach has submitted a grant request for 4 units that would then be placed in the Ocean Ridge patrol cars. He explained that Boynton Beach was submitting the request because the units can only be given to municipalities with EMS units. He added that the grant covers 75% of the cost which would basically give the Town 4 units for the cost of 1. He stated that he would give an update on the grant process at a future meeting.

IX. Public Comment

There was no comment from the public.

X. Adjournment

REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE  
TO BE HELD IN THE TOWN HALL ON MONDAY, MAY 5, 1997, AT 7:00 P.M.

The meeting was adjourned at approximately 11:20 PM.

\_\_\_\_\_  
Mayor Stamos

\_\_\_\_\_  
Commissioner Aaskov

\_\_\_\_\_  
Commissioner Bridges

Attest by:

\_\_\_\_\_  
Commissioner Kaleel

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Commissioner O'Hare