

Special Meeting of the Town Commission of the Town of Ocean Ridge to be held in the Town Hall on Thursday, October 23, 1997 at 8:00 AM.

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

Commissioner Aaskov
Commissioner O'Hare

Commissioner Kaleel
Mayor Stamos

It was noted for the record that Comm Bridges was absent with notice.

IV. Discuss Landscaping and Lighting Maintenance for Ocean Ave. with Florida Department of Transportation

Mayor Stamos requested that the representatives from FDOT introduce themselves.

Alaa El-Halwagy, FDOT project manager, introduced to the Commission Wayne McLennon, engineer from AG Lichtenstein & Associates, and Bob Dugan, landscape contractor.

Mr. El-Halwagy advised that FDOT currently have completed 75-90% of the plans for the Ocean Ave. bridge project. He advised that by mid to late November, the 90% plans should be complete with 100% plan completion occurring in January 1998. He advised the Commission that the schedule of events leading up to the construction would be as follows: final documents, plans, and permits completed in March 1998, bridge contract awarded in November 1998, and construction to begin in January 1999. He commented that the portion of the project affecting Ocean Ridge should take eighteen months to complete. He explained that the project includes the placement of the new bridge over the Intracoastal Waterway, roadway improvements, and new landscaping. He advised that the maintenance agreement which has been submitted for Commission approval requires FDOT to carry the cost of the design and construction if municipalities cover the cost of the maintenance.

Mr. Dugan gave an overview of most of the new aspects to be incorporated in this project. He advised that Ocean Ave. would have an expanded right-of-way, 2' of landscaping on each side between the sidewalk and the road, three travel lanes (east, west, and a continuous middle turn lane) and bike paths. He explained that the lighting on the bridge will have posts holding two lamps for the Boynton Beach side which will illuminate the area underneath the bridge and posts holding one lamp on the Ocean Ridge side of the bridge. He showed on the illustrations where the stormwater retention areas would be and explained that they would be created with materials that do not need to be maintained. He stated that the sidewalk on the Ocean Ridge side would be separated from the street by landscaping until it reaches the bridge. The sidewalk would top a 6:1 slope leading down to the mangrove area at the east end of the bridge. He described the retention area as consisting of brackish water ground cover and further back the vegetation would include the current mangroves and native plantings with the removal of the exotics. He advised that Gumbo Limbo and Coconut Palms would be used in the area of dense landscaping along the road with the Callophyllum removed at only the west end of the road. He stated that the west end would have St. Augustine grass and the east end would have sod between the sidewalk and the street. He concluded that a total irrigation system would be installed mainly underground, thus eliminating overspray. The

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irrigation system would also contain rain sensors to eliminate the waste of water.

Mayor Stamos questioned why the illustration showed so much open space by the mangroves. Mr. Dugan explained that the whole area for the water retention would be excavated, but what Mayor Stamos was interpreting as open area actually signified the graded area.

Comm O'Hare questioned if the mangrove area was destroyed, does the contract include a provision that it be replanted similar to its original state. Mr. Dugan explained that measures will be taken so that the mangrove area is left untouched. He added that if any area is destroyed, it will be restored.

Comm O'Hare asked if the Australian Pines would be removed to which he was informed that they would be. He advised that something would need to be planted to fill in that area. Mr. Dugan agreed that this would be a good idea and added that it had not been discussed.

Comm O'Hare questioned if the retention areas would allow standing water for periods of time and create a mosquito problem. Mr. El-Halwagy explained that proof that all of the available land is being used must be provided to South Florida Water Management. He advised that because of the grade of the area, there should not be standing water for more than a few days at the most. Comm O'Hare also asked if Ocean Ridge would be getting any of Boynton Beach's stormwater runoff to which Mr. El-Halwagy advised that they would not.

Comm O'Hare advised that the Town may want to declare the site of the old Town Hall which is located on Ocean Ave. as historical at some point in the future. He questioned if the Town Commission could be given additional reassurances that the slab from the original Town Hall will be protected. Mr. Dugan advised that if the contractors know where the slab is located, it will be protected.

Comm O'Hare questioned if some of the Callophyllum which FDOT intends to leave at the east end of Ocean Ave. could be removed and more Coconut Palms added. Mr. Dugan commented that the Callophyllum intended to stay is very healthy, but if it is the desire of the Commission to change it, he would need detailed plans within a week.

Comm O'Hare questioned if ground cover could be used in place of the sod that is currently planned on the east end of Ocean Ave.. Mr. Dugan explained to maintain balance, grass and sod were planned for the ends of the street.

Comm O'Hare asked for the amount of the \$700,000 estimate that pertained to the landscaping. Mr. Dugan explained that the estimate is divided into three components one of which is the landscaping and he is unsure of that amount.

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Comm O'Hare commented that there were previous discussions regarding the installation of a planter down the center of Ocean Ave. which was denied by FDOT because it would not allow for enough cut throughs for the residents to get to their driveways. He asked if there would be a delay to add a planter only from the bridge to where the first driveway is. Mr. El-Halwagy advised that it would take a great deal of engineering for that addition and it would only be possible to add it on the slope on the east end of the bridge. He stated that it could be done on an engineering standpoint, but currently would be impossible from a scheduling standpoint. Comm O'Hare advised that when looking at the 60% complete plans, he thought that Ocean Ave. would widen on the Ocean Ridge side of the bridge. Mr. El-Halwagy explained that Ocean Ave. would only widen where the driveways start and not all the way east of the bridge. Comm O'Hare stated that he agreed that the planter should not be added at this late time.

Betty Bingham, 1 Ocean Ave., asked if the retention areas would increase the drainage problem on Hudson Ave.. Town Manager Lanker explained that Hudson Ave. has two lots with mangroves to the south of Ocean Ave.. Mr. El-Halwagy advised that the drainage on Hudson Ave. would not change as a result of this project.

Shelly Childers, 22 Harbour Dr S, questioned if there was a list available specifying the height, type, and quantity of trees that the Town would be expected to maintain. Mr. Dugan advised that one would be available in three weeks when the 90% plans should be completed. He added that the trees closest to the bridge would have at least an eight foot trunk in order to allow for enough clearance for trucks crossing the bridge.

Comm O'Hare questioned if FDOT would be toe-armoring the base of the wall which would allow people to sit underneath the bridge. There was no answer given to his question.

Charlotte Carle, 7 Harbour Dr S, questioned their use of Scaevola which she defined as an exotic. Mr. Dugan stated that there is a very controlled native variety that they would be planting.

Comm Kaleel questioned if a projection had been completed estimating how much the maintenance would cost the Town yearly. Mr. El-Halwagy advised that one had not been done, but could be done within the next three weeks. Mr. Dugan advised that he would also like to contact the Town's maintenance department for their input before figuring an estimate.

Comm Kaleel asked if there was a contingency for problems with the landscaping. Mr. El-Halwagy advised that he was very comfortable with the landscape design adding that the landscape company would be responsible for an establishment period of time which is generally one year. Comm Kaleel requested that the period be extended because through personal experience, he has found that one year is not always enough time for establishment.

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Mr. Dugan explained that two landscape plans had been completed for Ocean Ridge. The first involved more Sabal Palms and a Xeriscape scheme and the second plan included more Coconut Palms at the urging of the Town. He advised that the Coconut Palms were not placed in a specific pattern or design so that it will not be obvious when some are lost due to disease and lethal yellowing. Comm Kaleel asked if Sabal or Coconut Palms would be better. Mr. Dugan explained that he was not recommending that the Town not use the Coconut Palms as planned; however, they would require more maintenance and higher loss ratio would be expected.

Comm Kaleel questioned who would maintain the light poles. Mr. Dugan stated that Ocean Ridge would maintain those on the Ocean Ridge side. Comm Kaleel suggested the possibility of a joint maintenance agreement with Boynton Beach be researched.

Comm Kaleel asked if there is a possibility of a park being established in the area next to the bridge. Mr. Dugan explained that because of the mangroves and the catch basins, there may be an opportunity for some passive things to be added such as a boardwalk, but not for a park.

Comm Kaleel inquired if there will be any divider down the middle of the bridge to help reduce the possibility of speeding. Mr. El-Halwagy advised that there will only be the double yellow line down the middle of the bridge.

Mayor Stamos questioned how much signage would be used on the bridge. Mr. El-Halwagy advised that only the standard signs such as the speed limit would be used. Mayor Stamos questioned if the Town could submit designs for alternate signs. Mr. El-Halwagy advised that alternate signs could be done if the plans were submitted soon enough.

Mayor Stamos asked what type of lights would be used to which Mr. Dugan replied that they would be metal halide lights.

Mayor Stamos inquired if the requirements for the retention area were those of FDOT or DEP so that the Town would know who the agreement for maintenance should be signed with. Mr. Dugan advised that the requirements were the recommendations of FDOT. He added that the irrigation of the area would be left to the discretion of the Town.

Mayor Stamos advised that the agreement will have to be edited as the requirements for maintenance have not been specified. Mr. El-Halwagy advised that the agreement sent to the Town is a standard agreement used by FDOT to ensure that the landscaping funded by FDOT is protected and maintained. Mayor Stamos commented that he was concerned that if some of the trees die, the Town will be liable for the entire cost of the landscaping. Mr. El-Halwagy suggested that the Commission mark the suggested changes in the agreement and send it back to FDOT.

Comm O'Hare advised that the Town had requested some trees to be left on Ocean Ave. for

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transplanting around the Town. He asked if the Town would be required to pay for their removal if they were not all transplanted before construction. Mr. El-Halwagy advised that the contractor would not keep the trees, but the Town would not be charged for their removal. Comm O'Hare advised of a tree that the Town would like to have remain on Ocean Ave.. Mr. Dugan stated that there are barriers that can be placed around trees the Town would like to keep.

Comm Kaleel asked if the maintenance agreement would take effect upon completion of the project. Mr. El-Halwagy commented that although it is not specified in the contract, he would assume that it would begin upon completion. He asked that the Commission mark that on the agreement when they return it to FDOT.

Comm O'Hare advised that he still wanted an answer as to whether or not someone would be able to sit in the area underneath the bridge. Mr. El-Halwagy advised that the area should be dry at extreme low tide, but it would be wet during most of the time. He could not guarantee that people would not be able to get under the bridge.

Comm Aaskov asked when FDOT would need to know if the Commission desired to change from the Coconut to the Sabal Palms. Mr. Dugan advised that they would have to know as soon as possible and no later than thirty days from this meeting.

Mayor Stamos asked what they would suggest for ground cover if the Commission did not want to have the sod installed on the east end of Ocean Ave.. Mr. Dugan advised that the options would include Dwarf Lantana, Spider Lily, Liriope, Variegated Liriope, or Dune Sunflower. Mayor Stamos suggested to the Commission that consideration be given to one of these options as opposed to sod.

Comm Kaleel questioned when the Commission would meet to make the decisions on the type of Palms and ground cover as FDOT needs the information as soon as possible. Mayor Stamos suggested that the Commission make the decision at this meeting.

Mr. Dugan advised that they would prefer not making any major changes between 90-100% plan completion. He explained that the sod and mulch combination might allow for some unwanted species to grow, but it could be corrected by weeding whereas other ground cover would have to be mowed on a continual basis.

Mayor Stamos advised that he would prefer the sod as the ground cover could possibly get too wild. Comm Aaskov agreed stating that the ground cover would require more maintenance.

Mary Lou Schillinger, 1 Beachway Dr, advised that the landscaped area at Harbour Drs N and S looks terrible and questioned who would be asked to maintain this area. Comm O'Hare advised that Harbour Dr was meant to be Xeriscape. He explained that the problem was a result of attempting to maintain vegetation at a much lower height than is intended. He suggested that the

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Town stay with the sod as planned.

Comm O'Hare advised that the Commission would now have to decide on the issue of Coconut or Sabal Palms. Mrs. Schillinger asked Mr. Dugan which he thought would be better. Mr. Dugan advised that the Coconut Palm is fine if the Town is willing to maintain them where the Sabal Palms require little to no maintenance.

Town Clerk Hancsak explained the current contract and costs with Kevin Hallahan who currently does palm tree maintenance in the Town. Comm O'Hare explained that in regards to the cost difference between the trees, the Town could possibly get three Sabal Palms for the cost of one Coconut Palm.

The consensus of the Commission was to revise the landscape plan to include mostly Sabal Palms as opposed to the previously requested Coconut Palms. Mr. Dugan suggested that the two types of palms not be intermixed. He suggested that the Sabal Palms could be used on the east end of the street and the Coconut Palms on the downward slope. The Town Commission agreed with that suggestion.

Comm O'Hare asked if a list of types of plantings desired by the Commission could be submitted to FDOT after the November 3, 1997 Town Commission meeting. He explained that this would allow for the Beautification Task Force to meet in the week prior to that meeting and pass along their suggestions to the Town Commission. Mr. Dugan advised that after the November 3, 1997 meeting would be fine although he would not want it any later than that.

There was some discussion on the placement of the power lines on Ocean Ave.. Mr. El-Halwagy advised that there would be no overhead lines as the power lines would be buried from the area of the vegetation to the bridge.

V. Resolution No. 97-21; Authorizing the Mayor and Town Clerk to
Execute the Highway Beautification Grant and Maintenance Memorandum of
Agreement DSF-Maintenance

VI. Resolution No. 97-36; Authorizing the Mayor and Town Clerk to
Execute the Lighting Maintenance Agreement for Ocean Ave.

The Commission concurred to table Items V and VI until the next meeting.

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VII. Adjourment

The meeting was adjourned at 9:50 PM.

Mayor Stamos

Commissioner Aaskov

Commissioner Bridges

Attest By:

Commissioner Kaleel

Town Clerk

Commissioner O'Hare