

SPECIAL MEETING HELD BY THE PLANNING AND ZONING COMMISSION FOR THE TOWN OF OCEAN RIDGE, FLORIDA, TO BE HELD IN THE TOWN HALL ON THURSDAY, AUGUST 20, 1998, AT 8:00 A.M.

The meeting was called to order and roll call was answered by the following:

Commissioner Smith	Commissioner Gimmy
Commissioner Vrouhas	Commissioner Dawson
Chairman Bingham	

III. APPROVAL OF MINUTES

A. June 17, 1998

Mrs. Smith requested that Page 5 second paragraph be revised to remove the word “they” and replace with “the property owner”.

Mr. Gimmy moved to approved the minutes as amended, seconded by Mrs. Smith.

Motion carried – Yea (5).

IV. REVIEW PAST DECISION REGARDING RIGHT-OF-WAYS OR ALLEYWAYS LOCATED AT CHICKSAW, BETWEEN HUDSON AVE. AND OCEAN AVE., BETWEEN OCEAN AVE. AND COCONUT LANE, THE EXTREME END OF COCONUT LANE, EDITH STREET, ANNA STREET, CORRINE STREET, THOMPSON STREET, PORTER STREET, BEACHWAY DRIVE, AND DIAMOND BEACH CROSSOVER.

Town Manager Lanker commented that this meeting was primarily called to review the prior recommendations of the Planning & Zoning Commission for the benefit of the newly appointed members and also the new Town Manager, Gregory Dunham.

Town Clerk Hancsak reminded the members that their previous recommendation was to keep and maintain all of the discussed right-of-ways.

Town Manager Lanker advised that the Town Commission has approved the on ground walkover and stairs located at Corrine St. and that a walkover was budgeted in the new fiscal year for Edith St. and Thompson St. as per the P & Z recommendation.

Town Manager Lanker also mentioned that the staff relayed the P & Z idea for a dock at the end of Anna St. to the Commission, however, they were not in favor of it at this time.

Regarding the Corrine St. and Thompson St. ROWs west of SR A1A, Mr. Lanker advised that the P & Z had recommended that the town provide minimal maintenance. He commented that the completed survey showed that the existing roadway at Corrine St. was not in fact located totally on town owned property. He also mentioned that the staff had budgeted \$100,000 in the 1998/99 budget for the removal of the exotics, however,

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the Commission voted to remove this funding and extend the removal ordinance to match the County ordinance.

As a point of information Mr. Lanker reminded the members that the owner of the property at the end of Chickasaw has not been back in touch with the town regarding the abandonment of this ROW.

For the benefit of the two new alternate members sitting at this meeting, Town Manager Lanker summarized the duties of the Planning and Zoning Commission. He advised that they were responsible for reviewing the comprehensive plan, revisions to it, rezoning issues (mentioning the south end of town), current or proposed zoning regulations, and reviewing site plans.

Town Manager Lanker commented that the P & Z may soon have two site plan applications to review. These included property at the end of Hersey Drive and at the corner of Old Ocean Blvd. and Tropical Drive. Town Clerk Hancsak advised that the 2nd site plan might be more complex because of its current density issues.

Town Manager Lanker mentioned the recent donation of land at the corner of SR A1A and Beachway Drive and the dune parcels by the National Wildlife. He stated that the National Wildlife also owns a parcel located in the center of the Beachway North subdivision that is zoned single family residential and may eventually come before this board for site plan approval.

Mr. Lanker reminded the members that the Edith St. ROW west of SR A1A still needed to be discussed.

Regarding the ROW between Hudson Ave. and Ocean Ave. Mr. Lanker stated that only a small section of this ROW is free of obstruction, however, he feels that FPL will continue to use this ROW for their power lines and this ROW may need to be cleared and cleaned.

Concerning the ROW between Coconut Lane and Ocean Ave. Mr. Lanker advised that this area has been taken over by the residents and that mangroves comprise a lot of the western portion. Town Clerk Hancsak reminded the members that had preferred not to abandon this ROW because the Ocean Ave. residents may want to use this ROW to gain access to their homes to avoid heavier traffic when the bridge is replaced.

Town Manager Lanker commented that Mr. Lucibella was concerned that the town should maintain its ROW's and felt that the town has been negligent in this respect. Chairman Bingham stated that she felt some of the adjacent property owners purposely block the ROW in hopes that it will never be used. Mr. Lanker commented that the lack of maintenance to the ROW's is partially due to the shortage of manpower and the funding that would be involved. He added that the town will have to address the manpower vs. contract for maintenance issue soon.

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Town Manager Lanker mentioned the median island located at the entrance to Ridge Harbour Estates citing that several residents were dissatisfied with the maintenance completed. Mr. Dawson advised that the residents of this area have met and may possibly form a Homeowners Assoc. He added that they plan to propose a landscaping plan that will be donated and maintained by the Ridge Harbour Estates residents. Mr. Lanker also mentioned the plantings in the ROW located at Old Ocean Blvd. and Beachway Dr. stating that some residents (including the adjacent property owner) have complained that this area looks messy. However, he added that tastes differ because some residents prefer the natural look as compared to the manicured look. He also added that the adjacent property owner will replant the destroyed vegetation prior to the issuance of a permanent Certificate of Occupancy.

Mr. Dawson questioned Mr. Lanker whether landscape site plans must be submitted to the Town Commission. Town Clerk Hancsak commented that landscaping plans for the interior Inlet Cay and Sabal Island bridges were approved by both the Commission and the residents.

Regarding the Ridge Harbour Estates median Chairman Bingham stated that she feels that someone may have planted additional vegetation than what was initially planted by the Garden Club thereby causing part of the problem..

Mr. Gimmy questioned the status of the Chickasaw ROW to which Town Manager Lanker advised that the owner has not contacted the staff any further. Mr. Gimmy commented that he recalled that the staff was directed to research this matter further. Mr. Lanker stated that he believed that the property owner possibly changed his mind realizing the members position regarding abandoning ROW's and added that he has not investigated this matter further.

Mr. Gimmy moved to recommend keeping Chickasaw open to the water and properly maintained, seconded by Mrs. Smith. Chairman Bingham agreed stating that this ROW may be the only access for the south end residents to gain access to the ICWW.

Motion carried – Yea (5).

Town Manager Lanker mentioned the current issue regarding the property surrounding the Town Hall. He stated that a large portion of the property located to the west of Town Hall was recently sold to a developer in Boca Raton for mitigating purposes. However, the property owner is negotiating with the town for a 160' x 190' southwest portion. The Town is still waiting for a second appraisal before making a final offer. Mr. Gimmy questioned where the access would be for this property to which Town Manager Lanker advised that there is a 50' ROW located immediately outside the Town Hall door.

Town Manager Lanker commented that based on the FOCUS 2000 meeting a lot of the future plans depend on whether the town obtains any of the Boynton Beach property. He added that he felt there was a definite lack of space in the current building.

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Regarding Edith St., Mr. Gimmy inquired whether there were existing utilities in this ROW. Chairman Bingham stated that she did not believe there were, however, when a sewer system is eventually addressed this ROW may need to be utilized. Town Manager Lanker commented that the trees in the ROW are currently maintained by Pelican Cove Assoc. and added that there were no major obstructions.

Mr. Gimmy moved to recommend that Edith St. west of SR A1A be retained and maintained by the town, seconded by Mrs. Smith.

Motion carried – Yea (5).

As a last update Town Manager Lanker advised that the staff was beginning a new process of presenting ordinances to the Town Commission. The policy now will be to distribute the proposed ordinance with a 2-3 week comment response time prior to appearing on an agenda. This already started with the dune trimming, dock and landscape ordinances.

Mr. Gimmy wished to convey his appreciation for the assistance provided by Mr. Lanker and wished him well in his future endeavors, as did the other members.

V. ADJOURNMENT

The meeting was adjourned at approximately 9:30 a.m.

Chairman Bingham

Town Clerk