

Regular Town Commission Meeting and Public Hearing of the Town of Ocean Ridge held on Monday, November 2, 1998 at 6:30PM in the Town Hall Meeting Chambers.

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

Commissioner Aaskov
Commissioner Stamos

Commissioner Bridges
Mayor Kaleel

It was noted for the record that Comm O'Hare was absent with notice.

Following the Pledge of Allegiance, Comm Stamos read an invocation.

Additions, Deletions, Modifications and Approval of Agenda

None

Consent Agenda

1. Minutes of the Town Commission Meeting of October 5, 1998
2. Ocean Ridge Resolution No. 98-27; Approving and Adopting the Renewal Interlocal Agreement with the School Board of Palm Beach County for the Provision of Vocational Education Programs
3. Confirmation of new Dispatcher/Clerk employee
4. Authorize speed limit reduction to 20 MPH on Old Ocean Blvd.
5. Authorize Town Manager to negotiate contract with Kilday & Associates in an amount not to exceed \$6,000 RE: Master plan/Town Hall site
6. Authorize Town Manager to negotiate contract with Urban Design Studio in an amount not to exceed \$6,000 RE: Recommended zoning changes for south Town limits
7. Authorize funding not to exceed \$4,500 for the replanting of the Ridge Blvd. median

Comm Aaskov moved to approve the consent agenda, seconded by Comm Bridges.

Motion carried – yea 4.

Announcements and Proclamations

8. The administrative offices will be closed on Wednesday, November 11, 1998 and Thursday and Friday, November 26 and 27, 1998 for the official holidays.

Town Clerk Hancsak read the above announcement.

REGULAR TOWN COMMISSION MEETING AND PUBLIC HEARING HELD IN
THE TOWN HALL ON MONDAY, NOVEMBER 2, 1998 AT 6:30 PM

9. Holiday Lighting at the Town Hall

Mayor Kaleel advised that the Annual "Light the Lights" would be held at the Town Hall on Tuesday, December 1, 1998 at 6:00 PM.

10. Proclamation by Mayor Kaleel declaring November 1998 as National Epilepsy Awareness Month

Town Clerk Hancsak read the above announcement and advised that the proclamation would be ready for the Mayor's signature following the meeting.

Public Comment – (15 minute maximum with 3 minute individual limit)

Betty Bingham, 1 Ocean Ave., advised that she would like the Town Commission to revisit the sign ordinance citing the recent influx of political signs placed on private property and the disparity between allowed sizes of signs in Boynton Beach and Ocean Ridge as her reasons for this request. The Commission did not take any action.

Rick Kohl, 24 Hibiscus Way, advised that he had several comments regarding the Ocean Harbour Estates development. He stated that the foundation of the homes is very high and despite a 6' wall surrounding them, once the houses are built, they will look directly into his yard. He added that he also has new cracks in his home and that he will have flood problems in the future as a result of this development. He commented that he felt most of the residents on his street were not happy with the development.

Comm Aaskov noted that during the time preceding Hurricane Georges, dirt was running underneath the wall surrounding the development and flooding their street. She added that small rocks had been placed outside the wall where she believed there was supposed to be landscaping. Town Manager Dunham advised that he would be scheduling a meeting with Joe Pike to discuss the drainage and the landscaping. He added that typically the landscaping is the last phase of a development.

Comm Stamos advised that he and his neighbors are experiencing the same type of problems as Comm Aaskov which are more noticeable now that the land has been cleared. He added to Mr. Kohl that the Town Commission has approved the foundation heights.

Mayor Kaleel suggested that Mr. Kohl coordinate with Town Manager Dunham and if there is not sufficient action in response to his concerns that a representative from Ocean Harbour Estates be present to answer questions at the next Town Commission meeting.

REGULAR TOWN COMMISSION MEETING AND PUBLIC HEARING HELD IN
THE TOWN HALL ON MONDAY, NOVEMBER 2, 1998 AT 6:30 PM

Public Hearings

11. An application submitted by John and Teresa Shibles, 6201 N. Ocean Blvd., Ocean Ridge, FL requesting a development permit from the provision of the Land Development Code, Article VII; Coastal Construction Code, Section 26-108; Coastal Construction and Excavation Setback Line; Sub-Paragraph (a); Setback line Established and Sub-Paragraph (h) existing Structures to permit the construction of a new single family home that would replace an existing structure which would be east of the coastal construction control line located at the above described address of legally described as the south 50' of un-numbered block lying east of Ocean Blvd. in Boynton Beach Park Subdivision (corner of Edith St. and SR A1A)

Town Clerk Hancsak read the above application by title only. She noted for the record that all fees had been paid and that there was no additional correspondence.

Comm Bridges moved to approve the request contingent upon DEP and health department approval. He added that he would like to compliment the architect and the owners on the design which he felt would be a great addition to the Town adding that he felt the design did not take advantage of the codes as some have. Comm Stamos seconded the motion.

There were no additional comments from the Commissioners or the public.

Motion carried – yea 4.

Regular Agenda

(Items which require Town Commission action that must be filed with the Town Clerk one week prior to meeting – Public comment permitted)

Actions and Reports

13. Action regarding time extension for construction at 23 Coconut Lane
By: Korinne Postma

Town Clerk Hancsak advised that Mrs. Postma is requesting an extension through the end of December to commence construction adding that Mrs. Postma anticipates applying for a building permit by December 1st.

Comm Stamos moved to extend the deadline for construction at 23 Coconut Lane through December 31, 1998, seconded by Comm Aaskov.

Motion carried – yea 4.

REGULAR TOWN COMMISSION MEETING AND PUBLIC HEARING HELD IN
THE TOWN HALL ON MONDAY, NOVEMBER 2, 1998 AT 6:30 PM

12. Action regarding request for site plan modification to Waterways for continuation of interior wall surrounding treatment plant

Town Manager Dunham explained that a wall surrounding all but the southwest area of the wastewater treatment plant has already been approved, but the applicant would like to extend the wall so that it completely surrounds the plant to provide better security and screening. He advised that he would recommend approval of the application with the contingency that the landscaping approved for the original wall be continued for the extension.

Comm Stamos moved to approve the plan as submitted, seconded by Comm Bridges.

Comm Bridges advised Joe Pike, EnviroDesigns, who was not present during the earlier discussion by Mr. Kohl, that there were comments from residents about the drainage system. Mr. Pike advised that as the site is not finished, the drainage system is not in place. He added that he is aware of the concerns, but that once lot 15 is graded, the water will flow east and north toward the roadway as planned.

Comm Aaskov questioned the rocks placed at the corner where she thought there would be landscaping. Mr. Pike advised that this was the first that he had heard about rocks being placed on the corner, but that landscaping was planned.

Comm Aaskov asked if the compacting had been completed to which Mr. Pike explained that they had several lots left. She explained that she wanted to redo her patio, but it has been recommended to her to wait until the vibrations have stopped. He explained that this was a good recommendation and that the vibrations should stop within two months.

Comm Aaskov questioned why there has not been any contact from the developers since they inspected the homes for cracks to which Mr. Pike advised that he was not involved in that aspect, but stated that he would pass their concerns along to the developer.

Mayor Kaleel asked if Mr. Pike would commit to work with and discuss these issues with Town Manager Dunham to which Mr. Pike explained that he would commit in as far as he is involved in the project.

Mr. Pike then showed the landscaping plan for the wall around the treatment plant which was an extension of the previously approved landscaping. The Town Commission approved of the plans. Comm Stamos complimented the development adding that he feels it will be a great asset to the Town once completed.

Roll call was taken on Comm Stamos' motion.

Motion carried – yea 4.

REGULAR TOWN COMMISSION MEETING AND PUBLIC HEARING HELD IN
THE TOWN HALL ON MONDAY, NOVEMBER 2, 1998 AT 6:30 PM

Resolutions

(Possibly requiring discussion)

None

First Reading of Ordinances

None

Second Reading, Public Hearing and Adoption of Ordinances

None

Town Commission Comments

(Information Items Only – 3 minute limit per item)

14. Discuss decision to purchase Gurino property located southwest of Town Hall
By: Commissioner Stamos

Comm Stamos stated that eight years ago when there were plans to place a bridge extending from Boynton Beach Blvd. over the Intracoastal to Ocean Ridge, many of the residents were upset because of the mangroves which would have been destroyed. He added that because of this, DOT was convinced to keep the current Ocean Ave. location for the bridge. He advised that he felt the mangroves on the Gurino property should not be destroyed and that \$130,000 was too much to spend for the lot. He suggested that the Town Commission reconsider their decision adding that Mr. Gurino could still benefit financially by making a gift of the lot to the Town. Vera Klein, 7 Sailfish Lane, agreed adding that she felt there was no reason to ruin that property.

Mayor Kaleel stated that there have been no plans on the part of the Town to develop the property adding that he feels it is essential that the Town own the property surrounding the Town Hall. He commented that Mr. Gurino is unwilling to donate the land to the Town. He explained that if Mr. Gurino decides to develop the property, the Town will be placed in an awkward position, as it would be required to install a road to the property. He advised that the Town Commission was looking at the future of the Town and taking advantage of an opportunity placed before them.

Comm Bridges requested to present an update on the Intergovernmental Coordination Meeting of which he is the representative of the Town. In the area of beach renourishment, he advised that the federal government is considering eliminating their funding. He stated that at present, the State government has stepped in and assured that they would fund future beach projects and that Palm Beach is currently conducting a study to investigate funding their own beach renourishment in the event that the State

REGULAR TOWN COMMISSION MEETING AND PUBLIC HEARING HELD IN
THE TOWN HALL ON MONDAY, NOVEMBER 2, 1998 AT 6:30 PM

funding is not there. He explained that this means that the Town will have future beach renourishments, which is very good news.

Comm Bridges explained that Palm Tran and Tri-Rail are combining efforts in an attempt to reduce the number of school buses needed every day thus providing a tax saving measure.

Comm Stamos commented that at the SLWIMD meeting last month, the Inlet Management Plan was introduced. He advised that the plan, which was reviewed by the engineer hired by the Town, would provide a constant monitoring program for the Inlet.

Comm Bridges explained that although the sand is moving south down the beach, it will take a second renourishment to make a considerable difference. He stated that he feels in ten years, Ocean Ridge will have a magnificent beach throughout the entire Town.

Adjournment

The meeting was adjourned at 7:20 PM.

Mayor Kaleel

Commissioner Aaskov

Commissioner Bridges

Commissioner Stamos

Attest By:

Town Clerk