

SPECIAL MEETING HELD BY THE PLANNING AND ZONING COMMISSION FOR THE TOWN OF OCEAN RIDGE, FLORIDA, TO BE HELD IN THE TOWN HALL ON TUESDAY, JUNE 15, 1999, AT 8:00 A.M.

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

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| Commissioner Smith | Commissioner Northrup |
| Commissioner Vrouhas | Commissioner Lucibella |
| Chairman Gimmy | |

III. APPROVAL OF MINUTES

A. August 20, 1998

Mr. Northrup moved to approved the minutes as submitted, seconded by Mrs. Smith.

Motion carried – Yea (5).

IV. REORGANIZATION

A. SELECTION OF CHAIRMAN

Mr. Northrup moved that Bruce Gimmy be appointed as Chairman, seconded by Mrs. Smith. There were no other nominations and it was clarified that the Chairman served a one-year term.

Motion Carried – Yea (5).

B. SELECTION OF VICE CHAIRMAN

After a short discussion, Mr. Lucibella moved to appoint Mrs. Smith as Vice Chairman for a one-year term, seconded by Mr. Northrup.

Motion Carried –Yea.

It was noted for the record that Greg Dawson, alternate member of the P & Z, was present in the audience.

VI. DISCUSS FINAL RECOMMENDATIONS FROM URBAN DESIGN STUDIOS

Town Manager Dunham summarized the prior joint meetings and directives that were given to Urban Design Studios regarding amendments to the code that would assist property owners in the south end and also with nonconforming lots. He stated that the town recently adopted an ordinance permitting a little more flexibility for these property owners and it also allows for an administrative review for a de minimus change to structures on a lot. He commented that the two Commissions requested that Urban Design Studios tweak the suggestions made at the October 1998 meeting and Mr. Carleen was present today to address these final recommendations. He added that these final

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recommendations would then be incorporated into ordinance form and brought before the Town Commission.

Mr. Carleen advised that his firm has investigated the current lot inventory, conducted field inspections and has attended several joint meetings and has now comprised an itemized list of the four most important issues presented by the boards. These included: the need to change the code to allow for the improvement of a nonconforming grandfathered structure if the nonconformity is not increased (recently adopted through Ordinance #509), reviewing the "south end" properties because they are nonconforming and therefore have limited abilities for improvements and additions, zoning district regulations that do not address the needs of specific neighborhoods, and dwelling on small lots are not able to expand to the same lifestyle standard as those on larger lots. He commented that the second and third item were the most important issues.

Mr. Carleen stated that one of the recommendations included creating a special district, "Ocean View Special District" to respond to specific needs of small lots fronting Oceanview and Douglas Dr. This district would have reduced setbacks (25' to 20' -front, 15' to 10' -side and rear, and 25' to 15' -side corner), reduced minimum lot size from 7,500 SF to 3,250 SF and lot dimensions from 100' to 65' depth minimum, and an increase in the FAR from .36 to .52 thereby allowing to increase the floor area from 1,170 to 1,690 SF.

Mr. Gimmy questioned whether designing this special district would create more of a problem in the future citing health department regulations. Mr. Carleen stated that the goal was to provide some relief to those property owners that are so restricted by allowing them to add a small addition. Town Manager Dunham stated that any building permits would be approved contingent on health department approval. Mr. Lucibella questioned whether the health department was contacted prior to the submittal of these recommendations. Town Manager Dunham advised that they were not, however, the health department had certain criteria and he believed that the number of bedrooms was one of them. Mr. Carleen added that the health department may inhibit the ability to add onto a residence in some instances, however, the town will have to address sewer systems at some point in the future.

Mr. Northrup stated that he felt that the town would at least provide some relief for these residents and if someday the town has sewers further relief would be available. He added that he felt strongly that all of the recommendations were addressed properly. Town Manager Dunham commented that these recommendations were originally requested as a result of complaints received from south end property owners.

Mr. Lucibella questioned the necessity for a minimum 1600 SF floor area in this district if the maximum is 1,690. He stated he would be in favor of reducing the minimum. The other members concurred. He also commented that he felt this board should be totally satisfied with all of the recommendations prior to its submittal to the Town Commission in ordinance form.

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Mr. Northrup moved to eliminate the 1,600 SF minimum within the special district only, seconded by Richard Lucibella.

Motion carried – Yea (5).

The Commission concurred with all of the recommendations by Urban Design Studios with respect to creating a special district and the proposed criteria. Mr. Carleen reminded the members that they were directed not to change the area by Anna St. and Old Ocean Blvd. where the beach cottages were located.

Mr. Carleen advised that Urban Design Studios was recommending to establish a Town Floor Area Ratio (FAR) Overlay for lots under 7,500 SF to increase the FAR from .36 to .45 to allow small lot residents the ability to raise their standard of living, but also providing a maximum floor area of 2,700 SF. He stated that they felt this allows increases in building square footage proportionally related to lot size but also provides a cap.

Mr. Vrouhas questioned whether streets such as Tropical Dr. should be considered in the special district area. Mr. Carleen stated that the look of the neighborhood could change drastically if they were allowed to build to the special district criteria and added that many of the lots in the other south end streets met the 7,500 SF minimum. The other members agreed that these streets should be considered for the overlay only.

Concerning the request to develop guidelines/standards for Maisonette Co. Op., Mr. Carleen stated that his firm recommended that the Town Manager and Attorney review the code and legal issues pertaining to this area. He advised that he felt a special meeting should take place between the Town and the Ocean Club to discuss existing conditions and future improvements. He added that any guidelines and/or improvements be adopted by the Town under the PRD designation.

Town Manager Dunham stated that he and Ken Spillias, Interim Town Attorney, have already starting reviewing this issue. Mr. Northrup stated that he felt any proposed changes should be brought before the Planning & Zoning for review.

Mr. Carleen then briefly summarized the charts that were distributed with the other material to the members.

Mr. Northrup commented that there were several lots that ranged between the 7,500 and 10,000 SF and the recommendations did not address these areas. Mr. Carleen stated that they were not reviewed, however, they would do so.

The members all concurred that these lots should be addressed on a sliding scale basis for the FAR and they requested that the recommendation be brought back to them in two weeks. The Commission agreed that a special meeting would be held on Wednesday, June 30, 1999 to review this one issue.

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Mr. Vrouhas suggested that the Commission discuss possible uniform building covenants and restrictions at a future meeting. The other members all agreed that although it was a good idea it has been addressed in the past and failed and they felt that the town was unique as it is because it offered diversity. They also felt that the economics assisted in keeping the community attractive. Mr. Lucibella commented that a neighborhood desiring a similar look could always form a Homeowners Assoc.

V. ADJOURNMENT

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

Chairman Gimmy

Town Clerk