

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, SEPTEMBER 30, 2002, 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 Lee | Commissioner Gimmy |
| Vice-Chairman Bonfiglio | |

III. Approval of September 19, 2002 Minutes

IV. Approval of September 21, 2002 Minutes

Comm Gimmy moved to adopt the minutes for the September 19th and 21st, 2002 meetings. The motion was seconded by Mrs. Smith.

Motion carried – Yea (5).

Town Clerk Hancsak commented that at the last meeting the Commission requested staff research whether surveys had been completed on any of the ROW's. She stated that staff has determined that O'Brien, Suiter, and O'Brien had only staked out Thompson St., Corrine St. and Coconut Lane and not actually completed a survey. The Commission concurred that they did not feel it necessary to request surveys at this time.

Vice-Chairman Bonfiglio advised that the Town Engineer, Lisa Tropepe, with Shalloway, Foy, Rayman, and Newell, Inc. (SFRN), was present to briefly explain the proposed drainage improvements and how any possible abandonments would affect this plan.

Ms. Tropepe advised that she is now currently reviewing current building plan submittals for code compliance with respect to retaining the 1" of rainfall in one hour and then also completes a final inspection prior to the issuance of a Certificate of Occupancy. She believes that this has assisted with improving the drainage for the Town. Mr. Northrup stated that he believes the drainage plans for some of the proposed homes is ridiculous but they actually comply with the code.

Ms. Tropepe mentioned that regarding the drainage on Coconut Lane the Town is asking any new development to put in swales, however, she realizes that it is tough because the high tides fill up in this area. Mr. Northrup clarified that her firm was recommending a higher detention percentage to which Ms. Tropepe stated they definitely encouraged it.

Ms. Tropepe summarized the drainage improvement plan for the south end by stating that most of the lines were recently cleaned which resulted in the removal of 42 cubic yards of sand from the pipes. She also stated that the plan includes running a pipe parallel to the other one on SR A1A that will run into a detention site at Woolbright and SR A1A and then out an outfall pipe through Ixora Way. Mr. Bonfiglio clarified that Chickasaw St.

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had no effect to the proposed drainage for the south end. Ms. Tropepe did suggest an easement if the recommendation was to abandon it.

Ms. Tropepe then summarized the plan that the plan for Harbour Dr. North and South included videoing, cleaning, and repairing as necessary any of the pipes in this area. She added that this area should have scheduled maintenance in the future. Town Clerk Hancsak commented that Porter St. west of SR A1A has already been abandoned.

Regarding Ocean Ave. (which incorporates Hudson and Ocean Ave.), Ms. Tropepe stated that it will be necessary to rebuild the road on Hudson Ave. to alleviate the sinking and then install proper swales in the front for the residences. She added that there are no proposed improvements in the rear of the homes but because of the elevation height some water should flow to the rear of the property. Mr. Northrup questioned if the drainage would have better flow if the rear ROW's or easements were swaled to which Ms. Tropepe advised that it would depend on the topography in the area.

Mr. Gimmy advised that he believes when the Town was originally laid out the alleys were not designed to provide drainage flow to the ICWW but actually for access to the homes from the rear and to allow for utilities in the rear.

Mr. Lee commented that it appears that the #5 area on SFRN's drainage plan does not include the alleys for drainage improvements. Ms. Tropepe stated that the plan does not because the original intent was to stop the flooding in the road on Hudson Ave.

Mr. Bonfiglio asked how the drainage would be affected if the alleys were abandoned and ½ of the property went to each adjacent property owner. Ms. Tropepe stated that she was unsure if it would be affected, however, she would suggest an easement at a minimum. Mr. Gimmy then mentioned that the property owner at 2 Hudson Ave. flows the water to the north. Town Clerk Hancsak commented that she has not received any complaints. Atty Spillias advised that if the property is violating an ordinance then it could be written up as a code violation. Mr. Lee questioned where a sanitary sewer line would be installed to which Ms. Tropepe advised that the line is usually in the middle of the road. Mr. Lee then suggested the possibility of the Town installing a drainage system in the rear yard area. Ms. Tropepe commented that this endeavor could be cost prohibitive. Atty Spillias advised that the Commission should keep in mind that the code requirement regarding drainage is the minimum required.

Mrs. Smith questioned if the Town could possibly tie into the DOT drainage site on Ocean Ave. Ms. Tropepe commented that the Town could possibly modify their permit, however, it would be a lengthy process.

After some further discussion the Commission recommended that SFRN conduct an evaluation study on the ramifications if the alleys and Edith St. (west of SR A1A) were abandoned or not and how this could affect the major drainage improvement plan. Staff advised that they would present this recommendation at the Oct. 7, 2002 Regular Town Commission Meeting.

Mr. Lee left the meeting at approximately 9:20 A.M.

Atty Spillias proceeded to explain the difference between a private easement (maintenance would be required by the resident) and a public easement (town would provide the maintenance).

The members concurred to recommend that the Commission approve funding for an evaluation study that could be completed in approximately 3 weeks to determine what extent the alleys and Edith St. (west of SR A1A) could be beneficial to the Town to minimize future land use issues.

V. DISCUSS THE FOLLOWING RIGHTS OF WAYS

- A. Beach access areas including Edith St., Anna St., Thompson St., Porter St., Beachway Drive., and Diamond Beach Crossover

Mr. Gimmy stated that he has observed the area to the beach on Edith Street appears to be partially maintained by the adjacent homeowners and he moved that this area be marked as a public beach access area and obstructions should be cleared. The motion was seconded by Mr. Northrup.

Motion carried – Yea (5).

Mr. Gimmy moved to retain and maintain all the existing beach access rights of way, seconded by Mrs. Smith.

Motion carried – Yea (5).

- B. Corrine Street

Mr. Gimmy moved not to abandon Corrine Street because a boardwalk is planned for the access to the Ocean Ridge Mangrove Restoration Project at the extreme west end of Corrine St. The motion was seconded by Mrs. Smith.

Motion carried – Yea (5).

- C. Chickasaw Street

Mr. Gimmy moved to retain and maintain Chickasaw St. and discuss any further improvement of the ROW at a later date, seconded by Mr. Northrup.

Motion carried – Yea (5).

Atty Spillias responded to a question regarding the cost of abandoning an alley or ROW by stating that it was difficult to estimate because it would be necessary to know the cost of each property. He estimated between \$1,000 to \$2,000 for each ROW.

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Atty Spillias advised that the impact of the statute regarding abandonments is more involved and would be site specific. He added that he would also need to review any conveyances.

Town Clerk Hancsak advised that the plats were available for all of the ROW's or alleys. Mr. Gimmy commented that he thought the property owners actually deeded the alleys over to the Town. Atty Spillias advised that there is usually no need to deed the alleys if they were part of an original plat.

VI. Discuss Future Meeting Date and Next Rights of Way to be Addressed

The board concurred to schedule the next meeting to discuss the Anna St., Thompson St. and the road extension of Coconut Lane on Monday, Oct. 21, 2002 at 8:00 A.M.

Town Clerk Hancsak mentioned that a representative from DERM may possibly be present at the next regular Town Commission Meeting to provide an update on the Corrine St. Mangrove Restoration Project which may be of interest to this board also.

V. ADJOURNMENT

The meeting was adjourned at approximately 10:15A.M.

Town Clerk

Vice Chairman Bonfiglio