

Special Town Commission Meeting of the Town Commission of Ocean Ridge held on Monday, October 7, 2002 at 3:00 PM.

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

Commissioner Aaskov
Commissioner Willens

Commissioner Bingham
Mayor Kaleel

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

Action Items

A. Review of 1st draft of code revisions (majority encompassing building and land development code)

Atty Spillias advised that the task list included with the code revision identifies what has been changed. He stated that the format is similar to other municipal and county codes and includes a new definition section in the front. He advised that they will never be able to anticipate every loophole, but this revision removes a lot of the ambiguity from the previous code.

The following is a summary of the changes made by the Town Commission regarding the code revisions that were covered in this meeting.

Page 3 – Definition of administrative official was changed to make it clear that it could include the Town Manager or a staff member that has been authorized by the Town Manager.

Page 4 – In paragraph 3 add “at least and minimum”

Page 127 – Add “no less than”

The Town Attorney was asked to research if a member of the Board of Adjustment can be removed with a 4 out of 5 vote from the Commission (this would apply to any board)

Page 15 – Strike #6 altogether

The Town Attorney was asked to research if a Board of Adjustment applicant can appeal to the Town Commission prior to appealing to the courts

Regarding time frame to complete construction, a one year completion time was inserted with new provision that one six-month extension could be granted by the administrative official and then any further extension requests would be heard by the Town Commission

Page 17 – Separate the criteria for D into two criteria (i.e. undue hardship)

The Town Attorney was asked to research whether major development, e.g. Ocean Club could raise an area and increase the density or make larger units

Page 29 – Change the thirty day appeal to ten business days

The Board of Adjustment will hear and decide finished floor elevation appeals in the future

Page 37 – Concern regarding regulating political signs (also mentioned to research reducing signs and making it uniform for private clubs and everywhere else)

Page 38 – Fees changed to \$500 for each review body and deposit changed to \$400

Page 42 – Concerns regarding zoning: Town Attorney advised that he knew the intent including all horizontal floor space to be used in calculating 75% second floor rule and include chimney and any architectural feature in the maximum height and would review this section

The Town Attorney was asked to review grandfathering to include in to code provision for removing older apartments/motels and building new with possibly a higher density than the code allows of five dwelling units per gross acre

Page 69 – Use ½ and add “within 5’ of setback” into the sentence

Page 69 – Add a section on hedges requiring that they not be planted within 18” from pavement and maximum height of 10’ for future plantings (applied to front and double frontage only)

The meeting was adjourned at 6:25 PM.

Mayor Kaleel

Commissioner Aaskov

Commissioner Bingham

Commissioner Willens

Attest By:

Town Clerk