

Special Meeting of the Planning and Zoning Commission of the Town of Ocean Ridge held on Monday, October 21, 2002 in the Town Hall Meeting Chambers

The meeting was called to order at 8:15 AM by Vice Chair James Bonfiglio and roll call was answered by the following:

Bruce Gimmy
Ward Northrup

Jeff Lee
Peggy Smith

James Bonfiglio

III. Approval of September 30, 2002 Minutes

Mr. Gimmy moved to approve the September 30, 2002 minutes, seconded by Mrs. Smith.

Motion carried - yea 5.

IV. Discussion of rights-of-way at Anna Street (west side of A1A), Thompson Street (west side of A1A), and Extension of Coconut Lane

Regarding the letter received by the Planning and Zoning Commission Members before the meeting from Howard Kaminsky, 6130 Ridge Lane, Mr. Bonfiglio explained that the Planning and Zoning Commission has been discussing the right-of-way issues for several weeks at the request of the Town Commission. Mr. Northrup explained that at their previous meeting, the Planning and Zoning Commission decided to recommend that all beach access rights-of-way not be abandoned.

John Lesko, 6009 Ridge Lane, questioned if any decisions had been made regarding Anna St. to which Mr. Bonfiglio stated that they would only be making recommendations to the Town Commission and that the flyers were sent out to the neighboring homeowners so that they could give their opinion on the issue if they desired.

Mr. Bonfiglio read to the public a letter to Town Manager Dailey from Rich Walesky, Palm Beach County ERM, which stated that the County would be against the abandonment of the rights-of-way at Corrine and Thompson Sts. As these access locations will be critical for the long-term maintenance and management of the restoration site.

Mr. Gimmy moved that the Planning and Zoning Commission recommend to maintain the Corrine and Thompson Sts. rights-of-way as recommended by Palm Beach County ERM, seconded by Mr. Northrup.

Motion carried - yea 5.

Justus Brown, 39 Coconut Lane, advised that he would like to discuss the right-of-way behind his house to which Mr. Bonfiglio advised that they would be discussing the extension of Coconut Lane and not the right-of-way behind the homes. He advised that the Planning and Zoning Commission was waiting for engineering recommendations

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before discussing that right-of-way. Mr. Brown stated that he would agree to putting a road in the extension if homes were going to be built there. Mr. Northrup stated that when the Planning and Zoning Commission surveyed the area, he saw a lot of debris back there and would like to control access to it.

Wally McKinley, Boynton Beach, advised that he owns the ten lots at the end of Coconut Lane. He advised that he will need access to reach his property and that when it is developed, it will stop the flooding. He stated his belief that in the 1950's, the street was blacktopped and developed all the way to the Intracoastal.

Ty Fender, 41 Coconut Lane, stated that he felt any new portion of road in that area would be underwater unless the whole road was elevated.

Beverly Ackerly, 31 Coconut Lane, stated that she was concerned that if the road was elevated, their property would flood.

Chris Stasinos, Andover Construction, stated that a seawall would need to be built at the end of Coconut Lane to stop the flooding and a permanent pump installed and maintained.

Mr. Gimmy stated that he felt the Planning and Zoning Commission was unaware that there were any plans to build in the Coconut Lane extension.

Mr. Gimmy moved that that Planning and Zoning Commission recommend to the Town Commission not to abandon the Coconut Lane extension, seconded by Mr. Lee.

Motion carried - yea 5.

Deputy Town Clerk Herrmann advised that Mr. Dickman, 32 Anna St., had called and requested the Planning and Zoning Commission discuss an earlier suggestion of placing a boat ramp at the end of Anna St.

Mr. Kaminsky questioned if the Planning and Zoning Commission has a list of pros and cons for abandonment of the rights-of-way to which Mr. Bonfiglio stated that this was the first meeting that they have discussed any of the rights-of-way with the exception of those that had beach access. Mr. Kaminsky questioned if drainage could be a potential problem of abandonment to which Mr. Gimmy advised that it could be.

Christy Golder, 6100 N Ocean Blvd., questioned if the homeowner would have to maintain this area if it were abandoned to which she was told that they would. She advised that she would prefer that it be abandoned. Mr. Northrup stated that the people on the side opposite of her would like it to remain open to the public.

Mr. Lesko stated that he would like to have the additional property for free, but that he would like the Planning and Zoning Commission and Town Commission to do what is in the best interest of the Town.

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Mrs. Golder stated that she did not like the idea of a boat ramp being put at the end of the right-of-way. Mrs. Smith stated that she felt the Town should consider installing a launch somewhere in the Town, but that she did not think the Anna St. right-of-way was a good location. Mr. Gimmy agreed that there should be a launch facility for Intracoastal access somewhere in the Town.

George Bierlin, 26 Hudson Ave., stated that he thought Intracoastal access would be a great idea, but that the Town would need to consider the parking issue and whether or not it would be available to residents only or everyone.

Mr. Bonfiglio stated that he would only be in favor of a dock if it were put behind the Town Hall adding that he did not believe a boat ramp would be practical anywhere in Town.

Robert Renault, developer, stated that he would be against any dredging at the end of Anna St. and that he felt the area should be left natural.

Mr. Gimmy moved that the Planning and Zoning Commission recommend to the Town Commission not to abandon the Anna St. right-of-way west of A1A, seconded by Mrs. Smith.

Motion carried - yea 5.

V. Discuss future meeting date and next rights-of-way to be addressed

Mr. Gimmy stated that he would like the residents to be more informed of the issue before the meetings to which Atty Spillias stated that perhaps the flyer distributed to the residents could have more information on them for the next meetings. It was also pointed out that many public notices were published/posted and discussions on the issue had taken place. Mr. Lee stated that he did not believe there would be as many people as the Commission is anticipating at the next meetings.

It was decided that on November 4th, the Planning and Zoning Commission would discuss the Edith St. right-of-way and the unnamed right-of-way south of Ocean Ave. and on November 18th, they will discuss the rights-of-way to the north and south of Coconut Lane.

Mr. Gimmy stated that he spoke to Rosemarie Peterson of Harbour Drive N who stated that she was opposed to the abandonment of the Thompson St. right-of-way as she would then lose access to her back yard where she keeps her boat.

The meeting was adjourned at 9:25 AM.

Town Clerk

James Bonfiglio