

Special Meeting of the Planning and Zoning Commission of the Town of Ocean Ridge held on Monday, December 16, 2002 in the Town Hall Meeting Chambers.

The meeting was called or order at 8:00 AM by Vice Chair James Bonfiglio and roll call was answered by he following:

Bruce Gimmy
Ward Northrup

Jeff Lee
Peggy Smith

James Bonfiglio

III. APPROVAL OF DECEMBER 09, 2002 MINUTES

Mr. Gimmy moved to approve the December 9, 2002 minutes, seconded by Mr. Northrup.

Motion carried – Yea (5)

IV. FINAL REPORT/RECOMMENDATIONS REGARDING ABANDONMENT, RETAINING AND/OR MAINTAINING, CLEARING, LIGHTING, PUBLIC SAFETY, AND POLICY RECOMMENDATIONS ON OBSTRUCTIONS FOR EACH OF THE RIGHTS OF WAYS OR ALLEYS LOCATED IN TOWN

Attached to these minutes is a copy of the final report to be forwarded to the Town Commission regarding all the ROW's and various issues listed above.

In addition to the final report the members discussed clearing the ROW's as soon as possible but give a waiver on the removal of exotics in these areas and exempt out the jurisdictional areas from the time frame, which is included in their final report.

During the discussion regarding Chickasaw St. and the motion that no further improvements take place Town Manager Dailey mentioned that the property owner to the south may approach the Town to request permission to use and improve the ROW, which contradicts the recommendation of the P & Z Commission. The members concurred that all existing hardscape or structural obstructions should be removed but that does not preclude a request in the future, that can be approved by the Town Commission, if it beautifies and benefits the Town. Atty Spillias agreed and added that the Town can make a judgement whether to permit a new obstruction. Their final recommendation is included in the Final Report.

During final discussion regarding the ROW's the members all concurred that the Town Commission should be given a copy of the minutes for each of the meetings held and any member that could be present at the January 6, 2003 meeting should be present.

V. DISCUSS FUTURE MEETING DATE

The board all agreed to meet on January 13, 2003 to discuss the code revisions and a major site plan modification for 5011 North Ocean Blvd. (Sivitilli property). Atty Spillias commented that the Town is still attempting to negotiate a settlement with the Sivitilli's and part of the settlement is to convert the property to residential over a ten year period. He stated that the first meeting would be with the P & Z, then the Town Commission and then, if necessary, to the Board of Adjustment. After the necessary meetings the litigation may be concluded, however, the Sivitilli's have been advised that the Town could not commit to any decisions until the conclusion of the meetings. He added that the Town Commission has reviewed preliminary plans on the conversion and they liked the concept.

Vice Chair Bonfiglio inquired about prior discussions regarding annexing land south of the 5011 stores. Atty Spillias advised that a suggestion was made to investigate possible annexation and a six month suspension in the litigation was approved to pursue investigating this possibility. He stated that unfortunately the investigation has not gone anywhere. He stated that 5011 N. Ocean Blvd. was independent of the issue now, however, the Sivitilli's are not precluded from requesting to continue operating as commercial if the Town decides to amend its Comprehensive Plan and annex or create a commercial zone.

Town Clerk Hancsak commented that Jerry Goray, regular member of the P & Z, who has not attended the past several meetings due to personal reasons, has advised that he can now become involved and attend the future meetings.

VI. ADJOURNMENT

The meeting was adjourned at approximately 9:55 A.M.

Vice Chair Bonfiglio

Attest:

Town Clerk