

Special Town Commission Meeting of the Town of Ocean Ridge held on Monday, December 6, 2004 at 5:30 PM in the Town Hall Meeting Chambers

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

Commissioner Allison  
Commissioner Pugh

Commissioner Bingham  
Commissioner Schulte

Mayor Kaleel

III. Modification Application submitted by Spanish Bay Development, LLC, to reduce the proposed 14 Unit Townhome Development to 12 units which would include a modified replat and modified site plan approval.

Town Attorney Spillias swore in the individuals who would be testifying or speaking in regards to the project. Town Clerk Hancsak advised that all fees had been paid and no additional correspondence had been received regarding this modification.

Atty Greg Young, representing Spanish Bay Development, LLC, advised that the applicants were requesting a modification to their site plan approval to reduce the Townhome units from 14 to 12 and stated that the remainder of the site plan would not change.

Ernie Varvarikos, Spanish Bay Development, LLC, stated that the only possible change would be a request for two additional units in the future if proper environmental permitting could be obtained.

Architect Mark Marsh, Digby Bridges and Marsh, advised that architecturally the entry slightly changed to better accommodate emergency vehicles. He stated that the change in units changed after having meetings with other jurisdictional agencies. Atty Young added that the undeveloped area will still be maintained by the property association.

Comm Pugh moved to approve the modified site plan as presented, seconded by Comm Bingham.

Mayor Kaleel questioned if the proposed path would be moved if it was not approved by other jurisdictional agencies. Mr. Varvarikos advised that they could work with the Town to construct the path in the future.

Atty Young also stated that he and Architect Marsh will discuss the options of sharing a septic system with the Town Hall & Police Department with Manager Mathis. He mentioned that a decision needs to be made within 60 to 90 days. Atty Spillias clarified that the Town Attorney and Town Manager would have authority to make a joint application if necessary.

Motion carried - yea 5.

Meeting adjourned at 5:58 PM

Attest By:

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Town Clerk

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Mayor Kaleel

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Commissioner Allison

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Commissioner Bingham

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Commissioner Pugh