

Public Hearing and Special Meeting of the Planning and Zoning Commission of the Town of Ocean Ridge held on Wednesday, June 29, 2005 in the Town Hall Meeting Chambers.

The meeting was called to order at 8:10 AM by Chair Bruce Gimmy and roll call was answered by the following:

Gerald Goray	James Bonfiglio
Ward Northrup	Ellen Bierlin
Chairman Bruce Gimmy	

III. APPROVAL OF MINUTES

A. May 25, 2004

Mr. Bonfiglio moved to adopt the May 25, 2004 minutes. Mrs. Bierlin seconded the motion.

Motion carried – Yea (5).

III. AN APPLICATION SUBMITTED BY THE OCEAN CLUB OF FLORIDA, 6849 NORTH OCEAN BLVD., OCEAN RIDGE FL 33435 REQUESTING A MODIFICATION OF THE MASTER SITE PLAN FROM THE PROVISIONS OF THE LAND DEVELOPMENT CODE, ARTICLE IV; SITE PLAN REVIEW PROCEDURES, SECTION 63-51(a)(4) SITE PLAN APPROVAL OF MINOR OR MAJOR DEVELOPMENT APPLICATION OR MODIFICATION AND SECTION 63-51(b)(2) MAJOR DEVELOPMENT REVIEW FOR WHAT IS KNOWN AS THE OCEAN CLUB TENNIS COURTS. THE TENNIS COURTS WERE ORIGINALLY APPROVED AND BUILT IN 1962 WITH A RENOVATION TO THE PRO-SHOP AND FACILITY IN 2001. THE APPLICANTS ARE REQUESTING TO INSTALL SIX (6) ENVIRONMENTAL TENNIS COURT SITE LIGHTS (27' HIGH). THE PROPERTY IS LOCATED AT 6849 NORTH OCEAN BLVD. (WEST SIDE OF A1A) OR GENERALLY DESCRIBED AS LOTS C,D,E, MCCORMICK MILE ADDITION NO. 1 SUBDIVISION (EXACT LEGAL DESCRIPTION LOCATED AT TOWN HALL)

Town Clerk Hancsak read the application title and advised that all fees have been paid and no additional correspondence has been received.

Town Clerk Hancsak summarized the administrative comments which reiterated the request and advised that the code was silent in terms of tennis court lighting and only speaks to turtle lighting restrictions. He stated that the lights would be focused on the tennis courts, with a 9:00 PM time cut off, and will not interfere with adjoining

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residents or traffic on A1A and was therefore recommending approval of the modification.

There were no members from the public.

Donald St. Onge, General Manager for the Ocean Club, introduced himself and stated that he was fairly new to his position and was available to answer any questions.

After a brief discussion the Commission concurred that a stipulation for the 9:00 PM cut off be included in the recommendation and also that there be no early morning lighting permitted.

It was clarified that the lighting would not affect the turtles and that no objections were received by neighboring residents or other Ocean Club area residents.

Mr. Bonfiglio moved to recommend approval of the modification application to permit tennis court lights with the stipulation that a 9:00 PM cut off time be a condition of approval and that no morning use of the lighting be permitted. Mr. Northrup seconded the motion.

Motion carried – Yea (5).

Town Clerk Hancsak advised Mr. St. Onge that a letter would be forthcoming and also that this item would be placed on the Town Commission Regular Meeting Agenda scheduled for July 11, 2005.

During general discussion Town Manager Mathis commented that the Town has contracted with Urban Design Studios to complete the Evaluation Appraisal Report in relation to updating the Comprehensive Plan. They will outline the major issues for both the P & Z and Town Commission on Aug. 8, 2005 at 3:30 PM. He added that it will be necessary to hold subsequent meetings.

Mr. Mathis also stated that upcoming P & Z issues will include traffic calming, Old Ocean Blvd. possibly being converted to one way, and discussing a possible overlay area for nonconforming motels/apartments that want to convert to condominiums decreasing units but still exceeding the allowable density. He added that these items will be addressed at a separate meeting other than with Urban Design Studios.

IV. ADJOURNMENT

The meeting was adjourned at approximately 8:45 AM

Chairman Gimmy

Attest:

Town Clerk