

Special Joint Commission Meeting of the Town of Ocean Ridge held on Monday, August 8, 2005 at 3:30 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 Hogan

Commissioner Bingham
Commissioner Pugh

Mayor Kaleel

James Bonfiglio
Ward Northrup
Mauro Walker

Gerry Goray
Ellen Bierlin
Chairman Bruce Gimmy

Mayor Kaleel advised that the Special Meeting was being held to discuss the evaluation and appraisal report relating to the Comprehensive Plan with Urban Design Studio.

Town Manager Mathis introduced Marty Minor from the firm of Urban Design Studio, and also distributed the evaluation and appraisal report to both Commissions.

Mr. Marty Minor explained that the Town is required to adopt its' Evaluation and Appraisal Report every seven years. He advised that after the assessment report is completed and reviewed by the state Department of Community Affairs, it will form the basis for Comprehensive Plan Amendments to be proposed and adopted by the Town in order to update its Plan. Mr. Minor also mentioned that the Commission can discuss the major issues and make changes however, the final list of issues needs to be sent to the state for review in October 2005 and adopted by October 2006. He advised that after the final EAR is adopted the Comp Plan will be amended to match the EAR appraisal.

Mr. Minor advised that after meeting with Staff, three major issues were listed as the focus of the Town's report. He explained that the first issue was the Potential Adverse Impact on the Town of the Growth of Western Communities; the second was the Effect on the Town of the Conversion of Existing Multi-Family Residential Buildings into Higher Density and Intensity Uses and the third issue was the Drainage throughout the Town.

There was a discussion regarding the three major issues.

Bruce Gimmy stated that he was surprised sanitary sewers was not mentioned and suggested that it be added to the list of issues.

Staff mentioned that the multi-family issue was being addressed not necessarily to increase density but to possibly allow rebuilding with reducing the units, however still exceeding the code.

Atty Spillias advised that the Town could identify the properties through an overlay and possibly allow developers to improve the areas with a higher density than the code provides while still reducing the units overall. He also stated that it can be done separately or by EAR.

After some discussion there was a consensus to accept the three listed items, Potential Adverse Impact on the Town of the Growth of Western Communities, the Effect on the Town of the Conversion of Existing Multi-Family Residential Buildings Regarding Density and Intensity Uses and the third issue was the Drainage throughout the Town. There was also a consensus to add Town Water/Sewage, Town Services (police, fire, and recreation), Old Ocean Blvd. redevelopment, and Beach Clean Up/Erosion.

Public Comment

George Bierlin, 26 Hudson Ave., requested an update on traffic calming for Oceanview Drive and Douglas Drive.

P&Z member Ward Northrup, advised that traffic calming has been discussed but no conclusions have been made. He also stated that there was a 3-2 vote on the FDOT landscape plan for A1A and he felt the split decision was due to there not being enough time to review or generate an acceptable plan. Comm Bingham mentioned that she had concerns with proposed landscape plan.

Mayor Kaleel stated that he would discuss the issue with the FDOT representative before the Commission meeting.

Adjournment

Meeting adjourned at 4:55 PM

Attest By:

Town Clerk

Mayor Kaleel

Commissioner Allison

Commissioner Bingham

Commissioner Hogan

Commissioner Pugh