

Public Hearing and Special Meeting of the Planning and Zoning Commission of the Town of Ocean Ridge held on Monday, Dec. 12, 2005 in the Town Hall Meeting Chambers.

The meeting was called to order at 8:00 AM by Chair Bruce Gimmy and roll call was answered by the following:

James Bonfiglio	Gerald Goray
Ward Northrup	Mauro Walker
Chairman Bruce Gimmy	

It was noted the alternate member, Ellen Bierlin, was present in the audience.

AN APPLICATION SUBMITTED BY THE DUNES OF OCEAN RIDGE, % ALLAN RUBIN, 6711 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 DUNES OF OCEAN RIDGE. THE DUNES OF OCEAN RIDGE WAS ORIGINALLY APPROVED AS A 36 UNIT DEVELOPMENT WITH POOL/POOL RESTROOMS IN 1979. THE APPLICANTS ARE REQUESTING TO MODIFY THE EXISTING OUTDOOR AMENITIES BY CONSTRUCTING A NEW POOL, SPA, PICNIC AREA, GAZEBO, BOARDWALK AND IMPROVED LANDSCAPING. THE PROPERTY IS LOCATED AT 6711 NORTH OCEAN BLVD. (EAST SIDE OF A1A) OR GENERALLY DESCRIBED AS THE NORTH 500' OF THE SOUTH 2786.93' OF SECTION 22 AND LOT 47, MCCORMICK MILE SUBDIVISION (EXACT LEGAL DESCRIPTION LOCATED AT TOWN HALL)

Town Clerk Hancsak read the above title and advised that all fees had been paid and no additional correspondence was received. She also verified that the Commission had not had any contact with the applicant.

Chairman Gimmy suggested an abbreviated presentation since the application was so complete and there was no public present. The Commission concurred.

Town Clerk Hancsak read the staff comments which included a recommendation of approval as submitted by the P & Z Commission. She added that the applicant would also need to appear before the Town Commission regarding this request and also for the actual construction east of the Coastal Construction Control Line.

Mr. Rubin, 6711 North Ocean Blvd. #5, summarized the plan by stating that the north side contained the new proposed Jacuzzi, gazebo, and pool/patio area and the south side included enhanced landscaping with a fake bridge. He added that both common areas would be joined by boardwalk running along the easterly property line so that residents

need not walk through neighbors' yards. He stated that existing paver trails function as fire trails and would remain accessible to emergency vehicles; however, they would replace the majority of the pavers with stabilized sod and base. He stated that existing pool was actually larger the proposed pool because it was 9+' deep and would be reduced to 6'. He then described the elevation drawing stating that the pool area would be constructed at a lower level (similar to Portofino) thus providing the adjacent units with a better view of the ocean that is currently blocked by pool restrooms and fencing. He added that the boardwalk would provide a new beach entrance and sitting area.

Mr. Walker questioned Michael Shiff, architect for the project, about planting over the existing drainfield. Mr. Shiff advised that they planned on putting in a new drainfield and it should not be problem. Regarding stormwater drainage he stated that the property contains approximately 57% pervious area and the drainage would be improved if anything by enhancing the trails and because they also plan on replacing the existing asphalted area with pavers.

The Commission concurred that they had no objections to the proposed project and felt it would enhance the property.

Mr. Bonfiglio moved to recommend approval of the site plan modification as submitted provided there is no net loss of pervious area. Mr. Walker seconded the motion.

Motion carried – Yea (5).

Town Clerk Hancsak advised that a letter would forthcoming and the Town Commission will hear this application on January 9, 2006.

VII. ADJOURNMENT

The meeting was adjourned at approximately 8:30 AM

Chairman Gimmy

Attest:

Town Clerk