

Special Meeting of the Planning and Zoning Commission of the Town of Ocean Ridge held on Monday, June 17, 2013 in the Town Hall Meeting Chambers.

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

Mark Marsh

Gerald Goray

Chair Jim Bonfiglio

Attorney Keri-Ann Baker and Town Clerk Hancsak, were also in the attendance. There were no members of the public in the audience.

III. APPROVAL OF JANUARY 14, 2013 (should be April 15, 2013) MINUTES

Mr. Marsh moved to adopt the April 15, 2013 minutes, seconded by Mr. Goray.

Motion carried – yea (3).

IV. AN APPLICATION SUBMITTED BY OCEAN BREEZE, LLC, % ERNIE VARVARIKOS, 5582-A N OCEAN BLVD., OCEAN RIDGE, FL 33435, REQUESTING A PUBLIC HEARING REGARDING THE PROVISIONS OF THE LAND DEVELOPMENT CODE AT CHAPTER 64; ZONING, ARTICLE 5; SUBDIVISIONS; SECTIONS 64-100 THROUGH 64-105 PERTAINING TO REPLATTING REQUIREMENTS. THE APPLICANTS, OCEAN BREEZE LLC, ARE REQUESTING TO REPLAT THE EXISTING PROPERTY FROM SEVEN LOTS WITH A COMMON AREA TO ONE LOT. THE PROPERTY IS LOCATED AT 3-11 ADAMS ROAD OR GENERALLY DESCRIBED AS LOTS 3-7, OCEAN SHORE ESTATES SUBDIVISION (EXACT LEGAL DESCRIPTION LOCATED AT TOWN HALL)

Town Clerk Hancsak read the application title and advised that all fees had been paid and no additional correspondence had been received. She asked if any of the members had any ex parte communications with the applicant or anyone else to which there were none. Ken Kaleel and Town Clerk Hancsak were sworn in.

Ken Kaleel, attorney representing Ocean Breeze, LLC, advised that the reason they were seeking a replat (from 7 lots and a common area to a single lot) again was the result of a requirement from the Health Department. They were requiring the project be modified from a 7 Townhouse Unit project to a 7 two story condominium project. He stated that to his knowledge there were no changes to the site plan and the only other change to the proposed plat was to eliminate one easement. He concluded by adding that the plat name would change from Ocean Breeze at Ocean Ridge to Ocean Breeze in Ocean Ridge.

There was no public comment.

Mr. Goray moved to recommend approval of the replat as requested, contingent on approval by the Town Engineer. Mr. Marsh seconded the motion.

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Motion carried – yea (3).

Mr. Marsh questioned when the FAR discussion will be on the agenda. Town Clerk Hancsak commented that because there were only three members present the FAR would be discussed at a later meeting. She added that staff was still obtaining survey results.

VII. ADJOURNMENT

The meeting was adjourned at approximately 8:10 AM.

Chairman Bonfiglio

Attest:

Town Clerk