

**TOWN OF OCEAN RIDGE, FLORIDA**  
**BOARD OF ADJUSTMENT MEETING AGENDA**  
**APRIL 19, 2022**  
**9:00 A.M.**  
**TOWN HALL \* MEETING CHAMBERS**

The Town Commission will consider appointments for two alternate members and one regular member for this Board at the May 2, 2022 meeting. Interested residents must be registered to vote in Ocean Ridge and submit a resume and letter of interest to the Town Clerk by the deadline of April 20<sup>th</sup> at 3:00 p.m. Additional board positions are available for the Planning and Zoning Commission.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

1. Approval of March 16, 2022 Meeting Minutes

**DISCUSSION / ACTION ITEMS**

2. An application submitted by Rene Alonso, as agent for Scott and Michele Welsh, for a parcel of property located at 95 Island Drive South, Ocean Ridge, FL 33435, requesting a variance from the provisions of the Land Development Code, Chapter 64, Zoning, Article I, District Regulations, Section 64-1; RSF and RSE Single-Family Residential Districts. Also from the provisions of the Land Development Code, Chapter 67, Building and Building Regulations, Article III, Technical Codes and Other Construction Standards, Section 67-31; Roof Systems - to permit a complete flat roof with a pitch of ¼” per foot for proper drainage for the entire roof. The variance would allow for a complete flat roof on the primary structure. The property is located at 95 Island Drive South, property control number 46-43-45-22-10-000-0950 and legally described as MC CORMICK MILE ADD 1 LT 95 (exact legal description located at Town Hall).
3. An application submitted by Angel Darlene Johnston, as owner, for a parcel of property located at 26 Harbour Drive South, Ocean Ridge, FL 33435, requesting a variance from the provisions of the Land Development Code, Chapter 64, Zoning, Article I, District Regulations, Section 64-1; RSF and RSE Single-Family Residential Districts, and Section 64-57; Balconies Not To Extend Into Required Yard Setback Also from the provisions of the Land Development Code, Chapter 67, Building and Building Regulations, Article III, Technical Codes and Other Construction Standards, Section 67-36; Balconies Not To Extend Into Required Yards- to permit the extension of the second floor balcony by 2’. The variance would allow for a 23’ setback from the property line and a relief of 2’ from 25’ required setback. The property is located at 26 Harbour Drive South, property control number 46-43-45-27-09-000-0320 and legally described as RIDGE HARBOUR ESTATES LT 32 (exact legal description located at Town Hall).

**ADJOURNMENT**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF ADJUSTMENT WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, HE/SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. PERSONS WHO NEED AN ACCOMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING SHOULD CONTACT THE TOWN CLERK AT 561-732-2635 AT LEAST 5 DAYS PRIOR TO THE MEETING IN ORDER TO REQUEST

SUCH ASSISTANCE. PLEASE TAKE NOTICE THAT ONE OR MORE TOWN COMMISSIONERS MAY BE PRESENT AT ANY BOARD OR COMMISSION MEETING OF THE TOWN OF OCEAN RIDGE.

THE TOWN OF OCEAN RIDGE IS HOLDING ALL MEETINGS IN-PERSON, WITH AN ADDITIONAL OPTION OF LISTENING TO THE AUDIO LIVE. ANY PERSON WISHING TO LISTEN TO THE AUDIO LIVE CAN ACCESS THE FEED ON THE DATE AND TIME OF THE MEETING BY DIALING +1 (646)749-3122 AND USING 284-378-493 AS THE ACCESS CODE. PERSONS THAT ARE UNABLE TO ATTEND THE MEETING IN PERSON MAY SUBMIT PUBLIC COMMENTS TO BE READ INTO THE RECORD BY EMAILING THE TOWN CLERK A MINIMUM OF ONE BUSINESS DAY PRIOR TO THE MEETING AT [KARMSTRONG@OCEANRIDGEFLORIDA.COM](mailto:KARMSTRONG@OCEANRIDGEFLORIDA.COM) OR CALLING TOWN HALL DURING BUSINESS HOURS BEFORE THE MEETING DATE AND TIME AND PROVIDING YOUR COMMENT TO THE TOWN CLERK.

**NOTICE: THE PUBLIC MAY VIEW THE HARD COPY OF THE MEETING MATERIALS AT TOWN HALL BEFORE OR DURING THE MEETING**