

PLANNING & ZONING COMMISSION MEETING MINUTES
AUGUST 15, 2022

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Monday, August 15, 2022, in the Town Hall Meeting Chambers.

CALL TO ORDER

The meeting was called to order at 8:00 a.m. by Chair Marsh.

ROLL CALL

Town Clerk Avery led the roll call, which was answered by the following:

Chair Mark Marsh	Present
Vice Chair Ric Carey	Absent
Member Neil Hennigan	Present
Member David Hutchins	Absent
Member Penny Kosinski	Absent
Alternate Member Roger Brinner	Absent
Alternate Member Robert Rodriguez	Present

Vice Chair Carey, Member Hutchins, Member Kosinski and Alternate Member Brinner were absent with notice.

Staff Present: Town Attorney Goddeau, Town Manager Stevens, Town Planner O’Gorman, Building Official Guy, Tara Bamber serving as Representative for the Town Engineer, and Town Clerk Avery.

PLEDGE OF ALLEGIANCE

Chair Marsh led the Pledge of Allegiance.

PUBLIC COMMENT

Chair Marsh called for public comment, and there was none.

APPROVAL OF MINUTES

1. Approval of the Meeting Minutes of June 21, 2022

Member Hennigan moved to approve the minutes of June 21, 2022; seconded by Alternate Member Rodriguez. Motion Carried 3-0.

DISCUSSION / ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review for 5512 Old Ocean Boulevard

Town Manager Stevens introduced the item. She explained that this was a quasi-judicial hearing and asked if any of the board members had any ex-parte communications with the applicant, owner, or builder. All Planning and Zoning Commissioners informed that they had none. Town Manager Stevens swore in those that wished to give testimony.

Richard Bremmer, RWB Architecture, presented the project. He discussed the location of the property and summarized what they propose to do. He identified the site plans, elevations, renderings, and the style.

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Member Hennigan noted that this plan does not conform with the ordinance that just passed regarding flat roofs. He also mentioned that the style was really more of a non-descriptive style. He also had concerns about the FAR.

There was also a concern of the landscaping with artificial grass.

Town Planner O’Gorman gave his report and stated that he recommended approval of the project. Building Official Guy stated that the project meets code and further review will be conducted during the building permit stage. He stated that he also recommends approval.

Ms. Bamber, Representative for the Town Engineer, stated that the project meets all the conditions of the building permit with conditions of inspections of the drainage, swales, and right of way swale.

Member Hennigan mentioned that according to the information on the Palm Beach County Property Appraiser’s website, the square footage is different than what the application states and he asked for clarification. He also asked for more clarification on the calculations that Town Zoning Official Palacios reported. He noted that that Architects’ calculations differ vastly from the staff’s calculations. He stated that he was concerned that the pervious and the impervious calculations do not add up to 100. He requested that staff clean the calculations up and was frustrated that his meeting with the Zoning Official didn’t seem fruitful. Discussion ensued between the members and staff regarding the data calculations.

Chair Marsh called for public comment, and there was none. He declared the quasi-judicial hearing closed.

Chair Marsh stated that he would recommend approval of the project with conditions of getting the calculations cleaned up.

Alternate Member Rodriguez moved to approve the Development Plan Review Application for 5512 North Ocean Boulevard subject to all conditions submitted by staff and that the data calculations meet requirements; seconded by Member Hennigan. Motion carried 3-0.

COMMISSIONER COMMENTS

Member Hennigan stated that he would like to have a discussion of possibly not having one or two meetings held during the summer.

Chair Marsh asked Town Planner O’Gorman to do a survey of municipalities that do not hold meetings during the summer. He asked Town Clerk Avery to place Member Hennigan’s item on the next agenda.

Chair Marsh welcomed Town Clerk Avery to the Town of Ocean Ridge and also gave a farewell to Town Manager Stevens. He asked Town Manager Stevens the status of the search for the new Town Manager, and she updated the Commission that Lynne Ladner was selected as the Interim Town Manager until a permanent Town Manager is hired.

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ADJOURNMENT


Meeting adjourned at 9:02 a.m.

Minutes prepared by Town Clerk Avery and adopted by the Planning & Zoning Commission on September 19, 2022.



Mark Marsh, Chair

Attest



Kelly Avery, Town Clerk

