

ORDINANCE NO. 586

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTERS 64, SECTION 64-1(j)(3) AND (k)(3) DECREASING THE MAXIMUM HEIGHT OF A SINGLE STORY RESIDENCE; AMENDING CHAPTER 64, SECTION 64-1, FIGURE 64-6 REFLECTING THE REDUCTION OF MAXIMUM HEIGHT OF A SINGLE-STORY RESIDENCE AND REDUCING THE MAXIMUM TIE BEAM FOR A SINGLE-STORY RESIDENCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Ocean Ridge charged the Planning and Zoning Commission of the Town of Ocean Ridge with reviewing various provisions within the Town's Land Development Code; and

WHEREAS, the Planning and Zoning Commission held several public meetings to consider code provisions providing for maximum heights and maximum tie beams for single-story residences, floor area ratio requirements, seventy-five (75%) percent second floor code requirements and flat roof percentage requirements; and

WHEREAS, the Planning and Zoning Commission received information from the public as well as experts addressing these various code provisions, and

WHEREAS, after consideration of public comment, expert information and discussion and debate among the Planning and Zoning Commissioners the Planning and Zoning Commission determined that modifications to the maximum tie beam for single-story residences and maximum height to the ridge of the roof of single-family residences was appropriate and in the best interests of the Town and its residents; and

WHEREAS, the Town Commission has determined that the recommendations of the Planning and Zoning Commission are in the best interests of the Town and its residents.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AS FOLLOWS:

Section 1. Findings of Fact. The WHEREAS clauses set forth above are adopted herein as findings of fact.

Section 2. Amendment. The Code of Ordinances of the Town of Ocean Ridge, Florida, is hereby amended by amending Chapter 64, Section 64-1(j)(3), which subsection shall read in its entirety as follows:

Sec. 64-1(j)(3). Maximum Building Height.

(3) Maximum building height shall be no more than 24 feet for single story buildings or 36 feet for two story buildings to the ridge or highest point of the structure, including all nonhabitable architectural features, but excluding chimneys, as measured from the top of the lowest finished floor elevation of the first floor, as described in

section 67-32. No building with more than two stories is permitted. No chimneys, including caps, shall exceed four feet in height from the ridge of the roof.

Section 3. Amendment. The Code of Ordinances of the Town of Ocean Ridge, Florida, is hereby amended by amending Chapter 64, Section 64-1(k)(3), which subsection shall read in its entirety as follows:

Sec. 64-1(k)(3). Maximum Building Height.

(3) Maximum building height shall be no more than 24 feet for single story buildings or 36 feet for two story buildings to the ridge or highest point of the structure, including all nonhabitable architectural features, but excluding chimneys, as measured from the top of the lowest finished floor elevation of the first floor, as described in section 67-32. No building with more than two stories is permitted. No chimneys, including caps, shall exceed four feet in height from the ridge of the roof.

Section 4. Amendment. The Code of Ordinances of the Town of Ocean Ridge, Florida, is hereby amended by amending Chapter 64, Section 64-1, Figure 64-6 by modifying the one story building envelope maximum building to reflect a 24 foot maximum building height and a reduction of the maximum height of a tie beam from 16 feet to 12 feet. A copy of the revised Figure 64-6 is attached hereto.

Section 5. Severability. In the event any section, paragraph, sub-paragraph, sentence, clause, phrase or word of this Ordinance shall be declared invalid, illegal or unenforceable by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions hereof.

Section 6. Repeal of Ordinances. Any ordinance in conflict herewith, to the extent of such conflict, is hereby repealed.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

FIRST READING this 1st day of March, 2010.

SECOND AND FINAL READING this 7th day of June, 2010.

Commissioner Bingham offered the foregoing Ordinance and its adoption. The motion was seconded by Commissioner Brown and upon being put to a vote, the vote was as follows:

KENNETH M. KALEEL, Mayor	<u>Yea</u>
DR. LYNN L. ALLISON, Vice-Mayor	<u>Nay</u>
ELIZABETH P.B. BINGHAM, Commissioner	<u>Yea</u>
TERRY BROWN, Commissioner	<u>Yea</u>
GEOFFREY A. PUGH, Commissioner	<u>Nay</u>

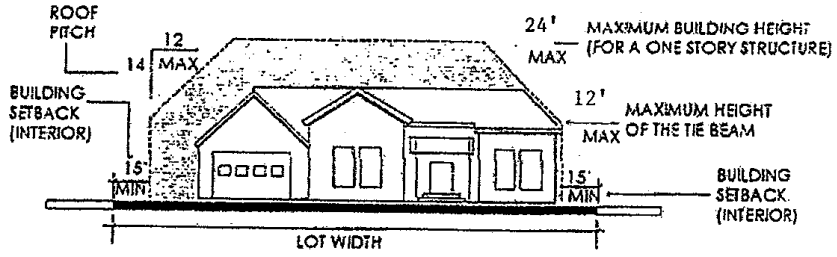
The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this 7th day of June, 2010.

TOWN OF OCEAN RIDGE, FLORIDA

BY: _____
KENNETH M. KALEEL, MAYOR

ATTEST: _____
TOWN CLERK

BUILDING ENVELOPE MAXIMUM BUILDING
ONE STORY



TWO STORY

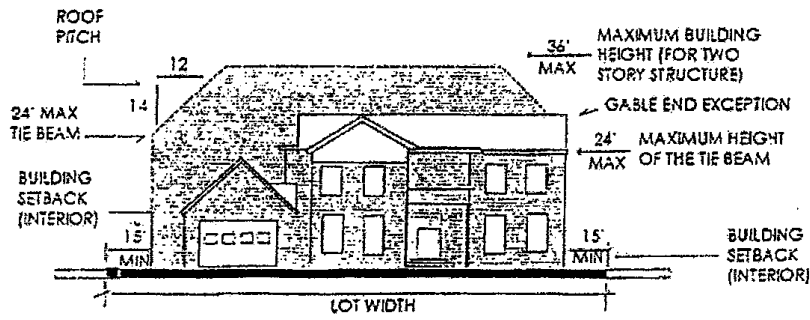


Figure 64-6