

PLANNING & ZONING MEETING MINUTES
SEPTEMBER 17, 2018

Meeting of the Planning and Zoning Commission of the Town of Ocean Ridge held on Monday, September 17, 2018 in the Town Hall Meeting Chambers.

CALL TO ORDER

The meeting was called to order at 8:30 a.m. by Chairman Gerald Goray.

ROLL CALL

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

	<u>Present:</u>	<u>Absent:</u>	<u>Tardy:</u>
Chairman Gerald Goray	x		
Member Ric Carey		x	
Member David Hutchins	x		
Member Penny Kosinski	x		
Vice Chair Mark Marsh	x		
Alternate Member Neil Hennigan		x	
Alternate Member James Leming	x		

Staff Present: Town Manager Jamie Titcomb, Town Attorney Brian Shutt, Zoning Official Manny Palacios, Town Engineer Lisa Tropepe, Building Official Wayne Cameron, Police Chief Hal Hutchins, and Town Clerk Tracey Stevens.

PLEDGE OF ALLEGIANCE

Chairman Goray led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

1. Approval of the August 13, 2018 Minutes

Vice Chair Marsh moved to adopt the August 13, 2018 minutes as submitted; seconded by Member Kosinski. Motion carried 5-0.

DISCUSSION / ACTION ITEMS

2. **Concept Plan Review – 6285 N. Ocean Blvd.**

Town Attorney Shutt called for ex-parte communications and there were none.

Wayne Cameron, Building Official, read the staff report that was included in the meeting packages into the record. He noted that the project is for a new single family home in the RSE district at 6285 N. Ocean Blvd, and the previous home at that location has already been demolished. He described the project for the Commission, and noted that upon staff review, it appears that all of the zoning requirements of the town have been met at the present time and contingent on meeting all of the zoning and building requirements upon an actual building permit application, staff recommends approval at this time. He stated that the applicant is here to present the project to the Commission.

Benjamin Schreier, Affiniti Architects, 6100 Broken Sound Parkway, Boca Raton, FL, Architect for the applicant, presented the application to the Commission, and reviewed the plans with them including the landscaping plans. He also showed samples of the building materials. He noted that he has been working with staff to make sure the house

PLANNING & ZONING COMMISSION MEETING HELD SEPTEMBER 17, 2018

is compliant with zoning regulations of the town, and the house is well within the guidelines. Lot coverage is currently at 22.4%, and the front setback is 105'.

Public comment: Kristine de Haseth, 29 Sabal Island Drive, stated that she was able to go onsite during the demo and thanked the applicant for that opportunity. She asked if the tree near the front entrance will be maintained, and the applicant confirmed that the tree is staying. Everything that is being taken out has already been removed.

Vice Chair Marsh asked if there is an owner and Mr. Schreier confirmed that the owner is a family from England recently retired that will be moving to Ocean Ridge full-time. Vice Chair Marsh asked if staff has received any neighbor comments on the application, and Town Clerk Stevens responded that she has receive no comments. The contractor stated that he made an attempt to contact the neighbors.

Vice Chair Marsh questioned the finished floor elevation, and Mr. Schreier indicated that a recent change has been made and it is being dropped to 18' due to the slope of the road. He noted that the change will be made prior to submitting a building permit application.

Vice Chair Marsh asked about the architecture style, and opined that it has a little bit of everything in the design. He stated that it is a good plan as far as the massing and symmetry, however the tall walls that are stark blank faces are not sympathetic, and asked what type of architectural style the home is. Mr. Schreier responded that it is a contemporary home, and he has used the Ocean Ridge development guidelines which specifically addresses trying to make them human scaled; specifically there is a proportional rectangle that provides that there should be a certain percentage of opening relative to wall and mass, and using that as a guideline they have broken down the mass in that way to break it down into more human scaled pieces so that it's not just a two-story sheer wall going up, but there are insets and changes of material on the facade.

Vice Chair Marsh expressed his concern that this home will have a metal hip roof behind a parapet wall, and metal is synonymous with something more casual or informal. The parapet should have a detail or some determination instead of sheer, clean element. He also voiced his concerns about the ceramic stone, however, Mr. Schreier confirmed that it is genuine stone. Vice Chair Marsh stated that the home will be very stark and visible because of the way it sits on the crest of the dune line, and the landscaping won't hide it due to the height. He suggested increasing the height of the hedge along A1A.

Member Hutchins opined that the design is interesting, and it is not a parking garage or monument style home. Vice Chair Marsh opined that the design is too confused and has an industrial feel as opposed to residential, and Mr. Schreier responded that his opinion differs, and this type of architecture can appear at first glance to be industrial, but when visiting it you can see how it does break down to a residential scale, and while Ocean Ridge may have intended to write into its code the residential and human scale for traditional styles, it applies to the modern work as well. Vice Chair Marsh stated that detailing will help with the human scale. He opined that the style is short-lived.

Member Kosinski stated that the Commission has been working on changes to the code, and she noticed that the total pervious area is at 49.9%, and she asked if it includes the drain field, septic, driveway, etc., and Building Official Cameron stated that the numbers were separated and did not include the septic tank and drain field in those percentages. The total impervious is 47.1%, and the total pervious is 52.9%. He noted that there was an error on the calculations, and he worked with the applicant to come up with the correct percentages. He stated that they stayed within the guidelines that we had prescribed and we verified what their numbers were. Member Kosinski asked for confirmation that the 52.9% does not include the drain field and septic, and Building Official Cameron confirmed. Town Manager Titcomb mentioned that the new data calculation sheet was created by staff, and hopefully it is helpful to everyone.

Chairman Goray stated that he appreciates that the 4 and 12 pitched roof hidden behind the parapet wall is a function of complying with the ordinance, and asked Mr. Schreier his opinion on whether or not there are other advantages of the requirement, and Mr. Schreier responded that it will drain quicker. Chairman Goray stated that the intent of the ordinance was to discourage contemporary design, and just wondered if there was functionality. Mr. Schreier responded that it has functionality in that it will drain quicker. Vice Chair Marsh confirmed that any slope directing water away from roof is the best way to go. He noted that the roof will not be visible due to the height of the walls, and Member Hutchins asked what will be seen from the ocean, and Vice Chair Marsh stated that you won't see the roof.

Chairman Goray asked if the contemporary concept is to have the exterior wall going up to the top of the parapet without any further delineation at the top of the wall, or can you be consistent with the contemporary appearance and have a cap on the top of the wall, and Mr. Schreier commented that there are choices in how to terminate the wall such as a break done at the top, emergency overflows can sometimes become a detail of that, and you might provide a reveal at the top which is a foot or so down from the top that can be studied. He stated that he detailed the parapet due to the client's preference, and the client thought it would look better with the crispness. Chairman Goray asked if there is a good reason to keep the 4 and 12 roof pitch requirement in the code, and Vice Chair Marsh stated that we can either allow it or not, but it needs to be done appropriately, and our code is encouraging this style that is neither contemporary or traditional.

Member Kosinski moved to forward the comments from this meeting to the Building and Zoning Officials; seconded by Member Hutchins. Motion carried 5-0.

ORDINANCE REVIEW

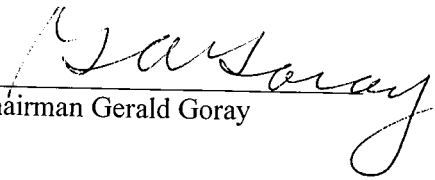
None.

ADJOURNMENT

Vice Chair Marsh moved to adjourn at 9:06 a.m.; seconded by Member Hutchins. Motion carried 5-0.

PLANNING & ZONING COMMISSION MEETING HELD SEPTEMBER 17, 2018

Minutes adopted by the Planning & Zoning Commission at its meeting on September 24, 2018.


Chairman Gerald Goray

Attest:


Tracey L. Stevens, CMC, Town Clerk