

ORDINANCE NO. 634

AN ORDINANCE OF THE TOWN OF OCEAN RIDGE, FLORIDA, AMENDING ITS CODE OF ORDINANCES BY AMENDING CHAPTER 63, “GENERAL AND ADMINISTRATIVE PROVISIONS”, ARTICLE IV, “SITE PLAN REVIEW PROCEDURES”, SECTION 63-56 “CONCEPT DEVELOPMENT PLAN REVIEW”, TO CLARIFY THE NOTICE REQUIREMENTS; PROVIDING FOR CODIFICATION, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Town of Ocean Ridge, Florida (the “Town”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Commission wishes to amend the concept development plan review process by the planning and zoning commission regarding notices; and

WHEREAS, the Town Commission has determined that the enactment of this ordinance is for a proper municipal purpose and in the best interests of the residents of the Town.

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: Chapter 63 “General and Administrative Provisions”, Article IV “Site Plan Review Procedures”, Section 63-56 “Concept development plan review”, is hereby amended to read as follows:

Sec. 63-56. – Concept development plan review.

All development related to a single or two family structure that is for new development or construction that increases the size of the current structure by more than 50% or where such construction costs more than 50% of the existing structure shall be required to submit the development/construction/site plans to the planning and zoning commission for review. A developer/applicant shall be required to submit all documents/plans, as set forth in the development action form, prior to being heard by the planning and zoning commission.

(a) The planning and zoning commission shall use the review criteria as set forth herein when reviewing site plans.

1. Relationship of building to site:
 - i. The site should be planned to accomplish a desirable transition with the streetscape. The overall balance and proportion of the proposed building will be considered.
 - ii. The height and scale of each building should be compatible with its site and other buildings onsite.
2. Relationship of building and site to adjoining area(s):
 - i. Buildings should be designed to enhance the surrounding neighborhood.
 - ii. Harmony in architectural style, form, texture, mass and lines, as well as materials, colors, and use of architectural elements should be provided in the design of all buildings.
 - iii. Buildings should be consistent with the established neighborhood character or within acknowledged architectural styles.
3. Building design:
 - i. Evaluation of a project should be based on quality of its design and relationship to surroundings.
 - ii. Components such as roofs, windows, doors, eaves, and parapets should have balanced proportions in relationship to one another.
 - iii. Colors should be harmonious and representative of the architectural style of the building and generally within the character of the neighborhood.
 - iv. Design attention should be given to mechanical equipment or other utility hardware on roofs, buildings and at grade so as to screen them from view.
 - v. Buildings should be of a size as to be in harmony with permanent neighboring development or within acknowledged architectural styles.
 - vi. Use of any/all of the above preferred design elements in conjunction with the renovation or addition to existing homes is encouraged, along with the removal of any existing elements that are not preferred.

(b) Notice of concept plan review meeting.

1. Written notice shall be mailed, no later than twenty (20) calendar days prior to the planning and zoning commission meeting, to the property owners within 300 feet of the perimeter of the property which is the subject of the concept plan review,

2. Notice shall be posted on the town's web site at least fifteen (15) calendar days prior to the scheduled meeting.

3. Notice posted by the town on the property requesting the concept plan review by placing one placard visible from each adjoining right-of-way or on each street block face, at least fifteen (15) calendar days before the scheduled meeting.

(c) The planning and zoning commission shall provide the findings of its review to the planning official of the town, who shall then consider such findings while making his/her review of the development application.

SECTION 3 - Codification: The ordinance shall be codified in the Code of Ordinances of the Town of Ocean Ridge, Florida.

SECTION 4 - Repeal of Conflicting Ordinances: All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

SECTION 5 - Severability: If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 6 - Effective Date: This Ordinance shall become effective immediately upon adoption.

FIRST READING this 6th day of September, 2018.

SECOND AND FINAL READING this 1st day of October, 2018.

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

JAMES A. BONFIGLIO, Mayor	<u>Aye</u>
DON MAGRUDER, Vice Mayor	<u>Aye</u>
PHILIP BESLER, Commissioner	<u>Aye</u>
STEVE COZ, Commissioner	<u>Aye</u>
KRISTINE DE HASETH, Commissioner	<u>Aye</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 1st day of October, 2018.

TOWN OF OCEAN RIDGE, FLORIDA

BY:  _____
James A. Bonfiglio, Mayor

ATTEST:  _____
Tracey L. Stevens, Town Clerk