

**TOWN OF OCEAN RIDGE  
BOARD OF ADJUSTMENT MEETING  
AGENDA**



**November 20, 2024 at 9:00 AM  
Town Hall - Meeting Chambers**

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**COMMISSION**

Chair Bruce Hindin  
Vice Chair Betty Bingham  
Member Arthur Ziev  
Member Victor Martel  
Member Robert Sloat  
Alt. Member Nicholas Arsali  
Alt. Member John Lipscomb

**ADMINISTRATION**

Town Manager Lynne Ladner  
Town Attorney Christy Goddeau  
Town Clerk Kelly Avery  
Building Official Mike Crisafulle  
Town Planer Corvey O'Gorman  
Town Engineer Tara Bamber

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**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**DISCUSSION / ACTION ITEMS**

1. Approval of the Minutes of the October 16, 2024 meeting.
2. Approve the 2025 Meeting Dates
3. (CONTINUATION) 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 III, Supplemental Regulations, Section 64-41; Accessory uses, buildings and structures generally- to permit a sun trellis to be located 2'6" from the legal property line. The variance would allow for 2'6" setback for the sun trellis from the property line and a relief of 22'6" 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.
4. An application submitted by Helen Asir, as owner, for a parcel of property located at 5920 N Ocean Blvd, Ocean Ridge, FL 33435, requesting a variance from the provisions of the Land Development Code, Chapter 67, Buildings & Building Regulations, Article III, Division I, variance from Section 67-37 Roof Systems, which section (b)(1) limits the second-floor tie beam height to 24', to allow a total height of 28'. The applicant is also requesting a 2' height variance to allow an increase in the usable flat roof area from 14' to 16' as required in Section 64-1(f)(3). The property is located at 5920 N Ocean Blvd, property control number 46-43-45-27-08-000-0453 and legally described as AMENDED PL OF BOYNTONS SUB N 110 FT OF S 210 FT OF MUCK LT 45 LYG W OF SR A1A

**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. You may join from your computer, tablet or smartphone. <https://meet.goto.com/284378493>

**Notice: The public may view the hard copy of the meeting materials at Town Hall before the meeting.**