

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



**December 18, 2024 at 9:00 AM
Town Hall - Meeting Chambers**

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 Planner Corey O'Gorman
Town Engineer Tara Bamber

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DISCUSSION / ACTION ITEMS

1. Approve Minutes of the November 20, 2024 Meeting.
2. (2ND 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
3. An application submitted by Natalie Sweeney, as applicant, for a parcel of property located at 15 Tropical Dr., Ocean Ridge, FL 33435, requesting a variance from the provisions of the Land Development Code, Chapter 63, General & Administrative Provisions, Article VII, variance from Section 63-117 Grandfathered uses, lots & structures, which section (d)(1)(a) states that No alteration, extension, enlargement or expansion of a grandfathered structure shall be permitted in a way which increases its noncompliance with present property development regulations of the land use (zoning) district in which it is located. The property is located at 15 Tropical Dr., property control number 46-43-45-34-05-001-0251 and legally described as PALM BEACH SHORE ACRES BLKS A, B & Z E 66 FT OF W 426 FT OF LT 16 (LESS S 10 FT TROPICAL DR R/W) BLK A.

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.