

TOWN OF OCEAN BREEZE, FLORIDA

MINUTES – SPECIAL MEETING

Monday, January 8, 2018

Ocean Breeze Resort Clubhouse / Pineapple Room – 12:00 PM
(or as soon thereafter completion of the Zoning Board Meeting))

1. **Call to Order** – • President De Angeles called the meeting to order at 12:50 p.m.
 - Roll Call – Present: Mayor Karen Ostrand, President Ken De Angeles, Vice-President Ann Kagdis, Council Members Richard Gerold, Mary Jo Geyer, Terry Locatis and David J. Wagner
Staff Present – Town Attorney, Rick Crary; Town Management Consultant, Terry O’Neil;
Town Clerk, Pam Orr and Bookkeeper/Clerical Assistant, Kim Stanton

2. **First Reading of Ordinance No. 274-2017:** President De Angeles read Ordinance Title No. 274-2017 into the record:

AN ORDINANCE OF THE TOWN OF OCEAN BREEZE, FLORIDA, AMENDING ORDINANCE NUMBER 251-2017, ALSO KNOWN AS THE OCEAN BREEZE WEST PLANNED UNIT DEVELOPMENT (PUD), THEREBY ADOPTING A REVISED MASTER / FINAL SITE PLAN FOR A HOUSING DEVELOPMENT CONSISTING OF APPROXIMATELY 143 SINGLE-FAMILY HOMES; AMENDING DEVELOPMENT CONDITION H, THEREBY RESTRICTING TRAFFIC AT WHITE PINE TERRACE TO ONE-WAY EXIT ONLY; DECLARING SAID PROJECT TO BE CONSISTENT WITH THE TOWN’S COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT PROVISIONS AND A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Attorney Crary reminded the Council that this was a Quasi-Judicial hearing.

President De Angeles asked for disclosure of any ex parte communications by Council Members.

Council Member Gerold disclosed that he spoke with some residents from White Pine Terrace.

Attorney Crary swore in those individuals giving testimony regarding the PUD amendment.

President De Angeles asked Staff to present testimony, including any evidence, and recommendation regarding this application.

Terry O’Neil, Management Consultant, explained the proposed Ocean Breeze West PUD amendment to the Council Members. He stated that the PUD was approved, by Ordinance, in March, 2017 and gave a brief history of the process to date. He stated that the applicant was unsuccessful obtaining a permit from Martin County to connect to White Pine Terrace with two-way access. He explained that the applicant was asking to amend the PUD to restrict White Pine Terrace traffic to one-way, exit only, along with some minor changes to sidewalks in the County right-of-way at White Pine Terrace and Skyline Drive; and, some minor alterations to the phasing plan. He confirmed that the Zoning Board approved the proposed amendments and that Staff concurred. He concluded that the Applicant had asked that if Martin County allowed the two-way traffic movement in the future, that they would not need to come back to the Zoning Board and Town Council for an amendment.

Morris Crady, AICP, of Lucido & Associates, representing the current owner and purchaser, D.R. Horton, presented the Town with a PUD Amendment Application for 45 acres of vacant land located

west of the railroad tracks. He stated that his comments would be the same as for the Zoning Board and he agreed with Staff's testimony and recommendation regarding this application.

President De Angeles asked if any Council Members had any questions for the Petitioner.

There were none.

President De Angeles asked if staff had any questions for the Petitioner.

There were none.

President De Angeles asked for any rebuttal testimony.

There was none.

President De Angeles asked for comments from the public.

There were none.

Vice-President Kagdis, seconded by Council Member Wagner, made a Motion to recommend approval of Ordinance #274-2017 on first reading.

Roll Call In favor: De Angeles, Kagdis, Gerold, Geyer, Locatis, Wagner

Opposed: None

Motion Passed: 6 – 0

3. Comments from the Public – there were none

4. Comments from the Council – there were none

Announcements – Meetings to be held at Ocean Breeze Resort Clubhouse, Pineapple Shores

- Special Meeting, Wednesday, January 24, 2018 at 5:30 p.m. to consider second reading of Ordinance #274-2017
- Regular Town Council Meeting, Monday, February 12, 2018 at 10:30 a.m.

5. Adjourn – Council Member Wagner, seconded by Vice-President Kagdis, made a motion to adjourn the Special Meeting at 1:00 p.m.

In favor: De Angeles, Kagdis, Gerold, Geyer, Locatis, Wagner

Absent: None

Opposed: None

Motion Passed: 6 – 0

Respectfully Submitted,

Pam Orr

Town Clerk

Minutes approved: Feb. 12, 2018