

PLANNING & ZONING COMMISSION MEETING MINUTES  
SEPTEMBER 17, 2024

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, September 17, 2024, in the Town Hall Meeting Chambers.

**CALL TO ORDER**

The meeting was called to order at 9:03 a.m. by Chair Ferber.

**ROLL CALL**

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

|                           |         |
|---------------------------|---------|
| Chair Shields Ferber      | Present |
| Vice Chair Kenneth Kaleel | Present |
| Member Marc de Baptiste   | Absent  |
| Member Fady Khairallah    | Present |
| Member Neal Sigety        | Present |

Member de Baptiste was absent with notice and Member Sigety arrived at 9:19 am.

**PLEDGE OF ALLEGIANCE**

Chair Ferber led the Pledge of Allegiance.

**PUBLIC COMMENT**

Chair Ferber called for public comment, and there was none.

**APPROVAL OF MINUTES**

- 1. Adopt Minutes of the Regular Planning & Zoning Commission Meeting of July 16, 2024.**

**Vice Chair Kaleel moved to adopt the minutes of July 16, 2024; seconded by Member Khairallah. Motion carried 3-0.**

**DISCUSSION/ ACTION ITEMS**

- 2. Quasi-Judicial Hearing: Development Plan Review for 5920 N Ocean Blvd.**

Chair Ferber opened the quasi-judicial hearing by asking if any of the board members had any ex-parte communications. All Commissioners informed that they had none. Town Clerk Avery swore in those who wished to give testimony.

Town Planner O’Gorman gave his report and recommended approval of the project with conditions that are outlined in the staff report and subject to the Commissioner’s development review.

Town Engineer Bamber had concerns regarding the drain field and stated that the plans needed to be modified. Zoning Official Palacios had no comments.

Joseph Asir, owner of the property, introduced himself and presented the proposed project.

Chair Ferber called for public comment, and there was none.

There was a question regarding the size of the driveway and Mr. Asir answered the question.

**Vice Chair Kaleel moved to approve the Development Plan Review Application for 5920 N Ocean Blvd subject to all conditions submitted by staff; seconded by Member Khairallah Motion carried 3-0.**

**3. Walls Fronting the ROW to Include Landscaping Requirements – What percent of the wall do we want to require coverage?**

Town Clerk Avery explained the item.

The board discussed the landscaping and the maximum height of the walls.

There was a consensus to clean up ROW hedges language in Sec 64-44(d).

**4. Minimum/Maximum Seawall Heights – What would you recommend we use as our required heights?**

Town Clerk Avery explained the item and explained the reasoning behind her suggestion.

The board discussed implementing a process that would be beneficial to the residents and consider the Ft Lauderdale version to help with the process.

Town Attorney Goddeau proposed that she will draft an ordinance along with the current provision dealing with dock dimensions.

**COMMISSIONER COMMENTS**

Chair Ferber expressed his concern regarding kids jumping the bridge at Inlet Park and the barrier between Island Drive. Vice Chair Kaleel mentioned that the county had an agreement for restrictions on access. He also recommended that staff research the agreement.

**ADJOURNMENT**

Meeting adjourned at 10:00 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on October 15, 2024.

  
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Kenneth Kaleel, Vice Chair

Attest:

  
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Kelly Avery, Town Clerk

