

PLANNING & ZONING COMMISSION MEETING MINUTES
DECEMBER 17, 2024

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

CALL TO ORDER

The meeting was called to order at 9:00 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	Present
Member Fady Khairallah	Present
Member Neal Sigety	Present

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 November 19, 2024, Regular Meeting.

Member De Baptiste suggested a correction to the minutes.

Vice Chair Kaleel moved to adopt the minutes of November 19, 2024, as amended; seconded by Member Sigety. Motion carried 5-0.

DISCUSSION/ ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review for 44 Bimini Cove Dr.

Chair Ferber opened the quasi-judicial hearing. Town Clerk Avery introduced the item. Chair Ferber asked 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 introduced the project and recommended approval, subject to conditions outlined in the staff report by the Town Engineer and the Planning and Zoning Officials.

Town Engineer Bamber stated that there are landscaping conflicts that must be resolved. The Board asked for clarification, and she explained the conflicts.

Zoning Official Palacios stated that the project meets the calculations and restrictions for zoning.

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Felisha O'Neill, Architect, presented a slide presentation of the proposed project. She explained the style of the home, materials, renderings, and elevation of the home.

Kelsey Boyd, Landscaper, provided details on the landscaping plan. She described the details of the several types of plants included in the landscape.

Chair Ferber opened the floor for public comment.

Mark Poklop, 42 Bimini Cove Drive, asked questions about the front landscaping, artificial turf, and hedges.

Brian Grossberg, Architect, voiced his concerns about the level of fill due to the current FEMA guidelines. There was a discussion about the current grade of the property, the amount of fill needed, and clarification needed on the square footage.

Kenneth Mudd, 41 Bimini Cove Drive, voiced his concerns about the drainage issues. There was a discussion regarding pipes in the drainage easements.

Mr. Poklop spoke about runoff issues on Inlet Cay.

Chair Ferber closed the floor for public comment.

Vice Chair Kaleel asked if the owners were present, and the owners Maryann Ricci and Kyle Robertson introduced themselves.

The Board discussed the characteristics of the property and suggested that the property be softened.

Ray Sohn, 29 Eleuthera Drive, questioned if a wall was being installed beyond the pool deck and his question was answered.

Vice Chair Kaleel moved to approve the Development Plan Review Application for 44 Bimini Cove Drive subject to all conditions outlined by staff, and drainage easement. Motion carried 5-0.

WORKSHOP DISCUSSION ITEMS

3. Required Comp Plan Updates

Town Planner O'Gorman introduced the item.

Jim Fleischman provided input on the proposed amendments addressing the questions and requests from last month's meeting.

There was a discussion regarding the agreement between the City of Boynton Beach and the Town to obtain their water supply. Further discussion ensued about reducing water supply usage.

Vice Chair Kaleel stated that he did not agree with the change and suggested that the water supply is not reduced across the board.

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Terry Brown – commented on the water supply section.

Mr. Fleischman continued discussing the proposed changes to the comp plan. A discussion ensued regarding modular homes.

Chair Ferber questioned the high-density zoning and Town Attorney Goddeau explained the code on medium and residential density.

Town Planner O’Gorman suggested creating a new future land use designation in the “Medium-Density and High-Density Districts” and eliminating the Multiple-Family Districts.

Vice Chair Kaleel moved to approve the draft comp plan updates; seconded by Member Sigety. Motion carried 5-0.

Member Sigety informed the Commission that he would not attend the January meeting.

There was a consensus to advertise for the Public Hearing in January.

COMMISSIONER COMMENTS

There was none.

ADJOURNMENT

Member De Baptiste moved to adjourn the meeting; seconded by Member Sigety. Motion carried 5-0.

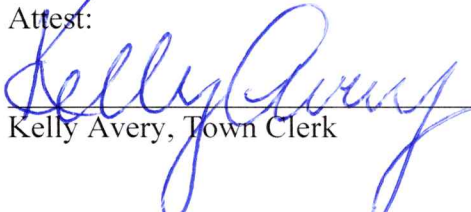
Meeting adjourned at 10:48 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on January 21, 2025.



Shields Ferber, Chair

Attest:



Kelly Avery, Town Clerk

