

PLANNING & ZONING COMMISSION MEETING MINUTES
JANUARY 21, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, January 21, 2025, in the Town Hall Meeting Chambers.

CALL TO ORDER

The meeting was called to order at 9:05 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	Absent
Member Marc de Baptiste	Present
Member Fady Khairallah	Present
Member Neal Sigety	Absent
Alt. Member Polly Joa	Present

Vice Chair Kaleel and Member Sigety were absent with notice.

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 December 17, 2024, Regular Meeting.

Member De Baptiste moved to adopt the minutes of December 17, 2024; seconded by Member Khairallah. Motion carried 4-0.

WORKSHOP DISCUSSION ITEMS

3. Discuss the Possibilities to Allow Outdoor Spaces/Accessory Structures (kitchens, pergolas, etc.) to be Constructed Within the Setbacks (*Out of Order*)

Town Planner O’Gorman introduced the item. He discussed items related to accessory structures.

The Board expressed their concerns regarding allowing a structure within the setback.

Terry Brown – made a comment regarding sheds.

There was a consensus to send the item back to the Town Commission recommending that the item remain with the Board of Adjustment.

DISCUSSION/ ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review for 29 Hibiscus Way.

Chair Ferber opened the quasi-judicial hearing. 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 said that the conditions will need to be addressed during the Building Permit phase. Zoning Official Palacios stated that the project meets the calculations and restrictions for zoning.

Donald Lang, the architect, presented the proposed project. He discussed the architectural narrative.

Lynne Bender, the landscape architect, provided details on the landscape. She stated that the landscaping met all requirements.

Chair Ferber opened the floor for public comment.

Terry Brown – stated that the pool is near the neighbor’s property and suggested that a border or shield be placed around the pool for noise control.

Chair Ferber closed the floor for public comment.

The Board members had no comments and Chair Ferber suggested that the wall on the east side of the property be softened.

Member Khairallah moved to approve the Development Plan Review Application for 29 Hibiscus Way subject to all conditions outlined by staff with additional landscaping around the east elevation; seconded by Member Joa. Motion carried 4-0.

PUBLIC HEARING ITEMS

4. Comprehensive Plan Amendment 2025 adopting Evaluation and Appraisal Report (EAR) Comprehensive Plan Amendments

The Board had no comments on the Comprehensive Plan.

Town Planner O’Gorman mentioned that the Planning and Zoning Board makes recommendations under the Florida statute to the governing body to the Town Commission on amendments to the Comprehensive Plan.

Member Joa asked if the Comprehensives Plan addresses if someone wanted to build a new island and Town Planner O’Gorman answered her question. Town Attorney Goddeau agreed with the Town Planner's answer.

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Jim Fleischman mentioned that all changes were reflected as previously requested.

Chair Ferber opened the floor for public comment.

Carolyn Cassidy – asked questions regarding the portable water contract, coastal management, schedule of capital improvements, and public notices.

There was a discussion regarding the town's water supply usage.

Terry Brown – made a comment on public notice and disaster zones.

Chair Ferber closed the floor for public comment.

Member Khairallah made a recommendation to submit the Comp Plan to the Town Commission with revisions as presented by staff; seconded by Member De Baptiste. Motion carried 4-0.

COMMISSIONER COMMENTS

There was none.

Town Manager Ladner announced that she is drafting changes in the fee schedule for February's meeting agenda.

ADJOURNMENT

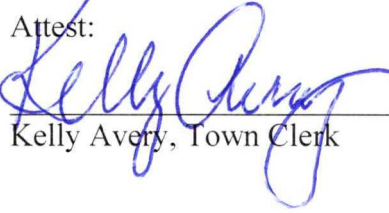
Meeting adjourned at 9:59 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on February 18, 2025.



Shields Ferber, Chair

Attest:



Kelly Avery, Town Clerk

