

PLANNING & ZONING COMMISSION MEETING MINUTES
APRIL 15, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, April 15, 2025, 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 Neal Sigety	Present
Member Jason Sutherland	Present

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

There was none.

PUBLIC COMMENT

There was none.

APPROVAL OF MINUTES

1. **Adopt Minutes of the March 18, 2025, Regular Meeting.**

Member Sigety moved to adopt the minutes of March 18, 2025, as amended; seconded by Vice Chair Kaleel. Motion carried 5-0.

DISCUSSION/ACTION ITEMS

2. **Discussion and Approval of Proposed Seawall Ordinance**

Town Attorney Goddeau presented the proposed seawall ordinance. She announced that several contractors were attending the meeting to provide feedback on what they think the town should consider in terms of seawalls.

Mitch Bryant, B & M Marine Construction, agreed with a 5.0 foot minimum and suggested not placing a maximum due to the elevations of the homes becoming higher. He recommended that the town clarify the width of the docks and boat lifts.

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Vice Chair Kaleel asked Mr. Bryant questions about his suggestion of a quick turnaround time for seawall approval with the agencies, and Mr. Bryant provided the times. Mr. Bryant advised that the Town's approval process is prompt. There was further discussion regarding the jurisdiction map.

Vice Chair Kaleel suggested that the Town obtain a jurisdiction map. He asked Mr. Bryant for clarification on his suggestion of seven feet (7 ft) from the wet face of the sea wall, and Mr. Bryant answered his question. There was further discussion about the restrictions on the wet face of the seawall.

Andrew Paul-Hus, APH Marine Construction, agreed with Mr. Bryant's suggestion regarding not placing a maximum due to the homes becoming higher. He suggested that the Town have an engineer sign off on major repairs. He discussed different observations from previous seawall work in Town. He suggested that the Town should not allow improvements that are not going to last just because of budgetary constraints and informed the Board of the PACE program, which could be an avenue for a financing perspective for the residents. There was further discussion regarding several types of seawalls.

Town Engineer Tropepe explained her position with the Town and emphasized that their focus is regarding elevation. She expressed her concern regarding the areas in the Town that need a seawall and needed assurance that they will not be prohibited from installing a new seawall. Town Attorney Goddeau stated that Town Engineer Tropepe has previously conveyed her concern, so she prepared some language that would exempt out sea walls that are necessary for government infrastructure and repairs real property.

Vice Chair Kaleel recommended that the Town Commission authorize the Town Engineer to complete an inventory and assessment of the seawalls that must be addressed.

There was consensus from the Commission to direct the Town Engineer to go before the Town Commission to request an assessment of the Town properties and bridges to ensure that seawalls are up to par.

There was further discussion regarding the maximum elevation bound to a property. Vice Chair Kaleel asked Town Engineer Tropepe to look at options before the Commission decides on establishing a maximum elevation. More discussion followed about the maximum height of seawalls.

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown

Chair Ferber closed the floor for public comment and called for the board discussion.

There was discussion regarding several sections throughout the proposed ordinance.

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Chair Ferber mentioned that the board will continue to research 7-foot wet face, jurisdictional map, PACE financing, and government exemption.

Vice Chair Kaleel moved to send the proposed ordinance to the Town Commission for their comments and passage, subject to further revisions from the Planning & Zoning Commission: seconded by Member de Baptiste. Motion carried 5-0.

3. Quasi-judicial Hearing: 6855 N Ocean Blvd (Continuation)

Chair Ferber asked if any of the board members had any ex-parte communications. All Commissioners replied that they had none. Town Clerk Avery swore in those who wished to give testimony.

Town Planner O’Gorman had no additional comments from the prior presentation.

Town Engineer Bamber proceeded with the first item on her list of comments. She explained that the pre-approval from the Department of Transportation (DOT) for the proposed sidewalk in the right-of-way was removed by the applicant. She proceeded with the remaining comments.

The board asked questions about the cross-section and Town Engineer Bamber answered their questions. Further discussion ensued regarding the egress and ingress in conjunction with where the location was currently located.

Vice Chair Kaleel questioned the type of landscaping. Town Engineer Bamber provided the types of trees and explained that applicants are not proposing anything in the right-of-way. Brian Donahue, Insite Studio, explained that they are not proposing anything in the right-of-way. He noted that there is vegetation in the DOT right-of-way.

Vice Chair Kaleel expressed his concern regarding ingress, the safety of pedestrians and bicyclists traveling up and down the road. Mr. Donahue explained that they are only proposing sod in the sightline.

Chair Ferber questioned the entryway and parking requirements, and Mr. Donahue answered his questions. Brian Kelly, Simmons & White, stated that they have reviewed the site circulation and it met standards. He also mentioned that they are reducing the number of units. There was further discussion regarding excessive traffic leaving the property. Vice Chair Kaleel suggested that a stop sign be placed before you get into the entrance and Town Planner O’Gorman mentioned that he would include the item as a condition.

There was further discussion regarding the ingress and egress on the south side, grading, retaining wall, and drainage.

Nelo Freojomel, Architect, spoke briefly about the architecture.

Chair Ferber opened the floor for public comment.

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Terry Brown, Harbour Drive South, spoke briefly on a crosswalk that he stated is not ADA compliant.

Mr. Kelly explained that the existing pedestrian crosswalk is not being modified from its current location. More discussion ensued regarding the crosswalk becoming ADA compliant.

Chair Ferber closed public comment.

Member de Baptiste thanked the applicant for proposing a more consistent look with the building in Town. He provided his comments on style and elevations.

Chair Ferber questioned the renderings, windows, and north exterior elevations. There was further discussion regarding adding additional shutters on the top floor. The board discussed approving the proposed project.

Vice Chair Kaleel moved to approve sending the item to the Town Commission based upon the conditions discussed, including a change in the design that incorporates what the architect has proposed, knowing that the Commission or this Board agrees with the review of stacking, and traffic pattern of the parking lot to include a hard stop at the intersection of the parking lot before the ingress and egress; to change the sidewalk or the pathway, driveway, between the two buildings, between the two property lines, from the hard asphalt to an impervious surface, roof screening, and softening of those particular areas with moldings and shutters: seconded by Member de Baptiste. Motion carried 5-0.

Member Sigety departed early from the meeting at 11:13 am.

4. Quasi-judicial Hearing: 11 Osprey Dr. (Continuation)

Chair Ferber asked if any of the board members had any ex-parte communications. All Commissioners replied that they had none. Town Clerk Avery swore in those who wished to give testimony.

Town Planner O’Gorman had no additional comments from the prior presentation. Town Engineer Bamber advised there were no changes from the prior presentation.

James Robson, the architect, presented the project.

The board commended the applicant on the proposed project.

Chair Ferber opened the floor for public comment, and there was none.

Member de Baptiste moved to approve the Development Plan Review Application for 11 Osprey Drive, subject to all conditions outlined by staff: seconded by Vice Chair Kaleel. Motion carried 4-0.

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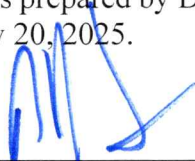
COMMISSIONER COMMENTS

There were none.

ADJOURNMENT

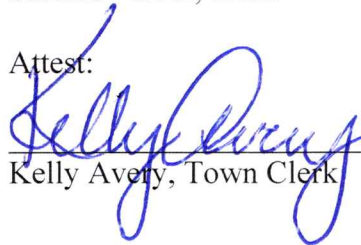
Meeting adjourned at 11:17 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on May 20, 2025.



Shields Ferber, Chair

Attest:



Kelly Avery, Town Clerk

