

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 18, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, March 18, 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 Fady Khairallah	Present
Member Neal Sigety	Present

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

There was a discussion regarding continuing 6855 N Ocean Blvd until the next meeting.

Town Attorney Goddeau recommended that the town obtain a written opinion from the Commission on Ethics regarding continuing for a Special or April meeting to ensure that all matters are in order.

Chair Ferber opened the floor for public comment.

Keith Spina, Architect, stated that he was not in favor of continuing the 6855 N Ocean project until the next meeting.

Town Attorney Goddeau advised that under Section. 63-32, the board can continue any application that is on the agenda; it must be heard within 60 days.

Stella Kolb, 204 Beachway Drive, stated that she was not in favor of continuing the applicant's project. Chair Ferber responded to her comment.

There was a consensus to continue with the agenda in its present form.

The board agreed to move item #5 to the April meeting.

PUBLIC COMMENT

There was none.

APPROVAL OF MINUTES

1. Adopt Minutes of the February 18, 2025, Regular Meeting.

Member De Baptiste suggested a correction to the minutes.

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 18, 2025

Member De Baptiste moved to adopt the minutes of February 18, 2025, as amended; seconded by Member Sigety. Motion carried 5-0.

DISCUSSION/ACTION ITEMS

2. Quasi-judicial Hearing: 11 Osprey Dr.

Chair Ferber opened the quasi-judicial hearing. 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 introduced the project and recommended approval subject to the conditions that are attached to his report both from the town engineer and planner. Chair Ferber asked for clarification on the conditions, and Town Planner O’Gorman explained that the conditions are minor items. He also mentioned that the requirements must be met during permitting.

Town Engineer Bamber stated that the plans and calculations met the Town Code, and the conditions are just to show more calculations and information on the plan. She noted that the remaining items are building permit conditions.

Zoning Official Palacios stated that the project met all the calculations and measurement requirements.

Randall Stofft, the architect, presented the project.

Chair Ferber opened the floor for public comment.

Arthur Ziev, 9 Osprey Drive, questioned the landscaping on the south side of the property and had no other objections to the project.

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

The architect addressed Mr. Ziev’s concern regarding the south side landscaping. Town Planner Bamber explained that the trees were included in the previous plans, not in the approved plans. There was further discussion regarding landscaping and the changes between the two sets of plans.

Vice Chair Kaleel questioned the differences from what was previously approved years ago, and the architect explained that the new code requires more openings on the side elevations of fifteen (15) percent. Vice Chair Kaleel suggested that the front and side of the property be softened, and the architect addressed his concerns. Further discussion ensued regarding the renderings.

Vice Chair Kaleel moved to approve the Development Plan Review of 11 Osprey Dr, excluding the landscape plan (which will be brought back) with the conditions being met by

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 18, 2025

staff comments, and with the request that the wall be softened: seconded by Member De Baptiste. Motion carried 5-0.

3. Quasi-judicial Hearing: 32 Sabal Island Dr.

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 introduced the proposed project and recommended approval. He explained that the project meets all criteria except for the notation of the roof plan and the setback for the generator.

Town Engineer Bamber explained that the project has a minor concern regarding the swales and utilities easement landscape.

Zoning Official Palacios stated that the project met all the calculations and measurement requirements.

Randall Stofft, the architect, presented the project.

Chair Ferber opened the floor for public comment.

Kristine de Haseth, 29 Sabal Island Drive, expressed that she looks forward to the project. Town Clerk Avery read a public comment in the record that was emailed from Connor Glendinning, 2 Sabal Island Drive.

Chair Ferber closed public comment.

Vice Chair Kaleel moved to approve the Development Plan Review Application for 32 Sabal Island Drive subject to all conditions outlined by staff: seconded by Member Khairallah. Motion carried 5-0.

4. Quasi-judicial Hearing: 6855 N Ocean Blvd

Chair Ferber asked if any of the board members had any ex-parte communications. All Commissioners stated that they spoke with Ocean Club board members and informed everyone that they are members. Town Attorney Goddeau stated that the Commissioners’ membership in the Ocean Club does not create a conflict of interest.

Town Clerk Avery swore in those who wished to give testimony.

Town Planner O’Gorman provided details of the proposed project outlined in the staff report. He stated that his staff recommended approval with minor conditions.

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 18, 2025

There was a discussion regarding an easement in place and parking.

Town Attorney Goddeau explained the town code regarding the process of unity of title. She also mentioned that a "Unity of Control Agreement" was drafted that binds the two parcels into one for development. Further discussion ensued regarding the coastal construction line and ingress and egress parking coming off A1A.

Town Planner Bamber stated that the only condition she had was approval with Boynton Beach and Palm Beach Health Department. She mentioned that she was unsure if the formal permit was issued from FDOT, but she needs to review the documents she received. The board asked questions regarding Town Planner Bamber's comments regarding drainage and the finished floor elevation. There was further discussion regarding road access southside of the site plan. Town Attorney Goddeau clarified that the high-density zoning district that their development is also reviewed under the plan residential development standards.

Zoning Official Palacios stated that he concurred with the Town Planner's assessment of the proposed project.

Bryan Donahue, Insite Studio, presented a slide presentation of the proposed property.

Greg Bolen, Simmons & White, Inc., spoke briefly regarding the conceptual engineering plan.

Chair Ferber opened the floor for public comment.

Allen Weaver, 5837 North Ocean, President of the Ocean Florida, spoke on behalf of the club in support of the application.

Attorney Alan Ciklin, 515 North Flager Drive, West Palm Beach, representative of Ocean House North, spoke briefly about the generator, easement, low-level lighting, and wastewater agreement, and he stated that they support the project to their agreement.

Kristine de Haseth, 29 Sabal Island Drive, presented a 196 map and expressed her concern regarding the addition of the six (6) feet on top a forty-four (44) foot building that is elevated.

Town Clerk Avery read a public comment in the record that was emailed from Connor Glendinning, 2 Sabal Island Drive.

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

The board discussed their concerns regarding the conditions of the screen on the roof, the materials, the generator, the wall, and the landscaping.

Harvey Oyer, 525 Okeechobee Blvd, West Palm Beach, mentioned that he is not a club member and clarified that all conditions mentioned are reflected in the site plan.

Vice Chair Kaleel stated that he had no objections to the plans, but he had concerns regarding the architectural design. He suggested that the design be constructed with more conformity to a small-town atmosphere. More discussion followed regarding the architectural design of the building. The board all agreed with Vice Chair Kaleel's comments.

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 18, 2025

Vice Chair Kaleel moved to continue the item until the April meeting, bringing back the items that were discussed: seconded by Member de Baptiste. Motion carried 5-0.

5. Discussion and Approval of Proposed Seawall Ordinance

The item was tabled until the next meeting. The board also requested to discuss the item first and then proceed with the Quasi-judicial Hearing of 6855 N Ocean Blvd.

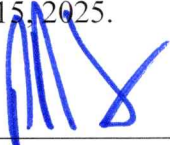
COMMISSIONER COMMENTS

There were none.

ADJOURNMENT

Meeting adjourned at 11:39 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on April 15, 2025.



Shields Ferber, Chair

Attest:



Kelly Avery, Town Clerk

