

PLANNING & ZONING COMMISSION MEETING MINUTES
FEBRUARY 18, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, February 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

Vice Chair Kaleel arrived late.

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 January 21, 2025, Regular Meeting.**

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

DISCUSSION/ACTION ITEMS

2. **Quasi-judicial Hearing: 7-9 Sabal Island Re-Plat**

Chair Ferber opened the quasi-judicial hearing. Chair Ferber asked if any of the board members had any ex-parte communications. Member Khairallah stated that he walked by and inspected the seawall. Chair Ferber stated that he met with the owner and all other 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 of re-plating the lots. Zoning Official Palacios had no comments.

Paul Engle, the surveyor, stated the old easements are being eliminated.

Max Weinberg, the architect, provided information regarding the new drainage system.

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Chair Ferber opened the floor for public comment.

Terry Brown – questioned if the re-plating affected the setbacks.

Chair Ferber closed the floor for public comment.

Member Sigety moved to approve the Re-Platting of 7-9 Sabal Island: seconded by Member Khairallah. Motion carried 4-0.

3. Approval of Work Restrictions for Holidays

The board discussed placing limitations for no construction on the eves on federal holidays.

Vice Chair Kaleel joined the dais.

Member De Baptiste moved to approve no construction on federal holidays after 1:00 pm on Holiday eve: seconded by Member Sigety. Motion carried 5-0.

4. Review of Proposed Seawall Ordinance

Town Attorney Goddeau presented the revised changes of the proposed seawall ordinance.

There was a discussion regarding defining substantial improvements in the seawall and the wall return. Further discussion ensued regarding floating docks.

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown

Chair Ferber closed the floor for public comment.

There was a consensus to allow the Town Manager to consult with contractors and engineers, and the Town Attorney to re-draft changes for the next meeting.

5. Consideration of Fee Schedule Changes

Town Manager Ladner explained the item. There was discussion about charging an additional fee on the same variance application for multiple variances.

The board recommended that the Town Manager clean up the fee schedule and bring the item back.

The following spoke: Polly Joa

6. Correction of Section 64-2

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Town Attorney Goddeau explained the item.

Vice Chair Kaleel moved to approve the correction of Section 64-2 to Saturday: seconded by Member Sigety. Motion carried 5-0.

COMMISSIONER COMMENTS

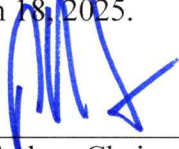
Vice Chair Kaleel spoke about accessory structures and encouraged single-family residences. He expressed his concern regarding massing and suggested bringing the item back for discussion. He also spoke about non-conforming legal lots and requested that the item be brought back for discussion as well. Town Attorney Goddeau suggested that the board start with single-family estates.

Member De Baptiste expressed his concern about the gas-powered landscape and suggested bringing the item up for discussion.

ADJOURNMENT

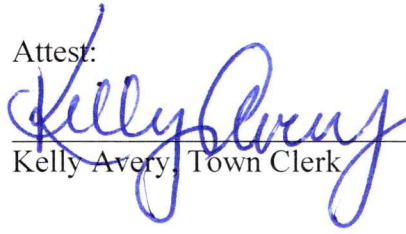
Meeting adjourned at 10:33 a.m.

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



Shields Ferber, Chair

Attest:



Kelly Avery, Town Clerk



