

PLANNING & ZONING COMMISSION MEETING MINUTES
JANUARY 20, 2026

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, January 20, 2026, 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	Absent
Member de Baptiste	Present
Member Fady Khairallah	Absent
Member Neal Sigety	Present
Member Lanette Bosch Gustafson	Absent
Member Jason Sutherland	Present

Vice Chair Kaleel, Members Khairallah and Gustafson were absent with notice.

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

There was none.

PUBLIC COMMENT

Chair Ferber opened the floor for public comment. Hearing none, he closed the floor for public comment.

APPROVAL OF MINUTES

1. **Adopt Minutes of December 16, 2025, Regular Meeting.**

Member de Baptiste moved to adopt the minutes of December 16, 2025; seconded by Member Sigety. Motion carried 4-0.

DISCUSSION/ACTION ITEMS

2. **Quasi-Judicial Hearing: Development Plan Review – 62 Harbour Dr. N (Continuation)**

Chair Ferber asked if any of the board members had any ex parte communications. He and all other Commissioners informed that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Chair Ferber opened the continuation of the hearing for 62 Harbour Drive North.

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Town Planner O'Gorman noted that the applicant made revisions to address previous comments from the December meeting, though he expressed uncertainty about the "non-structural stairs" shown on the plans that appeared to still encroach into the setbacks.

Carlos Linares with Randall E. Stofft Architects presented the modifications made in response to the December meeting comments.

Stephanie Portus, PLA Landscape Architecture, presented the landscape revisions.

Town Engineer Bamber raised concerns regarding the pool's potential connection to the house foundation and the need for possible elevation changes, the condition of the seawall and adjacent unimproved right-of-way along Thompson Street, and the presence of steps within the setback that constitute a code violation.

Member de Baptiste expressed concern about the west elevation still lacking sufficient articulation. The applicant agreed to rotate the clerestory windows to meet the 8x16 rectangle requirement for articulation.

There was discussion regarding the proposed forty-one percent FAR, which exceeded the standard limit but was considered in exchange for a drainage easement executed by the property owner.

Chair Ferber opened the floor for public comment. Hearing none, he closed the floor for public comment.

Member de Baptiste moved to approve the quasi-judicial hearing for 62 Harbour Dr. N with modifications to the west elevation as described by the architect, adding the additional piece of wall hiding the air compressors and generator on the east elevation, accepting the dry steps as proposed, and approving the 41 percent gross floor area ratio; seconded by Member Sigety. Motion carried 4-0.

3. Quasi-Judicial Hearing: Development Plan Review – 27 Sabal Island Dr

Chair Ferber asked if any of the board members had any ex parte communications. He stated that he frequently walks by the property, and all other Commissioners informed that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O'Gorman presented the development plan review for 27 Sabal Island Drive. He recommended approval with conditions regarding the fireplace architectural feature and landscape plan consistency.

Town Engineer Bamber reported that the plans met code requirements but noted that drainage calculations, root barriers, and utility conflict clearances were needed before permitting.

Zoning Official Palacios confirmed that the applicant's calculations and percentages met the required ordinances.

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Luis Rivera with Affiniti Architects presented the project. He explained the roof slope and confirmed that the architectural feature encroached minimally into the setback and remained within the allowable limits for both setback distance and square footage.

Landscape architect Louis Vlahos gave details about the landscaping plan.

Member de Baptiste raised concerns regarding the screening of the air conditioning equipment, and Architect Vlahos agreed to install seven-foot-high hedge plantings around all mechanical equipment.

Chair Ferber noted that the south elevation needed articulation above the fireplace, and the architect agreed to add a faux window in that location. Chair Ferber then opened the floor for public comments.

Christine de Haseth of 29 Sable Island Drive expressed full support for the project, appreciating the Mediterranean revival architecture being introduced to the island.

Chair Ferber closed the floor for public comment.

Member Sigety moved to approve the quasi-judicial hearing for 27 Sabal Island Dr with the confirmation of the size of the landscaping, the addition of the window above the fireplace, and the roof variance of 3:12; seconded by Member de Baptiste. Motion carried 4-0.

4. Discussion of Three Non-Conforming Lots in the RSE District

Town Attorney Goddeau explained that three nonconforming lots were previously redeveloped with variances that remain in effect. She outlined several options for the Town, including ordinance changes, alternative development standards, taking no action, or referring matters to the Board of Adjustment.

The Board gave consensus to table the matter for further consideration.

5. Discussion of Proposed Revisions to the Tree Ordinance

Town Attorney Goddeau presented proposed revisions to the tree ordinance to address maintenance of coconut trees, explaining that the changes would replace the current July 1 trimming deadline with a general year-round maintenance requirement to improve enforcement.

The Board expressed support for making the tree-trimming requirement more general; however, they recommended retaining language that highlights safety concerns during hurricane season and periods of high winds.

Chair Ferber noted that although trimming coconut trees is costly, it is essential to ensure public safety.

The Board added additional language to the tree ordinance for further consideration by the Town Commission.

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COMMISSIONER COMMENTS

Chair Ferber expressed concern about the undeveloped Thompson Street right-of-way revealed during the 62 Harbour Drive North application review. He suggested the Town needs to investigate maintenance responsibilities for this area and similar situations throughout the town.

Town Engineer Bamber clarified that the right-of-way is under Town control but not Town ownership, creating questions about long-term maintenance responsibilities.

Member de Baptiste inquired about the status of the previously discussed project at 6855 North Ocean. Town Clerk Avery responded that the applicant had requested to postpone to the February meeting to work on additional changes.

ADJOURNMENT

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Meeting adjourned at 10:37 a.m.

Minutes prepared by Town Clerk Avery and adopted by the Planning & Zoning Commission on February 17, 2026.

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

