

PLANNING & ZONING COMMISSION MEETING MINUTES  
MAY 19, 2026

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, May 19, 2026, in the Town Hall Meeting Chambers.

**CALL TO ORDER**

The meeting was called to order at 9:00 a.m. by Vice Chair Kaleel.

**ROLL CALL**

Town Clerk Avery led the roll call, which was answered by the following:

Chair Shields Ferber	Absent
Vice Chair Kenneth Kaleel	Present
Member de Baptiste	Present
Member Fady Khairallah	Present
Member Neal Sigety	Present
Member Gustafson	Present

Chair Ferber was absent with notice.

**PLEDGE OF ALLEGIANCE**

Chair Ferber led the Pledge of Allegiance.

Town Clerk Avery swore in Member Sigety.

**ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA**

There was none.

**PUBLIC COMMENT**

Vice Chair Kaleel opened the floor for public comment.

The following spoke: Terry Brown

Vice Chair Kaleel closed the floor for public comment. He called for a moment of silence in honor of the passing of Commissioner Hutchins.

**APPROVAL OF MINUTES**

**1. Adopt Minutes of April 21, 2026, Regular Meeting.**

**Member de Baptiste moved to adopt the minutes of April 21, 2026; seconded by Member Khairallah. Motion carried 5-0.**

**DISCUSSION/ACTION ITEMS**

**2. Quasi-Judicial Hearing: Development Plan Review – 7 Harbour Dr. N (Continuation)**

Town Planner Corey O'Gorman introduced the continued development plan review application and summarized the applicant's revisions addressing the Board's previous comments, noting staff's recommendation for approval with conditions or denial.

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

Architect Jose Enriquez and contractor representative Juan Manuel Munoz presented revisions addressing the Board's concerns regarding drainage, air-conditioning screening, streetscape compatibility, and the home's overall appearance.

Member de Baptiste inquired about the berm previously discussed for the western side of the property, and the applicant confirmed it remained in the plans. Member Sigety asked about window penetration compliance, and Town Planner O'Gorman confirmed the design remained unchanged and continued to comply with the Town's requirements.

Property owners John and Paula Agoglia told the Board the home was designed to comply with FEMA and Town setbacks and to remain compatible with the neighborhood.

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

**Member Khairallah moved to approve the quasi-judicial hearing for the proposed development plan for 7 Harbour Dr. N with no conditions: seconded by Member Sigety. Motion carried 5-0.**

**3. Quasi-Judicial Hearing: Development Plan Review (Renewal) – 5920 N Ocean Blvd (Continuation)**

Town Planner O'Gorman reported that staff's review of the permit drawings identified material changes from the approved plans, including a building height exceeding Town Code requirements. Staff recommended tabling the item for further review with the applicant.

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

Homeowner Joseph Asir acknowledged the delay, expressed concern about the timing of identified discrepancies, and stated willingness to comply with code requirements while requesting that some issues be addressed during permitting.

Town Engineer Orlando Rubio reported coordination with the applicant's new civil engineer and stated that revised drainage plans, substituting an exfiltration trench for the east retention area appear acceptable preliminarily, pending further geotechnical and hydraulic conductivity review at the building permit stage.

Member de Baptiste, with concurrence from Member Sigety, noted concern regarding the varied window types (arched, square, and cathedral) and requested that the applicant consider greater design consistency upon resubmittal, while acknowledging that redesign was not within the Board's purview.

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

**Member de Baptiste moved to continue the item to the June 21<sup>st</sup> meeting; seconded by Member Sigety. Motion carried 5-0.**

**4. Quasi-Judicial Hearing: Site Plan Review – 6849 N Ocean Blvd**

Town Planner Corey O'Gorman introduced the proposed and noted that staff found the project compliant with RMM zoning requirements and recommended approval, subject to Board review.

Vice Chair Kaleel noted that several Board members are members of the Ocean Club and referenced the Town Attorney's opinion that membership alone, absent participation in governing functions, does not require disqualification. He invited the public to comment on any objections to participation; none were raised. He disclosed an invitation from Club President Craig Whiting to attend a pre-meeting presentation with project consultants, a follow-up call from the architect before the meeting, and general member support expressed through club interactions, stating these contacts did not affect his objectivity. Member Sigety disclosed attendance at Ocean Club meetings during the planning process and a prior meeting with Craig Whiting regarding broader club plans. Member de Baptiste disclosed a discussion with Craig Whiting, confirming the inclusion of temporary facilities in the application. Alt. Member Gustafson disclosed attendance at club meetings, reviewing the plans with no subsequent contacts. Member Khairallah disclosed no Ocean Club membership or related contacts.

Brian Donahue of Insight Studio, 3601 PGA Boulevard, Palm Beach Gardens, presented the land planning and landscape architecture components of the project. Architect Isaac Campos of Peacock and Lewis Architects, 1295 US Highway 1, North Palm Beach, described the architectural design.

Mr. Donahue then presented the preliminary engineering plan, which had been reviewed and approved by Town Engineer Rubio.

Town Engineer Rubio confirmed that adequate drainage, calculations, and geotechnical data had been submitted for this review stage, with final civil and utility approvals to occur at the building permit.

Town Attorney Goddeau stated for the record that temporary construction facilities fall outside the Planning and Zoning Commission's jurisdiction and would be handled administratively by staff following Town Commission approval, as the Town Code contains no specific provisions governing such facilities.

Vice Chair Kaleel opened the floor for public comment.

Resident Terry Brown of Harbor Drive South supported the ADA ramp, emphasized protection of the dune system and DEP approval for any temporary structures, and raised concerns about construction sequencing and financial assurances related to adjacent development.

Town Attorney Goddeau clarified in response that the town would not be requiring bonding; any such financial assurance would be a matter for the property owners.

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Vice Chair Kaleel submitted a letter of support for the record on behalf of an interested party, noting it would stand as submitted without being read aloud.

Kim Ulle of Edwards Companies, owner of the adjacent northern condominium development parcel, spoke in support of the application.

Clark Parriott of 6880 North Ocean Boulevard expressed support for the application, noting its understated residential design, enhanced landscaping, and long-term benefits to the Ocean Ridge community.

Vice Chair Kaleel closed the floor for public comment.

Vice Chair Kaleel supported the project but raised safety concerns regarding A1A, including crash history in the S-curve, sight-line obstructions from landscaping, and conflicts between ingress traffic and vehicles backing out of parking spaces, and requested further mitigation review.

Member Sigety noted that aligning the Ocean Club and Muse access points across A1A is a meaningful safety improvement over the existing condition.

Member de Baptiste noted the reduced speed limit of 25 mph through the S-curve as an existing traffic calming measure along that stretch.

**Member de Baptiste moved to approve the quasi-judicial hearing for the proposed development plan for 6849 N Ocean Blvd: seconded by Member Sigety. Motion carried 5-0.**

#### COMMISSIONER COMMENTS

There was none.

#### ADJOURNMENT

**Member de Baptiste moved to adjourn the meeting; seconded by Member Gustafson. Motion carried 5-0.**

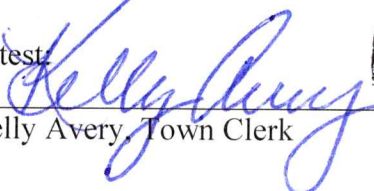
#### ADJOURNMENT

Meeting adjourned at 10:10 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on June 16, 2026.

  
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Shields Ferber, Chair

Attest:

  
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Kelly Avery, Town Clerk

