

PLANNING & ZONING COMMISSION MEETING MINUTES  
APRIL 21, 2026

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, April 21, 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	Present
Member Neal Sigety	Present

Vice Chair Kaleel was absent with notice.

**PLEDGE OF ALLEGIANCE**

Chair Ferber led the Pledge of Allegiance.

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

Member de Baptiste noted that Vice Chair Kaleel, while listed as absent, had in fact arrived after the previous meeting's call; Town Clerk Kelly Avery confirmed this correction had already been made to the prior meeting's minutes. There were no additions, deletions, or modifications to the agenda.

**PUBLIC COMMENT**

A brief clarification was offered regarding the proper placement of public comment within quasi-judicial application hearings.

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

**APPROVAL OF MINUTES**

1. **Adopt Minutes of March 17, 2026, Regular Meeting.**

**Member de Baptiste moved to adopt the minutes of March 17, 2026, as amended; seconded by Member Sigety. Motion carried 4-0.**

**DISCUSSION/ACTION ITEMS**

2. **Quasi-Judicial Hearing: Development Plan Review – 5 Sailfish Ln (Continuation)**

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Chair Ferber asked if any of the board members had any ex parte communications. Chair Ferber disclosed that he had visited the property by bicycle prior to the meeting. All other Commissioners stated that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner Corey O'Gorman confirmed that the only outstanding item from the prior review was the architectural elevations, and that all other aspects of the application remained compliant. The Town Engineer and Zoning Official similarly confirmed no outstanding concerns.

Architect Juan Contin presented revised elevations, describing efforts to better balance the façade, introduce more light, and incorporate natural stone, glass, and landscaping elements to create a more vibrant street presence.

Chair Ferber opened the floor for public comment.

Terry Brown of Harbour Drive South commended the Board for prompting revisions and noted the new design fits the neighborhood better.

Chair Ferber closed the floor for public comment.

The Board echoed this sentiment and acknowledged the applicant's responsiveness.

**Member de Baptiste moved to approve the quasi-judicial hearing for the proposed development plan for 5 Sailfish Lane: seconded by Member Sigety. Motion carried 4-0.**

**3. Quasi-Judicial Hearing: Development Plan Review – 7 Harbour Dr. N**

Chair Ferber asked if any of the board members had any ex parte communications. Member Sigety disclosed that he walks his dog in the vicinity of the property, and all other Commissioners stated that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O'Gorman presented the application and recommended approval with staff conditions, noting that the project complied with all Town zoning regulations.

Town Engineer Rubio confirmed that, as of the March 26 resubmittal, all engineering requirements were satisfied, with remaining conditions including coordination of a pre-construction meeting with the City of Boynton Beach and approval from the Palm Beach County Health Department.

Official Manuel Palacios confirmed that all dimensional requirements were met.

The applicant was represented by General Contractor Juan Munoz and Architect Jose Enriquez, who described the project as a concrete insulated construction system utilizing EPS foam panels with a galvanized steel frame.

Chair Ferber opened the floor for public comment.

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Terry Bown raised concerns regarding severe stormwater flooding on Harbor Drive North during heavy rainfall, specifically questioning how excess runoff from the new construction would be managed once on-site capacity is exceeded and whether a retaining wall is in place to protect adjacent properties. The applicant responded to Mr. Bown's question.

Chair Ferber closed the floor for public comment.

Town Engineer Rubio confirmed that the plans included exfiltration trenches along the northwest and southeast perimeters to capture the required one-inch rainfall volume.

Chair Ferber raised concerns regarding drainage along the western property line following the removal of the proposed berm, as well as the front elevation's stark architectural appearance.

Member Sigety noted that the requested contextual street view had not been provided.

The Board found the applicant's revised screening and drainage explanation insufficient and requested a detailed plan revision. The Board further determined that outstanding engineering and design issues must be resolved before approval.

**Member de Baptiste moved to continue the development plan review for 7 Harbour Drive North, directing the applicant to return with revised plans addressing: (1) the front elevation's architectural treatment to reduce its stark appearance and better integrate with the neighborhood; (2) a clear drainage plan for the western property line demonstrating that stormwater will not shed onto the adjacent neighbor while also fully screening the AC mechanical equipment; and (3) a contextual street view showing the proposed house in relation to neighboring properties; seconded by Member Khairallah. Motion carried 4-0.**

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

Chair Ferber opened the quasi-judicial hearing. Member Sigety disclosed that he passes the property regularly, and all other Commissioners stated that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O'Gorman provided background on the project, and staff recommended approval subject to the Board's review and the same conditions of the prior approval.

Town Engineer Rubio confirmed that the prior Town Engineer's approval conditions remained applicable and requested additional engineering details, including retention area elevations, drainage structure elevations, and a cleanout structure for future maintenance access.

Zoning Official Palacios confirmed that no dimensional calculations had changed.

The applicant, homeowner Joseph Asir, explained that project delays resulted from a change in engineers, owner-builder permitting issues, and delays in obtaining septic approval. He stated that most prior approval conditions had been addressed, although the revisions were not formally included in the renewal submission.

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The Board expressed frustration that the application was resubmitted without documentation confirming compliance with prior conditions, noting that the lack of updated plan comparisons limited their ability to evaluate the application.

Chair Ferber stated that the Board requires review of coordinated, up-to-date plan sets, including current building plans submitted for permitting, prior to approval.

Member Sigety noted inconsistencies in the window treatment shown on the eastern elevation.

Town Manager Michelle Heiser acknowledged the permitting delays, suggested retaining a general contractor to assist with permitting, and noted that compliance with approval conditions could be verified by staff without requiring another hearing.

The Board deferred the application to the May meeting to allow submission of complete, coordinated, and updated plan sets for review.

**Motion Sigety moved to defer the Development Plan Review for 5920 N. Ocean Boulevard to the May 2026 meeting, contingent upon the applicant submitting a complete, coordinated set of current architectural and engineering plans with the new engineer's sign-off; seconded by Member de Baptiste. Motion carried 4-0.**

**5. Quasi-Judicial Hearing: Development Plan Review – 113 Island Dr S (Revision)**

Chair Ferber opened the quasi-judicial hearing. Chair Ferber disclosed that he passes the property regularly and is acquainted with the owner and his family. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O’Gorman noted that although the Development Plan Review was approved in October 2024, revised architectural elevations required resubmission to the Planning and Zoning Board, with a condition that decorative balconies comply with setback projection and area limits.

Town Engineer Rubio confirmed that the civil plans approved by the prior Town Engineer remained unchanged and unaffected by the elevation revisions.

Zoning Official Palacios confirmed that there were no changes to the dimensional calculations.

Architect Richard Brumer summarized revisions reflecting a more classic, organic design, including curved parapets, decorative balconies, stucco finish, and coordinated elevation updates.

Board members expressed straightforward support for the revisions, finding the updated design an improvement over the previously approved plans.

**Member Khairallah moved to approve the revised Development Plan Review for 113 Island Drive South; seconded by Member de Baptiste. Motion carried 4-0.**

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**COMMISSIONER COMMENTS**

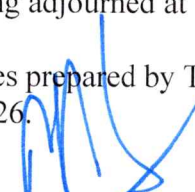
Chair Ferber raised whether ex parte disclosures and oaths could be consolidated at the start of meetings; the Town Attorney advised handling each quasi-judicial item separately for a clear appeal record. He also proposed developing a standardized checklist for development plan submissions to improve consistency and clarity, which received general Board support. He inquired about the proposed Boynton Inlet bridge; the Town Manager noted no formal update beyond prior limited involvement by the mayor. He requested an update on state artificial turf rules; the Town Attorney stated that final DEP rules have not yet been adopted and may still allow stricter local standards. He also raised concerns about prolonged construction at 118 Marlin Drive; staff gave a brief update and stated they would look more into it, and pending state legislation could further extend minimum permit durations.

**ADJOURNMENT**

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Meeting adjourned at 11:03 a.m.

Minutes prepared by Town Clerk Avery and adopted by the Planning & Zoning Commission on May 19, 2026.

  
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Shields Ferber, Chair

Attest:

  
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Kelly Avery, Town Clerk

