

PLANNING & ZONING COMMISSION MEETING MINUTES
JUNE 16, 2026

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, June 16, 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

Assistant to the Town Manager Buzzetta led the roll call, which was answered by the following:

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

Members de Baptiste and Gustafson were absent with notice.

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

Vice Chair Kaleel moved to approve the agenda; seconded by Member Khairallah. Motion carried 4-0.

PUBLIC COMMENT

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown

Vice Chair Kaleel closed the floor for public comment.

APPROVAL OF MINUTES

1. Adopt Minutes of May 19, 2026, Regular Meeting.

Vice Chair Kaleel moved to adopt the minutes of May 19, 2026; seconded by Member Sigety. Motion carried 4-0.

DISCUSSION/ACTION ITEMS

2. Selection of Chair & Vice Chair

Town Clerk Kelly Avery noted that the annual selection of Chair and Vice Chair, which was to have been conducted at the prior meeting, had not taken place and needed to be completed. She offered the option of ballots or open nominations.

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Vice Chair Kaleel moved to nominate Shields Ferber as Chair, and Member Sigety moved to nominate Kenneth Kaleel as Vice Chair; seconded by Member Khairallah. Motion carried 4-0.

3. Discussion Regarding Revisions to Artificial Turf Ordinance

Town Attorney Goddeau provided an update on proposed amendments to the Town's artificial turf regulations. She explained that FDEP adopted minimum standards for synthetic turf on single-family residential properties of one acre or less, preempting conflicting local regulations. She also presented options to adopt the ordinance as drafted, modify and revisit it, or delay action pending review of other municipalities.

The Board discussed the irrigation head removal requirement.

Member Khairallah argued that the provision was redundant in practice, as installers routinely cap heads covered by turf, and that removal of all heads could be unnecessarily broad where heads serve adjacent landscaping.

Vice Chair Kaleel stated that the intent of the provision should be narrowly focused on preventing irrigation heads from being buried beneath artificial turf and recommended revising the language to reflect that specific purpose.

Town Engineer Orlando Rubio confirmed that the FDEP rule's purpose behind this provision is water conservation, not just installation practice. He noted that the drainage performance of artificial turf depends on underlying soil conditions, regardless of rated permeability. He advised that several municipalities restrict the pervious credit allowance for artificial turf.

Town Attorney Goddeau noted the Town's current code considers artificial turf to be one hundred percent and stated that coverage limitations may be considered in the future as regulations evolve.

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown

Chair Ferber closed the floor for public comment.

Town Engineer Rubio and Attorney Goddeau addressed Mr. Brown's comments regarding drainage and maintenance. Attorney Goddeau noted that existing code provisions already require artificial turf to be properly maintained and kept in compliance with established standards.

Vice Chair Kaleel recommended moving forward with the proposed ordinance, with the modification to the irrigation language to tie it expressly to the FDEP standard and limit it to heads covered by the turf installation. He also recommended scheduling a six-month follow-up review to assess how other municipalities have managed the issue and whether additional refinements are warranted.

Vice Chair Kaleel moved to approve the draft Artificial Turf Ordinance with a modification to the in-ground irrigation provision (Section B2) to reference the applicable FDEP standard and limit its scope; accordingly, seconded by Member Sigety. Motion carried 4-0.

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4. Discussion Regarding Revisions to Reasonable Accommodation Procedures Ordinance

Town Attorney Goddeau presented the draft ordinance. She explained that the Town's existing process complies with the Florida Fair Housing Act and the Americans with Disabilities Act, and the proposed amendment adds specific language addressing recovery residences. She noted that the ordinance also reaffirms the Town's non-transient residential character by requiring any approved recovery residence or similar use to provide residency exceeding thirty (30) days, consistent with current case law.

Vice Chair Kaleel moved to approve the Reasonable Accommodation Procedures Ordinance, seconded by Member Khairallah. Motion carried 4-0.

COMMISSIONER COMMENTS

Member Khairallah noted that the next scheduled meeting is July 21, 2026, and extended best wishes to the United States on its 250th anniversary.

Town Manager Heiser outlined the potential fiscal impacts of the proposed constitutional amendment, discussed possible increased costs related to fire services, and provided an update on ongoing discussions regarding the potential transfer of utility infrastructure management to Palm Beach County.

Vice Chair Kaleel commented on the fiscal challenges facing municipalities and expressed support for evaluating service consolidations where efficiencies may be achieved, while emphasizing the importance of prudent fiscal management. Town Manager Heiser concurred, noting that although the Town has benefited from conservative fiscal practices, increasing costs and unfunded mandates continue to place pressure on the budget.

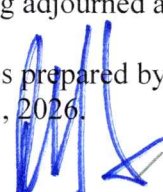
Chair Ferber inquired about the status of the FPL underground utility project. Town Manager Heiser reported that all required easements have been secured, and she noted that Comcast's aerial lines remain above ground.

ADJOURNMENT

ADJOURNMENT

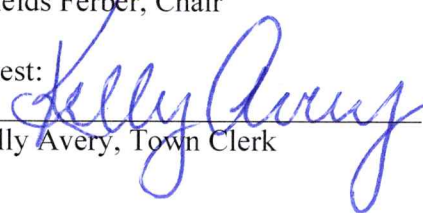
Meeting adjourned at 9:54 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on July 21, 2026.



Shields Ferber, Chair

Attest:



Kelly Avery, Town Clerk

