



**Town Commission Meeting**  
**Tuesday December 13, 2022, at 10:00 a.m.**

**IN ATTENDANCE**

TOWN COMMISSION	TOWN STAFF
Keith Waters, Mayor	Linda Stumpf, Town Manager
Stewart Satter, Vice Mayor	Carmen Mattox, Chief of Police
Richard Granara, Mayor Pro Tem	Erika Petersen, Town Clerk
Hank Siemon, Commissioner	Keith Davis, Town Attorney
Chauncey Johnstone, Commissioner	Brent Watson, Water Plant Superintendent
John Deese, Commissioner	
Aileen Carlucci, Commissioner	

**PUBLIC:** Tatyana Neklatova (Palm Beach Dermatology), Tom Benedict (Architect), and Larry Barszweski (Coastal Star)

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Town Commission called to order at 10:01 a.m.

**CONSENT AGENDA:**

- 1. Minutes November 17, 2022 Town Commission Meeting**
- 2. Police Department Report and Fire/Rescue Response Time Report for November**
- 3. Paver Agreement 1660 Lands End Road**

Commissioner Deese made a motion to **approve** the Consent Agenda. Commissioner Siemon seconded the motion which prevailed by the following vote:

**YES:** Vice Mayor Satter, Commissioner Siemon, Commissioner Johnstone, Commissioner Deese and Commissioner Carlucci

**REGULAR AGENDA: \*Quasi-Judicial Hearing**

**RA.1 \*SE 22-7 – 230 S. Ocean Blvd Unit #205** – Tatyana Nektalova, the proposed tenant for MSKP Plaza del Mar, LLC, sought the Town Commission’s approval for a special exception use for a dermatology practice pursuant to Section 151.453 (D) and 151.469, Town Code. Dr. Nektalova presented the request.

There was no ex parte.

There was discussion among the commissioners regarding previous medical uses and the intent of the code.

Commissioner Carlucci made a motion to **approve** the special exception SE 22-7. Commissioner Deese seconded the motion which prevailed by the following vote:

**YES:** Vice Mayor Satter, Commissioner Siemon, Commissioner Johnstone, Commissioner Deese and Commissioner Carlucci

**RA.2 \*VAR 22-6 – 14 Little Pond Road** – 14 Little Pond LLC sought the Town Commission’s approval for a variance to construct a 8’-0” x 16’-0” swimming pool and a 5’-0” x 5’-0” spa inside the existing courtyard setback 0’-8” from the side lot line where Town Zoning Code Sec. 151.344(A) requires a 13’-0” setback. Tom Benedict, the architect, presented the project.

Vice Mayor Satter disclosed he spoke with the architect, Tom Benedict, about the project. Commissioners Siemon and Johnstone disclosed they had driven passed the property.

Commissioner Deese made a motion to **approve** the variance VAR 22-6. Vice Mayor Satter seconded the motion which prevailed by the following vote:

**YES:** Vice Mayor Satter, Commissioner Siemon, Commissioner Johnstone, Commissioner Deese and Commissioner Carlucci

### **RA.3 Referendum procedures discussion**

The Town Commission has been discussing the value of having a Town-owned Water Plant and their desire to keep it from being sold in the future. To this end, there was a discussion that the Commission would prefer a referendum vote by the entire community. Town Attorney Davis explained it is too late in the year to get something into the Supervisor of Elections office for the 2023 election cycle. He explained that all documents and referendum ballot language should be ready by the November 2023 meeting in order to submit to the Supervisor of Elections office. The attorney suggested and the Commission agreed to start the procedure this summer, which will give ample time to have a vote in March 2024.

### **RA.4 Construction work hours discussion**

There was discussion on the construction work hours in the Town compared to other municipalities. Several of the Commissioners expressed an interest in shortening the Saturday construction work hours. There was a concern expressed as to what the impact shorter work hours would have on the completion of houses. No decision was made.

### **RA.5 Noise ordinance for music discussion**

The Town Commission discussed the vehicular noise along A1A. Chief Mattox and Town Manager Stumpf are to reach out to FDOT and find out why the speed limit is lower in the Town of Ocean Ridge. They are to investigate having the speed reduced in Town.

### **RA. 6 Town Manager Stumpf’s Report**

**Code Enforcement:** Town Manager Stumpf explained violations continue to occur with most of the issues dealing with hedges, trees and construction sites.

**COVID update:** She explained the COVID and flu case numbers were up statewide for the month.

**Intracoastal Crossing Update:** Town Manager Stumpf informed the Commission that the line has been tapped on both ends and the next step is that the engineers need to get two sample points. The project is expected to be completed by mid-January.

**PUBLIC COMMENTS**

There was none.

**OTHER BUSINESS**

Commissioner Johnstone brought up the sand replenishment and erosion of sand at La Coquille. The Town Manger explained the sand ebbs and flows and travels north to south, but always gets replenished by the beaches north of us, ie. Palm Beach.

Commissioner Johnstone wanted to discuss the height of seawalls and if this was code driven. Town Manager Stumpf explained that is established by DEP.

The Mayor asked if Publix was required to provide a security guard for the store. Per the Town Manager, there was one guard on duty initially each day. Chief Mattox will reach out to Publix management to determine if that is still the case. The original agreement will be reviewed to determine if all requirements are being met.

Commissioner Johnstone explained that a few residents had expressed concern about pickleball courts in Town and the noise they produce. There is a rumor that the Hotel would want to convert the tennis ball courts in to pickleball courts. Town Manager Stumpf explained she had already spoken to the Eau Hotel Manager and the Mayor suggested this discussion be tabled until a future meeting.

Meeting adjourned at 11:18 a.m.

**These minutes were presented to the Town Commission  
on Tuesday January 24, 2023 for approval.**

  
Stewart Satter, Vice Mayor

  
Date Signed

  
Erika Petersen, Town Clerk

  
Date Signed