



JOINT WORKSHOP - APPEARANCE REVIEW CRITERIA FOR SINGLE-FAMILY HOMES MINUTES

May 02, 2025 at 1:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
JOHN CALLAGHAN, VICE MAYOR
DIANA DAVIS, VICE MAYOR PRO TEM
MARIANNE HOSTA, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER
MICHAEL STERN, PLANNING & ZONING BOARD CHAIR *(Via Zoom)*
JIM FERGUSON, PLANNING & ZONING BOARD VICE CHAIR
JIM EHRET, BOARDMEMBER
JONATHAN BUTLER, BOARDMEMBER
BRIAN COLE, BOARDMEMBER
CAROL RUDOLPH, ALTERNATE BOARDMEMBER

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
STEPHEN MAYER, PRINCIPAL PLANNER
FABINNE AZEMAR, PLANNING TECHNICIAN
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK

AUDIENCE: 45 (3 via Zoom) *(See attached sign-in sheet)*

CALL TO ORDER – 1:00PM

COMMENTS FROM THE PUBLIC *(This section relates to the item under discussion. See attached Comment Cards.)*

Public Comments Opened at 1:02pm.

Public Comments Closed at 1:42pm.

DISCUSSION ITEMS *(See attached staff presentation.)*

1. Appearance Review Criteria Work Session

Boardmember Ehret provided his comments via a letter *(see attached)*; and Vice Mayor Pro Tem Davis provided three (3) separate presentations *(see attached)*.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to allow Vice Mayor Pro Tem Davis to present her information.

Planning & Zoning Boardmembers Ferguson and Butler were in support of repealing the code for Harmony. Boardmembers Ehret, Cole, and Alternate Boardmember Rudolph were opposed to repealing the code for Harmony.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to not repeal the code for Harmony.

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to continue not to perform architectural review for single-family homes and amend the Code accordingly.

Council gave unanimous consensus for staff to proceed with the status quo for appearance review; direct staff to return with additional options that incorporate tools such as FAR, increased setbacks, and other mechanisms that could help clarify the code; and have staff conduct a comprehensive analysis of the proposed language submitted by Vice Mayor Callaghan providing criteria for the assessment of Harmony (see attached) and provide a recommendation to the Town Council.

Council gave unanimous consensus to postpone the Traffic Mitigation Workshop.

ADJOURNMENT

Mayor Wheeler adjourned the Workshop at 5:10pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk