



PLANNING AND ZONING BOARD MINUTES

December 04, 2023 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: DIANA DAVIS, CHAIR
JIM FERGUSON, VICE CHAIR
LAURE SHEARER, BOARDMEMBER
NANCY WOLF, BOARDMEMBER
JANE LE CLAINCHE, BOARDMEMBER

ALSO PRESENT: FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
CURT THOMPSON, PRINCIPAL PLANNER
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
LEONARD RUBIN, TOWN ATTORNEY

ABSENT: MICHAEL STERN, BOARDMEMBER

Audience: 13

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time. Comments needing a reply will be referred to Staff for research; a report will be forwarded to The Board; and citizens will be contacted.

Public Comments Opened at 4:02pm.

Public Comments Closed at 4:02pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - November 6, 2023

MOTION: *Ferguson/Shearer made a motion to approve the consent agenda.*

ACTION: *The motion passed unanimously.*

BOARD ACTION/DISCUSSION ITEMS *(Public Comment period was provided for each item below.)*

2. Seminole Golf Club Variance Request *(See attached presentation by the applicant.)*

The Board gave unanimous consensus to add a condition to the recommendation to approve the variance requiring Seminole Golf Club to maintaining the architectural style features in line with Mr. Wyeth's original design and per the letter dated November 14, 2023 included with the application.

MOTION: *Wolf/Ferguson made a motion to approve the request for variance for the Seminole Golf Club Property, subject to the conditions set forth in staff's memorandum, and with the additional condition of Seminole Golf Club maintaining the architectural style features in line with Mr. Wyeth's original design and per the letter dated November 14, 2023 included with the application.*

ACTION: *The motion passed unanimously.*

3. Ordinance 780 – Harmony Criteria

The Board gave unanimous consensus to have the ordinance state the following: "For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings or structures within 300 feet from the proposed site within the same zoning district."

MOTION: *Wolf/Ferguson made a motion to recommend that the Town Council approve Ordinance No. 780 as amended.*

ACTION: *The motion passed unanimously.*

COMMENTS FROM THE BOARD *(See attached handouts from Chair Davis.)*

Boardmember Wolf, Chair Davis, and Boardmember LeClainche gave consensus to recommend to the Town Council that the Planning & Zoning Board be a 2-year term.

The Board gave unanimous consensus to recommend that the Town Council reconsider holding off on prioritizing areas in the land development code.

ADJOURNMENT

Chair Davis adjourned the meeting at 5:54pm.

Diana Davis, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk