



PLANNING & ZONING BOARD MEETING MINUTES

October 02, 2023 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: DIANA DAVIS, CHAIR
JIM FERGUSON, VICE CHAIR
MICHAEL STERN, BOARDMEMBER
NANCY WOLF, BOARDMEMBER (*Via Zoom*)
JANE LE CLAINCHE, ALTERNATE BOARDMEMBER

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

ABSENT: LAURE SHEARER, BOARDMEMBER

Audience: 6 (*1 Via Zoom*)

CALL TO ORDER – 4:00pm.

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

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 4:03pm.

Public Comments Closed at 4:06pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for September 19, 2023

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

ACTION: *The motion passed unanimously.*

BOARD ACTION/DISCUSSION ITEMS

2. Discussion on Floor Area Ratio (FAR) – *(See attached handouts provided by Chair Davis.)*

Chair Davis, Boardmember Le Clainche, and Boardmember Wolf gave consensus to have staff look into utilizing Floor Area Ratio (FAR) limitations for residential districts in Town.

COMMENTS FROM THE BOARD *(Public Comment Period was opened during this item.)*

Chair Davis passed the gavel.

MOTION: *Wolf/Davis made a motion to ask the Town Council to have staff and land use attorney look into SB102 and see where it makes sense to preserve the properties in Town.*

ACTION: *Motion failed 3-2 with Chair Davis and Boardmember Wolf in favor.*

Chair Davis, Boardmember Le Clainche, and Boardmember Wolf gave consensus to have staff provide an update on SB102 on the next agenda; an update on the criteria for development activity on the Town's website; and a review of the rezoning and future land use criteria for educational purposes.

ADJOURNMENT

Chair Davis adjourned the meeting at 5:22pm.

Diana Davis, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk