



# PLANNING & ZONING BOARD MEETING MINUTES

December 2, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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PRESENT: MICHAEL STERN, CHAIR  
JIM EHRET, VICE CHAIR  
JIM FERGUSON, BOARDMEMBER  
LAURE SHEARER, BOARDMEMBER  
CAROL RUDOLPH, BOARDMEMBER  
JONATHAN BUTLER, ALTERNATE BOARDMEMBER

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

AUDIENCE: 2

**CALL TO ORDER – 4:00PM**

**PLEDGE ALLEGIANCE TO THE FLAG**

**ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None**

**COMMENTS FROM THE TOWN ATTORNEY AND STAFF**

Interim Town Manager Davila presented the Board with gift baskets of appreciation for their service to the Town.

**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.*

*Public Comments Opened at 4:01pm.*

*Public Comments Closed at 4:01pm.*

## CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes – November 18, 2024

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

***ACTION:*** The motion passed unanimously.

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

2. Tools to Limit Density Discussion

***No Action was taken on this item.***

## COMMENTS FROM THE BOARD

### ADJOURNMENT

Chair Stern adjourned the meeting at 4:24pm.



Michael Stern, Chair



Caitlin E. Copeland-Rodriguez, Town Clerk