



PLANNING AND ZONING BOARD MINUTES

March 2, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

ALSO PRESENT: FRANK M. DAVILA, DIRECTOR OF PLANNING & ZONING
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
STEPHEN MAYER, PRINCIPAL PLANNER

ABSENT: BRIAN COLE, BOARDMEMBER

AUDIENCE: 4

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

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

COMMENTS FROM THE TOWN ATTORNEY AND STAFF - *None*

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 4:00pm.

Public Comments Closed at 4:00pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - January 5, 2026

MOTION: Ferguson/Butler 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. Appeal of Administrative Decision – 390 Jupiter Lane

Rick Kozell, Esq., representative of the homeowner for 390 Jupiter Lane, provided a handout *(see attached)*.

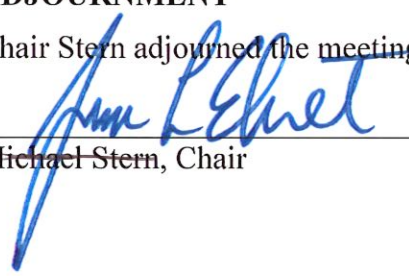
MOTION: *Ehret/Rudolph made a motion to recommend the Town Council sitting as the Zoning Board of Adjustment and Appeals deny the appeal.*

ACTION: *The motion passed unanimously.*

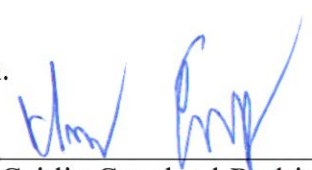
COMMENTS FROM THE BOARD

ADJOURNMENT

Chair Stern adjourned the meeting at 4:46pm.



Michael Stern, Chair



Caitlin Copeland-Rodriguez, Town Clerk Designee
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