

**PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
COUNCIL CHAMBERS
February 13, 2018
7:00 P.M.**

The Planning and Zoning Commission (PZC) also acts as the Local Planning Agency (LPA) and the Zoning Board of Adjustments (ZBA). Items for each body are noted in this agenda.

CALL TO ORDER:

ROLL CALL:

Chair Patrick Rutter	<input type="checkbox"/>	Town Attorney, Thomas J. Baird	<input type="checkbox"/>
Vice Chair Ankur Patel	<input type="checkbox"/>	Director of Planning and Zoning,	
Commissioner MB Hague	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Commissioner Brett Leone	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Commissioner Peter Robbins	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Commissioner Cheryl Schneider	<input type="checkbox"/>	Senior Planner, Peter Meyer	<input type="checkbox"/>
Commissioner David Flinchum	<input type="checkbox"/>	Senior Planner, Martin Schneider	<input type="checkbox"/>
First Alternate		Planner, Peter Begovich	<input type="checkbox"/>
Commissioner James Cordeiro	<input type="checkbox"/>	Secretary, Valerie Hampe	<input type="checkbox"/>
Second Alternate			

If you would like to speak before the Commission please submit a green comment card to the secretary.

ORDER OF BUSINESS: The normal order of business for hearings of agenda items is as follows:

- Applicant presentation
- Staff presentation
- Commission questions Applicant and Staff
- Public to be heard - Three minute limit per speaker *
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor - Discussion only on the motion
- Call for the vote

***Public Comment** - Each comment is limited to three (3) minutes. Anyone wishing to speak is asked to go to the podium and state his/her name and address for the record prior to addressing the Commission.

RECOGNITION OF SERVICE:

Posthumous acknowledgement and thanks for Larry Roberts service as a Planning and Zoning commissioner.

MINUTES: Regular Planning and Zoning Commission meeting, January 9, 2018.

CITIZEN COMMENTS:

Citizen comments unrelated to agenda items. The Commission will not discuss these items this evening. Any issues will be noted by Staff for follow-up as appropriate.

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Abacoa Development of Regional Impact (DRI)** – Amendments to the Development Order (DO) related to the concurrent Compass Self-Storage development applications as follows:

➤ Section 3: Order –

- Decrease the research and development/industrial and retail square footage;
- Decrease the total number of residential units; and
- Add square footage for a new self-storage use;

➤ Condition 130 – Decrease the total number of residential units, and

➤ Map HR – Changes to reflect the proposed modifications to “Section 3: Order.” (PZ# 2602) [Tab 1.pdf](#)

Town Council consideration:

April 17, 2018

2. **MXD Self-Storage Use and Floor Area Ratio Regulations** – Zoning text amendment to Chapter 27 to:

- Allow warehouse and limited access self-service storage facilities as a special exception use in the Community Commercial (CC) subdistrict (Sec. 27-990.13 and Sec. 27-1675.1);
- Allow warehouse multi-access self-service storage facilities as a special exception use in the Workplace Limited (WPL) subdistrict (Sec. 27-990.13 and Sec. 27-1675.1); and
- Establish a Floor-Area-Ratio for a project that is located within both the CC and WPL subdistricts (Sec. 27-1675.2).

(PZ# 2603) [Tab 2.pdf](#)

Town Council consideration:

March 20, 2018 – 1st rdg

April 17, 2018 – 2nd rdg

3. **Compass Self Storage** – Applications for a Workplace Limited (WPL) Amendment, Community Commercial (CC) Subdistrict Amendment, Site Plan, and Special Exception to allow self-storage facility on a 7.3± acre property located at the southeast corner of Frederick Small Road and Sweet Bay Circle. (PZ# 2599, 2600, 2601 & 2602) [Tab 3.pdf](#) [Tab 3 plans.pdf](#) [Tab 3 presentation.pdf](#)

Town Council consideration:

April 17, 2018

4. **Fishermans Wharf Residential** - Applications for a Small Scale Planned Unit Development with two waivers and a site plan for 39 residential units, with an accessory special exception application for a four slip marina, , on a 5.2± acre property, located north of Indiantown Road on both sides Fishermans Way and up to the Intracoastal Waterway. (PZ# 2635, 2039, 2040) [Tab 4.pdf](#)
[Tab 4 architecture.pdf](#) [Tab 4 plans.pdf](#) [Tab 4 presentation.pdf](#)
Town Council consideration: March 20, 2018

ADJOURN PLANNING AND ZONING COMMISSION

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Planning and Zoning Commission with respect to any matter considered at these hearings, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this hearing.