

PLANNING & ZONING COMMISSION AGENDA - REVISED

REGULAR MEETING

February 14, 2017

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 Ben Klug	<input type="checkbox"/>	Director of Planning and Zoning,	
Commissioner Ken Duke	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Commissioner David Flinchum	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Commissioner MB Hague	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Commissioner Ankur Patel	<input type="checkbox"/>	Principal Planner, David Kemp	<input type="checkbox"/>
Commissioner Larry Roberts	<input type="checkbox"/>	Senior Planner, Martin Schneider	<input type="checkbox"/>
Commissioner Nilsa Zacarias	<input type="checkbox"/>	Planner, Garret Watson	<input type="checkbox"/>
First Alternate		Secretary, Valerie Hampe	<input type="checkbox"/>
Commissioner Peter Robbins	<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.

MINUTES: Regular Planning and Zoning Commission meeting, January 10, 2017.

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:

APPLICANT REQUESTS CONTINUATION TO 3/14/17

1. **Center Park** – Applications for a 7.3+/- acre parcel of land located at 114 Datura Street (approximately 220 feet south of Center Street between Hepburn Avenue and Old Dixie Highway) to include:
 - A. Small Scale Future Land Use Map amendment from Commercial to General Industrial; (PZ# 16-1910)
 - B. Zoning Map amendment from General Commercial (C-2) on 1.8+/- acres and Restricted Commercial (C-4) on 5.5+/- acres to Industrial Park Light Industry (I-1) for the entire 7.3+/- acres. (PZ# 1911) [Tab 1.pdf](#)

Town Council consideration: March 21, 2017 – 1st rdg
April 20, 2017 – 2nd rdg

APPLICANT REQUESTS CONTINUATION TO 3/14/17

2. **Center Park** - Application for a large-scale Planned Unit Development (PUD), a Site Plan, and Special Exceptions for a redevelopment of 11.6± acres to allow self-storage, warehouse, office, retail, restaurant, medical office, indoor recreation and accessory residential use at 114 Datura Street. (PZ#'s 1913, 1914 and 1916)
[Tab 2.pdf](#) [Tab 2 plans.pdf](#) [Tab 2 presentation.pdf](#)
Town Council consideration: March 21, 2017 – 1st rdg
April 20, 2017 – 2nd rdg

B. NEW BUSINESS:

3. **Wendy's** – Site plan amendment to renovate and expand a nonconforming fast food restaurant use on a 0.65 ± acre property, at 626 W. Indiantown Road. (PZ# 15-1584) [Tab 3.pdf](#) [Tab 3 plans.pdf](#) [Tab 3 presentation.pdf](#)
Town Council consideration: March 21, 2017

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.