

**PLANNING & ZONING COMMISSION AGENDA - REVISED**

**SPECIAL MEETING**

**April 13, 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"/>
Commissioner MB Hague	<input type="checkbox"/>	Director of Planning and Zoning,	
Commissioner Brett Leone	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Commissioner Ankur Patel	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Commissioner Peter Robbins	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Commissioner Larry Roberts	<input type="checkbox"/>	Principal Planner, David Kemp	<input type="checkbox"/>
Commissioner Cheryl Schneider	<input type="checkbox"/>	Planner, Garret Watson	<input type="checkbox"/>
Commissioner David Flinchum	<input type="checkbox"/>	Secretary, Valerie Hampe	<input type="checkbox"/>
First Alternate			
Commissioner James Cordeiro	<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, March 14, 2017.

**ELECTION OF OFFICERS:** Election of Chairman and Vice Chairman.

**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.

**CONSENT AGENDA:** All items listed in this portion of the agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests; in which event, the item will be removed and considered later under the Regular Agenda as appropriate.

**CONSENT AGENDA:**

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

**CONTINUED TO 5/9/17**

➤ **Transportation Element Comprehensive Plan Text Amendments** - Modify the following:

- Table 1 and Figure 1 to include road segment of Island Way south of Indiantown Road;
- Road Level of Service (LOS) Tables and Figures pertaining to existing and short-term (2020) and long-term (2035) future traffic levels on the following Town-maintained road segments:
  - A1A from US1 to Jupiter Beach Road;
  - Island Way south of Indiantown Road.
- Policy 1.3.2 pertaining to adopting the LOS standard D for the above A1A road segment;
- Delete Policy 3.2.11 that pertains to establishing an adopted daily LOS standard for the above A1A road segment.

(PZ# 17-2268) ***Acting as the Local Planning Agency***  
Town Council consideration:

June 6, 2017 – 1<sup>st</sup> rdg  
August 1, 2017 – 2<sup>nd</sup> rdg

**CONTINUED TO DATE UNCERTAIN**

➤ **Fisherman's Wharf Residential and Research & Development** - Applications for a Large Scale Planned Unit Development with three waivers, a special exception application for a marina, and a site plan for 36 residential units and a research and development use, on a 5.2± acre property, located north of Indiantown Road between Fisherman's Way and the Intracoastal Waterway.

(PZ# 2038, 2039 & 2040)  
Town Council consideration:

TBA

3. **Cornerstone Property** – Applications for a 1.0+/- acre parcel of land located at the southwest corner of Indiantown Road and US1 to include:

- A. Small Scale Future Land Use Map amendment from Commercial to Mixed Use; (PZ# 16-2081) ***Acting as the Local Planning Agency***
- B. Zoning Map amendment from Indiantown Road Overlay Zoning (IOZ) District - US Highway 1 District, with underlying Office Commercial (C-3) zoning to U.S. Highway One/Intracoastal Waterway Corridor District – Waterway Commercial and Entertainment Subdistrict (US1/ICW-WCE). (PZ# 16-2082) [Tab 3.pdf](#)

Town Council consideration:

May 16, 2017 – 1<sup>st</sup> rdg  
June 20, 2017 – 2<sup>nd</sup> rdg

## END OF CONSENT AGENDA

### REGULAR AGENDA:

#### A. OLD BUSINESS:

2. **Housing Element Comprehensive Plan Text Amendment** – To modify Policy 1.2.10 associated with mandatory requirements of the Workforce Housing Program. (PZ# 17-2333) **Acting as the Local Planning Agency** [Tab 2.pdf](#)  
Town Council consideration:  
May 2, 2017 – 1<sup>st</sup> rdg  
July 6, 2017 – 2<sup>nd</sup> rdg

#### B. NEW BUSINESS:

4. **116 Bonfish Circle** – Variance request to reduce the rear setback from 10 feet to 5.9 feet for a single-family dwelling on a 0.15± acre property, located in Oceanwalk. (PZ# 17-2312) **Acting as the Zoning Board of Adjustments**  
[Tab 4.pdf](#)    [Tab 4 Presentation.pdf](#)
5. **Cornerstone** – Large Scale Planned Unit Development, Special Exception, and Site Plan applications for a mixed use building with 15 residential units and commercial, located on a 1.0+ acre property at 50 S. U.S. Highway One. (PZ# 16-2083, 16-2084, 16-2085 & 16-2086) [Tab 5.pdf](#)    [Tab 5 Plans.pdf](#)    [Tab 5 Presentation.pdf](#)  
Town Council consideration:  
May 16, 2017 – 1<sup>st</sup> rdg  
June 20, 2017 – 2<sup>nd</sup> rdg

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.