

**PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING**  
**May 9, 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 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 Larry Roberts	<input type="checkbox"/>	Principal Planner, David Kemp	<input type="checkbox"/>
Commissioner Cheryl Schneider	<input type="checkbox"/>	Senior Planner, Peter Meyer	<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, April 13, 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.

**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:**

1. **Historic and Archaeological Protection Regulations** – Town-initiated zoning text amendment to Division 35 of Chapter 27 to provide for an alternate member to the Historic Resources Board. (PZ# 2404) [Tab 1.pdf](#)  
*Town Council consideration:*

June 6, 2017 – 1<sup>st</sup> rdg  
August 3, 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# 2333) ***Acting as the Local Planning Agency*** [Tab 2.pdf](#)  
*Town Council consideration:*

June 6, 2017 – 1<sup>st</sup> rdg  
August 3, 2017 – 2<sup>nd</sup> rdg

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

- Table 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 3.1.2 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# 2268) ***Acting as the Local Planning Agency***  
*Town Council consideration:*

[Tab 3.pdf](#)  
June 6, 2017 – 1<sup>st</sup> rdg  
August 3, 2017 – 2<sup>nd</sup> rdg

**B. NEW BUSINESS:**

4. **Abacoa Development of Regional Impact (DRI)** – Amendments to the Development Order (DO) related to the concurrent Cinebowl development applications as follows:
  - Section 3: Order –
    - Increase retail square footage, and
    - Decrease the number of movie theater screens and seats;
  - Map HR – Changes to reflect the proposed modifications to “Section 3: Order.”

(PZ# 2043) [Tab 4.pdf](#)  
Town Council consideration: June 20, 2017
  
5. **Abacoa Town Center Subdistrict** - Amendment to an approved Subdistrict Master Site Plan to reduce the number of theater seats and increase the square footage of the retail on 70.4 ± acres, generally located west of Central Boulevard, east of Parkside Drive, and north of Florida Atlantic University. (PZ# 2044); [Tab 5.pdf](#)  
Town Council consideration: June 20, 2017
  
6. **CineBowl**- Application for an individual site plan and special exceptions to construct a movie theater, bowling alley and restaurant with outdoor seating within Phase II of Abacoa Town Center, located on 1.74± acres at 4688 Main Street.  
(PZ# 2045 & 2046) [Tab 6.pdf](#) [Tab 6 plans.pdf](#) [Tab 6 presentation.pdf](#)  
Town Council consideration: June 20, 2017

**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.