

**PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
COUNCIL CHAMBERS
June 12, 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:

| | | | |
|-------------------------------|--------------------------|--|--------------------------|
| Vice Chair Ankur Patel | <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 Peter Robbins | <input type="checkbox"/> | Asst. Director of Planning and Zoning, | |
| Commissioner Cheryl Schneider | <input type="checkbox"/> | Stephanie Thoburn | <input type="checkbox"/> |
| Commissioner David Flinchum | <input type="checkbox"/> | Principal Planner, David Kemp | <input type="checkbox"/> |
| Commissioner Erasmo Haibi | <input type="checkbox"/> | Senior Planner, Peter Meyer | <input type="checkbox"/> |
| First Alternate | | Senior Planner, Garret Watson | <input type="checkbox"/> |
| Commissioner Frank Fore | <input type="checkbox"/> | Planner, Peter Begovich | <input type="checkbox"/> |
| Second Alternate | | Secretary, Valerie Hampe | <input type="checkbox"/> |

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, May 8, 2018.

ELECTION OF OFFICERS: Election of 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.

REGULAR 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 add two at-large members to the Historic Resources Board and amend Board member qualifications. (PZ# 2910) [Tab 1.pdf](#)
Town Council consideration: June 19, 2018 – 1st rdg
July 17, 2018 – 2nd rdg
2. **113 Old Jupiter Beach Road** – Variance request to Section 27-1397(4)(a) entitled “Shoreline Stabilization” to install a seawall waterward of the mean high water line on an unarmored portion of the waterfront, located at 113 Old Jupiter Beach Road. (PZ# 2876) [Tab 2.pdf](#) ***Acting as the Zoning Board of Adjustment***
3. **Harbourside Place** - Application for a Class “B” Special Permit to hold an event known as “July 4th Celebration on the Waterfront!”, that includes fireworks on the Building 3A Parking Garage on July 4, 2018, located at the northwest corner of U.S. Highway One and Indiantown Road. (PZ# 2925) [Tab 3.pdf](#) [Tab 3 presentation.pdf](#)
4. **Jupiter Medical Center** – Site plan amendment application for a major expansion to add a five-story 41,231 square foot (sf) addition on the east side of the existing hospital building, on a 27.3± acre property at 1210 Old Dixie. (PZ# 2796)
[Tab 4.pdf](#) [Tab 4 plans.pdf](#) [Tab 4 presentation.pdf](#)
Town Council consideration: July 17, 2018
5. **Home Depot** – Special exception and site plan amendment applications to demolish an existing retail building (fka Sports Authority) and a portion of the existing Home Depot and construct a 39,575 sf expansion to the existing building, on a 17.8± acre property located at 1560 and 1694 W. Indiantown Road. (PZ# 2718 & 2719)
[Tab 5.pdf](#) [Tab 5 plans.pdf](#) [Tab 5 presentation.pdf](#)
Town Council consideration: July 17, 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.

