

**PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING**  
**June 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"/>
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"/>	Senior Planner, Peter Meyer	<input type="checkbox"/>
Commissioner Cheryl Schneider	<input type="checkbox"/>	Senior Planner, Martin Schneider	<input type="checkbox"/>
Commissioner David Flinchum	<input type="checkbox"/>	Planner, Garret Watson	<input type="checkbox"/>
First Alternate		Secretary, Valerie Hampe	<input type="checkbox"/>
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, May 9, 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:**

**CONTINUED TO 7/11/17**

- **Love Street Development** – Amendments to the approved small-scale Planned Unit Development (PUD) and a site plan for retail, restaurant, and office on 2.0+/- acres at 1116 Love Street. (PZ# 2319 and 2320)  
*Town Council consideration:* August 3, 2017

## END OF CONSENT AGENDA

**REGULAR AGENDA:**

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Florida East Coast Railroad (FEC) Offsite Parking** – Request for variances for an offsite parking lot on a portion of property owned by Florida East Coast Railway located on the east side of Old Dixie Highway between Center Street and Florida Avenue to allow a:
  - Reduced number of required perimeter trees [Section 23-61(a)];
  - Temporary offsite parking agreement [Section 27-1261(b)(2)(e)]; and
  - Gravel parking lot [Section 27-1262(a)(4)(c)].(PZ# 2129, 2441, 2442) **Acting as the Zoning Board of Adjustment**  
[Tab 1.pdf](#) [Tab 1 plans.pdf](#) [Tab 1 presentation.pdf](#)
  
2. **Allow Office in US1/ICW, Entertainment Subdistrict** - Zoning text amendment to Section 27-860.1 to allow office as a special exception on the ground floor of the Waterway Commercial and Entertainment subdistrict of the US 1 / Intracoastal Waterway Corridor for properties developing adjacent to the Riverwalk.  
(PZ# 2260); [Tab 2.pdf](#)  
*Town Council consideration:* July 18, 2017 – 1<sup>st</sup> rdg  
August 15, 2017 – 2<sup>nd</sup> rdg
  
3. **Cornerstone** – Large Scale Planned Unit Development, Special Exception, and Site Plan applications for a mixed use building with 15 residential units and commercial, on a 1.0± acre property, located at 50 S. U.S. Highway One. [Tab 3.pdf](#)  
(PZ# 2083, 3084, 2085 and 2086); [Tab 3 plans.pdf](#) [Tab 3 presentation.pdf](#)  
*Town Council consideration:* July 18, 2017 – 1<sup>st</sup> rdg  
August 15, 2017 – 2<sup>nd</sup> rdg

**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.