

PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
August 8, 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, Martin Schneider	<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, July 11, 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:

CONTINUED TO 9/12/17

- **22 Eganfuskee Street** - Variance request to Section 27-1397(4)(a) entitled "Shoreline Stabilization" to install a seawall at the mean high water line on an existing unarmored shoreline, located a 22 Eganfuskee Street. (PZ# 2371)
Acting as the Zoning Board of Adjustment

B. NEW BUSINESS:

1. **Jupiter River Inn** – Application for a Zoning Map amendment from C-2, General Commercial District to the Inlet Village District - Flex South Subdistrict for a 1.3 +/- acre property located at 18011 North A1A. (PZ# 2035) [Tab 1.pdf](#)
Town Council consideration: September 19, 2017 – 1st rdg
October 17, 2017 – 2nd rdg

END OF CONSENT AGENDA

REGULAR AGENDA:

A. OLD BUSINESS:

2. **Love Street Commercial Development** – Amendments to the approved small-scale Planned Unit Development (PUD) and site plan for retail, restaurant, and office on 2.0+/- acres at 1116 Love Street. (PZ#'s 17-2319 & 17-2320) [Tab 2.pdf](#)
[Tab 2 presentation.pdf](#) [Tab 2 plans.pdf](#)
Town Council consideration: September 7, 2017

B. NEW BUSINESS:

3. **142 Lands End Way** – Variance request to Section 27-448 entitled "Area and Dimension Regulations", to reduce the minimum building side setbacks from 10 feet to 5 feet along the east property line and to increase the maximum lot coverage from 35 to 40 percent for a single-family home in the Land's End subdivision. (PZ# 2491)
Acting as the Zoning Board of Adjustment [Tab 3.pdf](#) [Tab 3 presentation.pdf](#)
[Tab 3 plans.pdf](#)
4. **Adaptive Reuse Regulations for Historically Designated Structures** – Applicant initiated zoning text amendment to Section 27-447 of the Single-Family Residential (R-1) zoning district to add limited commercial uses through adaptive reuse of historically designated structures as a special exception use; and to create a new section to establish regulations for adaptive reuse in the Supplementary District Regulations for Historical and Archaeological Preservation (Division 35 of Article X). (PZ# 2389) [Tab 4.pdf](#)
Town Council consideration: September 19, 2017 – 1st rdg
October 17, 2017 – 2nd 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.