

**PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
JUPITER COMMUNITY CENTER
November 14, 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 Cheryl Schneider	<input type="checkbox"/>	Senior Planner, Peter Meyer	<input type="checkbox"/>
Commissioner David Flinchum	<input type="checkbox"/>	Planner, Garret Watson	<input type="checkbox"/>
First Alternate		Roger Held, Director of Building	<input type="checkbox"/>
Commissioner James Cordeiro	<input type="checkbox"/>	Secretary, Valerie Hampe	<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, October 10, 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. **Building Code Amendment** - Text amendment to Section 21-106, entitled "Building Code - Adopted by reference" to revise and update the administrative and technical provisions of the 2017 6th Edition Building Code. (PZ# 2641) [Tab 1.pdf](#)
Town Council consideration: December 5, 2017 – 1st rdg
December 19, 2017 – 2nd rdg
2. **Allow Parking Facilities in the I-2 General Industrial Zoning District** - Zoning text amendment to Section 27-677(b) to allow parking facilities (public and private) including parking lots and garages within the Toney Penna Redevelopment Overlay Area (ROA) as a special exception within the I-2 Industrial General Zoning District. (PZ# 2606) [Tab 2.pdf](#) [Tab 2 presentation.pdf](#)
Town Council consideration: December 5, 2017 – 1st rdg
December 19, 2017 – 2nd rdg

END OF CONSENT AGENDA

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

3. **Jupiter Self Storage** - Special exception and site plan applications to construct a 3-story self-service storage facility, on a 1.6± acre property, located at 1400 West Indiantown Road. (PZ# 2504 & 2505) [Tab 3.pdf](#) [Tab 3 plans.pdf](#)
[Tab 3 presentation.pdf](#)
Town Council consideration: December 19, 2017
4. **Town of Jupiter Parking Requirements** – Zoning text amendment to Chapter 27, Article X, Division 11 entitled "Off-Street Parking" and Division 13 entitled "Outdoor Seating at Restaurants/Sidewalk Cafes" to amend parking requirements for outdoor seating areas, allow outdoor seating for food retail, modify shared parking and ADA accessible parking regulations, and associated ministerial changes. (PZ# 2518)
[Tab 4.pdf](#)
Town Council consideration: December 19, 2017 – 1st rdg
January 16, 2018 – 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.