

**PLANNING & ZONING COMMISSION AGENDA - REVISED**

**REGULAR MEETING  
COUNCIL CHAMBERS**

**December 11, 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"/>	Principal Planner, David Kemp	<input type="checkbox"/>
Commissioner David Flinchum	<input type="checkbox"/>	Planner, Peter Begovich	
First Alternate		Planner, Garret Watson	<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, November 14, 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. **Jupiter Lakes Townhomes Zoning Correction** - Corrective application for a Zoning Map amendment from Single-Family, Duplex Residential District (R-2) to Limited Multi-Family Residential District R-3 for a 12.6+/- acre property located at 326 Jupiter Lakes Boulevard. (PZ# 2626) [Tab 1.pdf](#)  
*Town Council consideration:* January 16, 2018 – 1<sup>st</sup> rdg  
February 20, 2018 – 2<sup>nd</sup> rdg
2. **Jupiter Creek Commercial Ascend Church** — Special exception application for a religious institution use in Building B, located at 1224 Indiantown Road. (PZ# 2464)  
[Tab 2.pdf](#) [Tab 2 plans.pdf](#) [Tab 2 presentation.pdf](#)  
*Town Council consideration:* January 16, 2018

## END OF CONSENT AGENDA

**REGULAR AGENDA:**

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

3. **Harbourside Place** - Application for a Class "B" Special Permit" to hold an event known as "Countdown to 2018", that includes fireworks on the Building 3A Parking Garage on December 31, 2017, located at the northwest corner of U.S. Highway One and Indiantown Road. (PZ# 2659) [Tab 3.pdf](#) [Tab 3 presentation .pdf](#)
4. **Bear's Club** – Amendment to the Planned Unit Development (PUD) and individual site plan to construct a Property Owner's Association (POA) building with a request for a permanent real estate sales facility and two waiver requests to allow a reduction in parking and to reduce the front setback from 25 feet to 10 feet, for a 0.8+/- acre property in a 400.9+/- acre PUD located at 103 Bear's Club Drive.  
(PZ# 2465 & 2466) [Tab 4.pdf](#) [Tab 4 plans.pdf](#) [Tab 4 presentation.pdf](#)  
*Town Council consideration:* January 16, 2018 – 1<sup>st</sup> rdg  
February 6, 2018 – 2<sup>nd</sup> rdg

5. **Generator and Mechanical Equipment Regulations** – Town initiated text amendments to Chapter 27, “Zoning” specifically Section 27-1, entitled “Definitions”, Section 27-1119, entitled “Setbacks”, to add definitions, amend the setbacks for permanent generators and mechanical equipment for residential. (PZ# 2667)

[Tab 5.pdf](#)

**Noise Regulations** – Town initiated text amendments to Chapter 13, “Nuisances”, specifically Section 13-1, entitled “Definitions”, Article IV “Noise”, specifically Section 13-119, entitled “Exemptions”, Section 13-125, entitled “Exterior sound standards” to amend the regulations for generators and instantaneous sounds.

**PROVIDED FOR INFORMATION AND COMMENTS ONLY**

Town Council consideration:

January 16, 2018 – 1<sup>st</sup> rdg

February 6, 2018 – 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.