

**PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
COUNCIL CHAMBERS
February 11, 2020
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 Ankur Patel	<input type="checkbox"/>	Town Attorney, Thomas J. Baird	<input type="checkbox"/>
Vice Chair Cheryl Schneider	<input type="checkbox"/>	Director of Planning and Zoning,	
Comm. David Flinchum	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Comm. Frank Fore	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Comm. MB Hague	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Comm. Cameron May	<input type="checkbox"/>	Senior Planner, Peter Meyer	<input type="checkbox"/>
Comm. Daniel Zuniga	<input type="checkbox"/>	Senior Planner, Garret Watson	<input type="checkbox"/>
		Planner, Peter Begovich	<input type="checkbox"/>
		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, December 10, 2019.

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.

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Coastal Management Element and Conservation Element text amendments**

– Town-initiated Comprehensive Plan Text Amendments to:

- a. Policies 2.6.4 and 2.6.5 of the Coastal Management Element to modify completion dates for implementing climate policies and adaptation action areas; (PZ# 4169) and,
- b. Policies 1.10.2 and 1.10.4 of the Conservation Element to modify the date for green local government certification and support for community gardens. (PZ# 4173)

Acting as the Local Planning Agency [Tab 1.pdf](#)

Town Council consideration:

April 7, 2020 – 1st rdg
June 16, 2020 – 2nd rdg

END OF CONSENT AGENDA

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

2. **Casa Tequila** – Site plan application to construct a 5,000 square foot restaurant with outdoor seating on a 2.24± acre property, located on the northeast corner of Indiantown Road and Caprice Court. (PZ# 4074) [Tab 2.pdf](#)

Town Council consideration: April 7, 2020

3. **Harbourside Place** - Application for a Class “B” Special Permit to hold outdoor concerts located at the northwest corner of U.S. Highway One and Indiantown Road, known as:
- a. “John Tesh Live at Harbourside Place” on February 29, 2020 from 8:00 p.m. to 9:30 p.m.; and,
 - b. “Reggae Sunday” on Sunday, March 1, 2020 from 12 p.m. to 4 p.m.

[Tab 3.pdf](#)

ADJOURN PLANNING AND ZONING COMMISSION

Next Scheduled Planning and Zoning Commission Meeting – **Tuesday, March 10, 2020**

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.