

**SYNOPSIS
PLANNING & ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
June 12, 2018
7:00 P.M.**

Vice Chair Patel called the meeting to order at 7:00 pm.

ATTENDANCE: Vice Chair Ankur Patel; Comms. MB Hague, Brett Leone, Peter Robbins, Cheryl Schneider, David Flinchum; Erasmo Haibi (1st Alternate), Frank Fore (2nd Alternate); Stephanie Thoburn, Assistant Director of Planning and Zoning; David Kemp, Principal Planner; Peter Meyer, Senior Planner; Garret Watson, Senior Planner; Peter Begovich, Planner; Thomas Baird, Attorney; Valerie Hampe, Secretary.

MINUTES: Regular Planning and Zoning Commission meeting, May 8, 2018.
Comm. Flinchum moved to approve the minutes; seconded by Comm. Leone. The motion carried unanimously by consensus.

ELECTION OF OFFICERS:
Comm. Hague nominated Vice Chair Patel for Chair; Comm. Leone nominated Comm. Robbins. Chair Patel was elected by a show of hands (4-3 vote).
Comm. Hague nominated Comm. Schneider for Vice Chair; Comm. Leone nominated Comm. Robbins. Vice Chair Schneider was elected by a show of hands (4-3 vote).

CITIZEN COMMENTS: None.

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Historic and Archaeological Protection Regulations** – Town-initiated zoning text amendment to Division 35 of Chapter 27 to add two at-large members to the Historic Resources Board and amend Board member qualifications. (PZ# 2910)
Town Council consideration: June 19, 2018 – 1st rdg
July 17, 2018 – 2nd rdg

Comm. Leone moved to recommend approval; seconded by Vice Chair Schneider. The Commission was polled and the motion carried (7-0 vote).

Schneider – Y	Flinchum – Y	Hague – Y	Haibi – Y
Leone – Y	Robbins – Y	Patel – Y	

2. **113 Old Jupiter Beach Road** – Variance request to Section 27-1397(4)(a) entitled “Shoreline Stabilization” to install a seawall water ward of the mean high water line on an unarmored portion of the waterfront, located at 113 Old Jupiter Beach Road. (PZ# 2876) ***Acting as the Zoning Board of Adjustment***

Comm. Robbins moved to approve the variance as submitted; seconded by Comm. Flinchum. Comm. Flinchum asked for clarification then withdrew his second. The motion died for lack of a second. Comm. Leone Commission moved to approve the variance as amended; Vice Chair Schneider seconded the motion. The Board was polled and the motion carried (5-2 vote).

Schneider – Y Flinchum – N Hague – N Haibi – Y
Leone – Y Robbins – Y Patel - Y

3. **Harbourside Place** - Application for a Class “B” Special Permit to hold an event known as “July 4th Celebration on the Waterfront!”, that includes fireworks on the Building 3A Parking Garage on July 4, 2018, located at the northwest corner of U.S. Highway One and Indiantown Road. (PZ# 2925)

Comm. Flinchum moved to approve the application as amended; seconded by Comm. Hague. The Commission was polled and the motion carried unanimously (7-0 vote).

Schneider – Y Flinchum – Y Hague – Y Haibi – Y
Leone – Y Robbins – Y Patel - Y

4. **Jupiter Medical Center** – Site plan amendment application for a major expansion to add a five-story 41,231 square foot (sf) addition on the east side of the existing hospital building, on a 27.3± acre property at 1210 Old Dixie. (PZ# 2796)
Town Council consideration: July 17, 2018

Comm. Robbins declared a voting conflict and left the Chambers for this item.

Comm. Flinchum moved to approve the application as amended; seconded by Comm. Leone. The Commission was polled and the motion carried (6-1 vote).

Schneider – Y Flinchum – Y Fore – Y Hague – N
Haibi – Y Leone – Y Patel - Y

5. **Home Depot** – Special exception and site plan amendment applications to demolish an existing retail building (fka Sports Authority) and a portion of the existing Home Depot and construct a 39,575 sf expansion to the existing building, on a 17.8± acre property located at 1560 and 1694 W. Indiantown Road. (PZ# 2718 & 2719)
Town Council consideration: July 17, 2018

Comm. Leone moved to approve the application as amended; seconded by Comm. Hague. The Commission was polled and the motion carried unanimously (7-0 vote).

Schneider – Y Flinchum – Y Hague – Y Haibi – Y
Leone – Y Robbins - Y Patel - Y

ADJOURNMENT: 11:06 pm.