

**SYNOPSIS**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**June 13, 2017**  
**7:00 P.M.**

Mr. Baird, Town attorney, opened the meeting at 7:00 by saying that the Commission needed to choose a chairperson for the evening. Comm. Hague nominated Comm. Flinchum and there were no other nominations. Mr. Baird said Comm. Flinchum was selected as the chairperson by acclamation.

Comm. Flinchum called the meeting to order at 7:03.

**ATTENDANCE:** Comms. MB Hague, Brett Leone, Peter Robbins, Larry Roberts, Cheryl Schneider, David Flinchum (1<sup>st</sup> Alternate), James Cordeiro, (2<sup>nd</sup> Alternate); Stephanie Thoburn, Assistant Director of Planning and Zoning; Peter Meyer, Senior Planner; Garret Watson, Planner; Thomas Baird, Attorney; Valerie Hampe, Secretary.

**MINUTES:** Regular Planning and Zoning Commission meeting, May 9, 2017.

Comm. Leone moved to approve the minutes; seconded by Comm. Hague. The minutes were approved unanimously by consensus.

**CITIZEN COMMENTS:** None.

**CONSENT AGENDA:**

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

**CONTINUED TO 7/11/17**

- **Love Street Development** – Amendments to the approved small-scale Planned Unit Development (PUD) and a site plan for retail, restaurant, and office on 2.0+/- acres at 1116 Love Street. (PZ# 2319 and 2320)

Town Council consideration:

August 3, 2017

Comm. Leone moved to approve the Consent Agenda; seconded by Comm. Hague. The motion carried unanimously by consensus.

**REGULAR AGENDA:**

A. **OLD BUSINESS:**

1. **Florida East Coast Railroad (FEC) Offsite Parking** – Request for variances for an offsite parking lot on a portion of property owned by Florida East Coast Railway located on the east side of Old Dixie Highway between Center Street and Florida Avenue to allow a:

- Reduced number of required perimeter trees [Section 23-61(a)];
- Temporary offsite parking agreement [Section 27-1261(b)(2)(e)]; and
- Gravel parking lot [Section 27-1262(a)(4)(c)].

(PZ# 2129, 2441, 2442) **Acting as the Zoning Board of Adjustment**

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

Hague – Y            Leone – Y            Robbins – Y            Roberts – Y  
Schneider – Y       Cordeiro – Y       Flinchum – Y

**B. NEW BUSINESS:**

2. **Allow Office in US1/ICW, Entertainment Subdistrict** - Zoning text amendment to Section 27-860.1 to allow office as a special exception on the ground floor of the Waterway Commercial and Entertainment subdistrict of the US 1 / Intracoastal Waterway Corridor Corridor for properties developing adjacent to the Riverwalk. (PZ# 2260);

Town Council consideration:

July 18, 2017 – 1<sup>st</sup> rdg  
August 15, 2017 – 2<sup>nd</sup> rdg

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

Hague – Y            Leone – Y            Robbins – Y            Roberts – Y  
Schneider – Y       Cordeiro – Y       Flinchum – Y

3. **Cornerstone** – Large Scale Planned Unit Development, Special Exception, and Site Plan applications for a mixed use building with 15 residential units and commercial, on a 1.0± acre property, located at 50 S. U.S. Highway One. (PZ# 2083, 3084, 2085 and 2086);

Town Council consideration:

July 18, 2017 – 1<sup>st</sup> rdg  
August 15, 2017 – 2<sup>nd</sup> rdg

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

Hague – Y            Leone – Y            Robbins – Y            Roberts – Y  
Schneider – Y       Cordeiro – Y       Flinchum – Y

**ADJOURNMENT:**    11:26 p.m.