

**PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING**  
**April 12, 2016**  
**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 Patricia Walker	<input type="checkbox"/>	Town Attorney, Thomas J. Baird	<input type="checkbox"/>
Vice Chair Patrick Rutter	<input type="checkbox"/>	Director of Planning and Zoning,	
Commissioner David Acton	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Commissioner Philip Cipolla	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Commissioner Jim Fleischmann	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Commissioner David Flinchum	<input type="checkbox"/>	Principal Planner, David Kemp	<input type="checkbox"/>
Commissioner Nilsa Zacarias	<input type="checkbox"/>	Principal Planner, Scott Thatcher	<input type="checkbox"/>
First Alternate		Planner, Peter Begovich	<input type="checkbox"/>
Commissioner Genia Baker	<input type="checkbox"/>	Planner, Garret Watson	<input type="checkbox"/>
Second Alternate		Secretary, Valerie Hampe	<input type="checkbox"/>

**MINUTES:** Regular Planning and Zoning Commission meeting, March 8, 2016.

**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*** - If you would like to speak on an agenda item, please submit a green comment card to the secretary. 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.

**REGULAR AGENDA:**

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Mixed Use Sign Code** – Zoning text amendment to Section 27-990.32, entitled “Community commercial (CC) and Town Center (TC) subdistricts” to reduce the distance separation requirement for monument signs on properties over five acres. (PZ #16-1835) [Tab 1.pdf](#)  
Town Council consideration: May 17, 2016 – 1<sup>st</sup> rdg  
June 21, 2016 – 2<sup>nd</sup> rdg
2. **Admiral’s Cove** – Planned Unit Development (PUD) amendment to request a dock waiver to increase the maximum length of a terminal platform for single family homes on two platted lots on a 727.8± acre residential PUD, located on the northeast corner of Alternate A1A and Frederick Small Road. (PZ# 16-1882) [Tab 2.pdf](#)  
Town Council consideration: May 17, 2016 – 1<sup>st</sup> rdg  
June 21, 2016 – 2<sup>nd</sup> rdg
3. **McDonald’s** – Planned Unit Development (PUD) amendment including waivers, and site plan amendment applications to renovate an existing fast food restaurant and add an additional drive thru lane, on 1.0± acre of an overall 8.1± acre PUD, located at 6760 West Indiantown Road. (PZ#’s 15-1625 & 15-1626)  
[Tab 3.pdf](#) [Tab 3 plans.pdf](#)  
Town Council consideration: May 17, 2016 – 1<sup>st</sup> rdg  
June 21, 2016 – 2<sup>nd</sup> rdg
4. **EAR-Based Comprehensive Plan Text Amendments** – To modify the Future Land Use, Transportation, Housing, Conservation, Coastal Management, Recreation and Open Space, Intergovernmental Coordination and Capital Improvements elements related to incorporating statutorily required changes and additional changes based on input from the public, business community and strategic initiatives contained in the Town’s 2016 Plan. (PZ#s 15-1528, 15-1529, 15-1530, 15-1531, 15-1543, 16-1815, 16-1842 & 16-1878)  
***Acting as the Local Planning Agency*** [Tab 4.pdf](#)  
Town Council consideration: May 3, 2016 – 1<sup>st</sup> rdg  
August 16, 2016 – 2<sup>nd</sup> rdg
5. **Future Land Use Map Amendments** - The Town of Jupiter has initiated Future Land Use Map (FLUM) amendments for 8 properties, totaling 49.6+/- acres, to provide consistency with the existing uses of the properties. (PZ# 15-1601)  
***Acting as the Local Planning Agency*** [Tab 5.pdf](#)  
Town Council consideration: May 3, 2016 – 1<sup>st</sup> rdg  
August 16, 2016 – 2<sup>nd</sup> rdg

6. **Zoning Map Amendments** - The Town of Jupiter has initiated Zoning Map amendments for 10 properties, totaling 68.4+/- acres, to provide consistency with the existing uses of the properties. (PZ# 15-1602) [Tab 5.pdf](#)  
Town Council consideration:

May 3, 2016 – 1<sup>st</sup> rdg  
August 16, 2016 – 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.