

**PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING**  
**June 14, 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:**

Vice Chair Patrick Rutter	<input type="checkbox"/>	Town Attorney, Thomas J. Baird	<input type="checkbox"/>
Commissioner Ken Duke	<input type="checkbox"/>	Director of Planning and Zoning,	
Commissioner David Flinchum	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Commissioner MB Hague	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Commissioner Ben Klug	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Commissioner Ankur Patel	<input type="checkbox"/>	Planner, Peter Begovich	<input type="checkbox"/>
Commissioner Larry Roberts	<input type="checkbox"/>	Planner, Garret Watson	<input type="checkbox"/>
Commissioner Nilsa Zacarias	<input type="checkbox"/>	Secretary, Valerie Hampe	<input type="checkbox"/>
First Alternate			
Commissioner Peter Robbins	<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.

**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.

**MINUTES:** Regular Planning and Zoning Commission meeting, May 10, 2016.

**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:**

**CONTINUED TO 7/12/16**

**Martinique** - Site plan amendment to modify Resolution No. 34-03 to eliminate the custom home requirement for lots along Greenway Drive north of Dakota Drive (Lots 342, 346-348, and 351-362), and add floorplans and elevations for Martinique (RN2), on a 101.5± acre property, located west of Greenway Drive and south of Indian Creek Parkway. (PZ# 16-1825)

Town Council consideration:

August 16, 2016

**B. NEW BUSINESS: None.**

**REGULAR AGENDA:**

**A. OLD BUSINESS: None.**

**B. NEW BUSINESS:**

1. **17700 Cornelia Avenue** - Variance request to Section 27-1823(2)(a) entitled "Certain nonconforming and substandard lots", to reduce the minimum total of the building side setbacks from 20 feet to 15 feet and the minimum side corner setback from 12 feet to 7.5 feet for a single-family dwelling on a 5,000 square foot property in the Cinquez Park 2<sup>nd</sup> Addition subdivision. (PZ# 16-1904) [Tab 1.pdf](#)

[Tab 1 plans.pdf](#)

***Acting as the Zoning Board of Adjustments***

2. **The Sophia at Abacoa** - Site plan amendment to modify Resolution No. 101-99 to revise the color requirements, located on a 22.6± acre property, on the northeast corner of Central Boulevard and University Drive. (PZ# 16-1888) [Tab 2.pdf](#)

[Tab 2 plans.pdf](#)

[Tab 2 presentation.pdf](#)

Town Council consideration:

July 19, 2016

3. **Circle K Redevelopment**

- A. Abandonment of a 25 foot by 300 foot alley located approximately 155 feet south of the Indiantown Road right-of-way line, extending 300 feet east from Orange Avenue. (PZ# 15-1535)

Town Council consideration:

July 19, 2016 – 1<sup>st</sup> rdg  
August 16, 2016 – 2<sup>nd</sup> rdg

- B. A special exception and site plan amendment for the expansion and redevelopment of an existing gas station and convenience store onto adjacent properties, totaling 2.0 +/- acres, located at 126 West Indiantown Road.

(PZ# 15-1548 and 15-1549)

Town Council consideration:

August 16, 2016

[Tab 3.pdf](#)

[Tab 3 plans.pdf](#)

[Tab 3 presentation.pdf](#)

**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.