

**PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING**  
**October 13, 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 Patrick Rutter	<input type="checkbox"/>	Town Attorney, Thomas J. Baird	<input type="checkbox"/>
Vice Chair Ben Klug	<input type="checkbox"/>	Director of Planning and Zoning,	
Commissioner Ken Duke	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Commissioner David Flinchum	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Commissioner MB Hague	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Commissioner Ankur Patel	<input type="checkbox"/>	Senior Planner, Peter Meyer	<input type="checkbox"/>
Commissioner Larry Roberts	<input type="checkbox"/>	Senior Planner, Martin Schneider	<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.

**MINUTES:** Regular Planning and Zoning Commission meeting, September 13, 2016.

**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.

**REGULAR AGENDA:**

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Jupiter Creek Commercial** – Site Plan amendment application for shared parking on Parcels 1 and 8 with less than 250 parking spaces, and change in use from office and church to medical office on a 3.4± acre property, located at 1232 West Indiantown Road. (PZ# 16-1858) [Tab 1.pdf](#) [Tab 1 site plan.pdf](#)  
[Tab 1 presentation.pdf](#)  
*Town Council consideration:* November 15, 2016
2. **17698 Evangeline 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 an existing single-family home on a 5,000 square foot lot in the Cinquez Park 2<sup>nd</sup> Addition subdivision. (PZ# 2047) [Tab 2.pdf](#)  
***Acting as the Zoning Board of Adjustments***

**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.