

**PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
December 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, John Sickler	<input type="checkbox"/>
Commissioner Ken Duke	<input type="checkbox"/>	Asst. Director of Planning and Zoning, Stephanie Thoburn	<input type="checkbox"/>
Commissioner David Flinchum	<input type="checkbox"/>	Principal Planner, David Kemp	<input type="checkbox"/>
Commissioner MB Hague	<input type="checkbox"/>	Senior Planner, Martin Schneider	<input type="checkbox"/>
Commissioner Ankur Patel	<input type="checkbox"/>	Secretary, Valerie Hampe	<input type="checkbox"/>
Commissioner Larry Roberts	<input type="checkbox"/>		
Commissioner Nilsa Zacarias	<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, November 8, 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.

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:** None.
- B. **NEW BUSINESS:**

CONTINUED TO 1/9/17

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

- A reduced number of required perimeter trees [Section 23-61(a)]; and
- A temporary Offsite parking agreement [Section 27-1261(b)(2)(e); and
- A gravel parking lot [Section 27-1262(a)(4)(c)].

(PZ# 16-2129)

Zoning Board of Adjustments consideration:

January 9, 2017

REGULAR AGENDA:

- A. **OLD BUSINESS:** None.
- B. **NEW BUSINESS:**

1. **Water Pointe** - Site Plan Application for the construction of 35 multi-family residential units on 4.2± acres located at 1222 S. U.S. Highway One, approximately 850 feet north of the intersection of U.S. Highway One and Ocean Way, on the west side of U.S. Highway One. (PZ# 16-2024) [Tab 1.pdf](#) [Tab 1 plans.pdf](#)
[Tab 1 presentation.pdf](#)

Town Council consideration:

January 17, 2017

2. **Workforce Housing Regulations** - Zoning text amendment to Chapter 27, Article X, Division 42 entitled “Workforce Housing (WFH) Program” to:
- Allow required workforce housing units to be produced off-site;
 - Incentivize the donation of land instead of paying the in lieu fee as an option to producing workforce housing units;
 - Clarify density bonus provisions. [Tab 2.pdf](#)

Town Council consideration:

January 17, 2017 – 1st rdg
February 20, 2017 – 2nd 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.