

**PLANNING & ZONING COMMISSION AGENDA  
REGULAR MEETING  
COUNCIL CHAMBERS  
May 14, 2019  
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 Ankur Patel	<input type="checkbox"/>	Town Attorney, Thomas J. Baird	<input type="checkbox"/>
Vice Chair Cheryl Schneider	<input type="checkbox"/>	Director of Planning and Zoning,	
Comm. David Flinchum	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Comm. Frank Fore	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Comm. Hague	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Comm. Cameron May	<input type="checkbox"/>	Principal Planner, Scott Thatcher	<input type="checkbox"/>
Comm. Daniel Zuniga	<input type="checkbox"/>	Senior Planner, Garret Watson	<input type="checkbox"/>
Comm. Jackie Ferro – 1 <sup>st</sup> Alternate	<input type="checkbox"/>	Secretary, Valerie Hampe	<input type="checkbox"/>
Comm. Jenn Hofmeister – 2 <sup>nd</sup> Alternate	<input type="checkbox"/>		

***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, April 9, 2019.

**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. **Sims Creek Preserve** – Applications for a 2.8± acre parcel of land located at the southeast corner of the intersection of Center Street and Thelma Ave, approximately 300 feet northeast of the intersection of Indiantown Road and Center Street to include:
  - A. Small Scale Future Land Use Map amendment from Recreation to Conservation; and, (PZ# 3808)
  - B. Zoning Map amendment from Public/Institutional (PI) to Conservation Preservation (CP). (PZ# 3809) [Tab 1.pdf](#)

*Town Council consideration:* June 18, 2019 – 1<sup>st</sup> rdg  
August 20, 2019 – 2<sup>nd</sup> rdg
  
2. **Mallory Creek at Abacoa** – Site Plan amendment to remove a portion of land from an open space tract and transfer portions to fourteen existing single family lots and two open space/common use tracts located on the west side of Wymberly Drive between Islamorada Drive and Sunshine Drive within the Mallory Creek neighborhood in Abacoa, on a 145.7± acre property, generally located south of Dakota Drive, west of Central Boulevard. (PZ# 3721) [Tab 2.pdf](#) [Tab 2 plans.pdf](#)  
[Tab 2 presentation.pdf](#)  
*Town Council consideration:* June 18, 2019

**ADJOURN PLANNING AND ZONING COMMISSION**

Next Scheduled Planning and Zoning Commission Meeting – **June 11, 2019**

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.