



**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD AND ULDC REVIEW COMMITTEE MEETING
APRIL 28, 2021**

CALL TO ORDER

The meeting was called to order by Chair Ford at 6:00 p.m. (estimated time).

ROLL CALL

No audio provided for roll call, but the following members were identified throughout the meeting:

Present PZB: Chair Ford, Board Members Mr. Ortero, Mr. Bell, Mr. O’Neal, Town Manager Mr. Titcomb, Town Planning Consultant Mr. Fleishman, and Town Clerk Ms. Burch.

Absent: Mr. Rflowitz

Present ULDC: Ms. Siciliano, Mr. McLendon, Cassie Suchy

Absent: Ms. Cacioppo

The Town Clerk declared a quorum to be present.

APPROVAL OF AGENDA

No audio provided.

COMMITTEE UPDATE STATUS

No audio provided.

PUBLIC COMMENT

No audio provided.

REGULAR AGENDA

1. Motions from the February 24 and March 24, 2021 Meetings:

- Only “Mom & Pop” businesses shall be allowed in the Overlay.
- A maximum F.A.R. of 0.10 shall be allowed with a maximum of 25,000 sq. ft. of buildings per parcel.
- RETAG Buffers and Setbacks approved.
- Approval of Policy 1.16.2 (See Attached Agenda Item #1)
- Staff – Recommend Low-Impact Business Standards (Refer to Agenda Item #3)

2. Discussion Items from Previous Meetings:

- Overlay Parcel Sizes.
- Diminimus Traffic Generation
- Buffers and Setbacks
- Mom & Pop Businesses – Revisions to Policy 1.16.2 (See Agenda Item #3).

3. Low Impact Non-Residential Uses on Okeechobee Boulevard.

Audio provided began with this agenda item.

The Board discussed non-residential uses allowed in the Overlay, utility companies, and potential commercialization of Okeechobee Boulevard.

Motion made by Mr. McLendon to stop allowing commercial offices and retail and allow businesses that are primarily complementing agricultural activities such as retail sales of agricultural sales and farmers markets. Motion died due to lack of second.

Discussion continued about Right to Farm Act, Policy 1.16.2, businesses, commercial businesses, and regulation. The Board discussed reconsidering the maximum of 25,000 sq. ft. of buildings per parcel.

Motion made by Mr. McLendon, duly seconded, to remove number two of Policy 1.16.2. There was consensus but no vote taken.

The Board discussed Cottage Business Conditional Uses with Mr. Fleishmann.

Motion was made, duly seconded, to strike out number three of Policy 1.16.2. In a voice vote, the motion passed 4-3.

Discussion ensued about Low Impact Non-Residential Commercial Uses.

Motion was made by Mr. McLendon, duly seconded, to add the ability to conduct Agricultural Retail as number two of Policy 1.16.2. In a voice vote, the motion passed unanimously.

Motion was made by Mr. Bell, duly seconded, to strike “to be defined by Town Council” in number four of Policy 1.16.2. In a voice vote, the motion passed unanimously.

Discussion continued about Low Impact Non-Residential Commercial Uses, including bed and breakfast, farmer’s market; and landscape service.

Motion was made by Ms. Siciliano, duly seconded, to remove farmer’s market from number 4 and include in proposed number 2. In a voice vote, the motion failed.

4. Additional Okeechobee Overlay Issues

The Boards did not discuss.

5. Public Comments

None.

Town of Loxahatchee Groves
PZB & ULDC Joint Meeting

April 28, 2021
Page No.3

COMMITTEE MEMBER COMMENTS

None.

SET NEXT MEETING DATE

There next meeting will be determined by Town Council.

ADJOURN JOINT COMMITTEE MEETING

There being no further business, a Motion to Adjourn was made and seconded.

The meeting was adjourned at 8:00 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Signed by:

Samuel J. Braun

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Town Clerk

Signed by:

JACQUELYN ROY CLIFTON

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Chairperson

Prepared by:

T. Baclawski, Prototype-Inc.