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TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD & ULDC COMMITTEE
JOINT MEETING
JANUARY 27, 2021

CALL TO ORDER

Town Clerk Lakisha Q. Burch called the PZB-ULDC Joint Meeting to order at 5:38 p.m.

ROLL CALL

Present: PZB Chair William Ford; PZB Vice Chair William Bell and PZB Board Member Neil O'Neal III; ULDC Committee Members Jo Siciliano, Cassie Suchy, Todd McLendon and Laura Cacioppo. ULDC Committee Member Lisa Trzepacz has resigned. Ms. Plante is awaiting Town Commission Approval to replace her; she is in the audience. Alternate ULDC Committee Member Simon Fernandez; Town Manager Titcomb; and Town Planning Consultant Mr. Fleishmann.

Absent: PZB Board Members Matthew Ortero and Brett Raslowitz,

Town Clerk Burch confirmed a quorum.

APPROVAL OF AGENDA

Motion made by the PZB Board and duly seconded by the ULDC Committee. to approve the Agenda. The motion passed unanimously (7-0).

PUBLIC COMMENTS *(on Non-Agenda Items)*

Mr. Robert Shore, 1742 E Road, Loxahatchee Groves: Comments relating to the Okeechobee Overlay on the Agenda. There have been significant changes with increased traffic and development. The proposal is not an FAR, its an overlay, with no limit as to what that overlay can specify.

Having no further Public Comments, Town Clerk Burch asked that the record reflect that PZB Board Member Neil O'Neal III joined the meeting at 5:44 p.m.

Town Clerk Burch opened discussion of the Regular Agenda Item #1.

REGULAR AGENDA

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1. Low Impact Non-Residential Uses on Okeechobee Boulevard

Mr. Fleishmann introduced Item #1 as a discussion of low impact non-residential land uses on Okeechobee Boulevard as they are currently proposed in the Ordinance which has been adopted on first reading by the Town Council. The Ordinance was sent to the State, which gave no comments on the Town's proposal. It was also sent to the Regional Planning Council and various other state and local agencies and no comments were received.

Mr. Fleishmann advised that he would briefly review the items on Page 3 the Agenda package with Board and Committee and then opened the item for discussion reviewing the various policy changes proposed.

Mr. Fleishmann turned the matter over to the Board and Committee members for questions and discussion.

ULDC Committee Member asked if they are on city water and sewer and were advised that yes, the lines are there.
PZB Board Member asked for details of 1.16.2 and what enforcement procedures are in place? Explain how consistent architectural themes affect current structure.
ULDC Committee Member asked if landscaping is treated the same as architectural.
PZB Board Member stated that dealing with owners on non-conforming uses will be difficult and suggested that anything that existed prior to incorporation would be grandfathered in.
PZB Board Member pointed out that the reality is that rules must be enforced. Current rules are not being enforced so why would these new rules be enforced? He questioned why high-demand industrial use areas are excluded but uses with little or no demand are added.
PZB Board Member disagreed that the Joint Committee makes the rules stating that if the rules aren't being properly enforced, the Town Council should do so. Suggested set up of a FAR system in the overlay.
ULDC Committee Member stated that five (5) acres really invites large industrial use.
ULDC Committee Member stated that there need not be compliance with FAR.
PZB Board Member agreed for creating a FAR flexibility such as a sliding scale based upon acreage.
ULDC Committee Member pointed out that issues will arise for cottage businesses and five (5) acres.

Mr. Fleishmann advised that the Town Council wanted the Joint Meeting members to decide on a list of what they don't want in the overlay.

PZB Board Member suggested that lot coverage could be limited to avoid sliding scales for FAR. He also agreed that 1.16.5 for non-conforming use process should be carefully crafted to avoid "spot-zoning."

Mr. Fleishmann advised that16 parcels on the corridor are less than 4 acres and there are 72 parcels total. Height starts at an elevation of ten (10) feet.

PZB Board Member advised not to assume that 5+ acres can only have a single use or single business entity.

PZB Board Member called a "Yea" or "Nay" voice vote to find that the majority of the members favored an Okeechobee overlay and asked to move to specific discussion regarding Buffer Zones.

ULDC Committee Member asked that the Joint Committee start by discussing the Policies in order.

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PUBLIC COMMENTS *(on Agenda Item #1)*

Mr. Simon Fernandez *(speaking as a citizen)*, 14375 Okeechobee Blvd., Loxahatchee. Instead of thinking only of Aldi's, or other big box projects, be creative and think of a structure that allows many small cottage businesses to aggregate in the five (5) acre minimum.

The Board and Committee members continued discussion.

PUBLIC COMMENTS *(on Agenda Item #1)*

Mr. Simon Fernandez *(speaking as a citizen)*, 14375 Okeechobee Blvd., Loxahatchee. For example, if the code is applied to Parcel #26, nothing will fit on it and there's also an access issue created. Buffers are the solution.

Mr. Fleishmann advised that he previously emailed the Board and Committee Members the list of uses that the public preferred.

The Board and Committee members continued discussion of uses they did and did not want.

PZB Chair Ford made a Motion on Agenda Item 1 to establish the parameters of the buffer zone in the proposed Okeechobee Overlay by adopting a 40' buffer zone facing Okeechobee, a 100' buffer zone at the rear of the property and a 20' buffer zone on east and west sides. PZB Board Member O' Neal seconded the motion.

Town Clerk Burch opened the floor for the Board and Committee members discussed the proposed Motion.

After discussion, Town Clerk Burch restated the Motion on Agenda Item 1 made by PZB Chair Ford and seconded by PZB Board Member O' Neal to establish the parameters of the buffer zone in the proposed Okeechobee Overlay by adopting a 40' buffer zone facing Okeechobee, a 100' buffer zone at the rear of the property and a 25' buffer zone on the east and west sides.

The Board and Committee members continued discussion the proposed Motion.

PZB Chair Ford amended his Motion to include that a multi-use easement be contained in the buffer zones and a ULDC Member proposed amending the Motion to increase the buffer zone from 40' to 50' in the front to conform with Southern Blvd.

Mr. Fleishmann suggested tabling the Motion to allow for calculations to be done on the different proposals regarding the setting of parameters for the buffer zones.

PZB Chair Ford withdrew his Motion.

Mr. Fleishmann promised to bring drawing to the next meeting of the various buffer zone parameters.

2. Additional Okeechobee Overlay Issues

Item #2 was tabled due to time constraints.

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SET NEXT MEETING DATE

The next PZB-ULDC Joint Meeting date was set for February 24, 2021.

ADJOURN PLANNING AND ZONING BOARD MEETING

There being no further business the meeting was adjourned at 7:49 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Signed by:
Sammie J. Braun
4202CFAB7E974A7...
Town Clerk

Signed by:
JACQUELYN ROYS CLIFTON
65F2FB1BA71F4EF...
Chairperson

Prepared by:
I. Revelas, Prototype, Inc.