TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

TOWN COUNCIL REGULAR MEETING

Community Open Discussion Meeting 6:00-6:30 PM (Non-Agenda Items Workshop)

AGENDA

JULY 5, 2022 – 6:30 - 9:30 P.M.

Robert Shorr, Mayor (Seat 4)

Phillis Maniglia, Councilmember (Seat 1) **Laura Danowski, Vice Mayor (Seat 2)**

Marianne Miles, Councilmember (Seat 3) **Marge Herzog, Councilmember (Seat 5)**

Administration

Town Manager, Francine L. Ramaglia

Town Attorney, Elizabeth Lenihan, Esq.

Town Clerk, Lakisha Q. Burch

Public Works Director, Larry A. Peters, P.E.

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Calendar: Those matters included under the Consent Calendar are typically self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL

ADDITIONS, DELETIONS AND MODIFICATIONS

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 6:00 PM day of the meeting. Comments will be "received and filed" to be acknowledged as part of the official public record of the meeting. Town Council meetings are live-streamed and close-captioned for the general public via our website, instructions are posted there.

PRESENTATION

1. Update and direction on Solid Waste Authority (SWA) grant funded project.

CONSENT AGENDA

2. Consideration of Meeting Minutes.
    a. March 28, 2022, Attorney-Client Closed Door Session
    b. April 25, 2022, Attorney-Client Closed Door Session
    c. May 3, 2022, Community Workshop Meeting Minutes
    d. May 3, 2022, Town Council Regular Meeting Minutes
    e. May 17, 2022, Community Workshop Meeting Minutes
    f. May 17, 2022, Town Council Regular Meeting Minutes

3. Consideration of ***Resolution No. 2022-34*** authorizing the expenditures with CGP Agency, LLC in the Town's best interest as follows: ratifying total purchases and payments for CGP Agency, LLC in the amount of $45,652.00.

PUBLIC HEARING

4. Consideration of ***Ordinance No. 2020-03*** on second reading (1) amend map # FLU 1.10 future land use of the future land use element to add the Okeechobee Rural 5 Overlay; (2) amend Table 1-8 future land uses of the future land use element to increase the intensity of the Commercial Low (CL) land use category and add the Okeechobee rural 5 (or 5) land use overlay; (3) add objective 1.16 and supportive policies to the text of the future land use element to regulate land use and intensity of use along the Okeechobee Boulevard and Southern Boulevard corridors; and (4) revise map #TRN 2.3 existing functional classification and maintenance responsibility of the transportation element and add map #TRN 2.3.1 proposed roadway classification, table 2.1 local road functional classification system, and policy 2.2.5

to the transportation element to clarify the functional classification of town roads; providing for codification; providing for conflicts, providing for severability; and providing for an effective date.

TOWN STAFF COMMENTS

Town Manager

Town Attorney

Public Works Director

Town Clerk

TOWN COUNCILMEMBER COMMENTS

Marge Herzog (Seat 5)

Phillis Maniglia (Seat 1)

Marianne Miles (Seat 3)

Laura Danowski (Seat 2)

Mayor Robert Shorr (Seat 4)

ADJOURNMENT

Comment Cards:

Anyone from the public wishing to address the Town Council, it is requested that you complete a Comment Card before speaking. Please fill out completely with your full name and address so that your comments can be entered correctly in the minutes and give to the Town Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of the Council with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk's Office (561-793-2418), at least 48 hours in advance to request such accommodation.

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155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 1

TO: **Town Council**

FROM: **Larry Peters P.E. Public Works Director**

VIA: **Francine Ramaglia, Town Manager**

DATE: **July 5, 2022**

SUBJECT: **Update & Discussion on Solid Waste Authority Grant Award for Blighted and Distressed Property Clean-Up and Beautification**

Background:

The Town applied for and was awarded the Solid Waste Authority's ***Blighted and Distressed Property Clean-Up and Beautification Grant Program*** to fund Okeechobee Blvd Intersection Enhancements. It is of note that the amount awarded to the Town for this project is $331,875.00, almost 50% of the Solid Waste Authority's total grant program funding for this year.

The purpose of the Town's application was to undertake an initiative to address misuse of roadside areas along Okeechobee Blvd with site improvements including five monument signs and five Mobility Hubs for pedestrians, trash and recycling receptacles, and landscaping at ten locations at key intersections.

Grant Requirements:

1. Town must obtain ROW permits from Palm Beach County (*expected to be issued shortly*)
2. All reimbursable fees must be incurred prior to September 30, 2022
3. Town must provide 25% matching funds (*our match is in-kind services done by PW department as well as by designating tree mitigation receiver sites and establishing site adoption/donation programs for project landscaping*)

Pursuant to Council direction, Town staff has been working with Town consultants for design updates requested by Council and permitting of the 10 locations as well as the Town Public Works Department for the installation of the proposed facilities that can be counted towards in-kind services / Town's matching requirements. Further, staff wishes to share with Council how we are moving forward with the project and to review attached site maps, renderings and cost estimates.

Staff has begun to solicit vendors to provide materials (signs, concrete, bollards, etc.), equipment and/or services up to a value of $25K per vendor and plans to solicit local businesses to adopt one or more site locations and/or to donate landscaping towards the project. Staff is also looking to designate at least two of the monument sign locations as tree mitigation receiver sites.

Actual site work is anticipated to commence upon receipt applicable permits (no significant comments received to date. Expect issuance shortly as noted above).

Due to the grant deadline, staff is intends to proceed within the concepts outlined for Council as well as within the confines of the law and existing Town purchasing polices and will return to Council with any necessary agreements and/or documents for approval where required.

Recommendations:

Discuss, receive and file.

SWA Beautification Budget

Mobility Hubs along Okeechobee Boulevard

Materials/Services Description	Quantity	Unit Cost ($)	Total ($)
Mobilization	5	$1,500	$7,500
Maintenance of Traffic	5	$1,200	$6,000
Survey Layout and As-builts	5	$3,000	$15,000
Misc. Concrete and Installation	5	$7,500	$37,500
Site Preparation	5	$5,000	$25,000
Landscaping and Temp. Irrigation	5	$8,500	$42,500
Double 95 Gallon Trash/Recycling Enclosure	5	$4,000	$20,000
Bollards (total of 6 solar powered per location)	5	$6,000	$30,000
Bike Rack (2 per location)	5	$2,500	$12,500
Contingency	5	$5,000	$25,000
SUBTOTAL	**5**	**$44,200**	**$221,000**

Materials/Services Description	Quantity	Unit Cost ($)	Total ($)
Administration	1	LS	$12,000
Permitting Fees (Building)	1	LS	$2,500
Survey Design and R/W Permitting	1	LS	$40,000
Construction Administration	1	LS	$10,000
		SUBTOTAL	**$64,500**

MOBILITY HUB TOTAL	**$285,500**

Monument Signs

Materials/Services Description	Quantity	Unit Cost ($)	Total ($)
Mobilization	5	$1,000	$5,000
Survey Layout and Asbuilts	5	$2,000	$10,000
Fabrication and Delivery of Signs	5	$8,000	$40,000
Sign Installation	5	$3,000	$15,000
Maintenance of Traffic	5	$1,200	$6,000
Landscaping (including sod)	5	$3,500	$17,500
Contingency	1	$5,000	$10,000
		SUBTOTAL	**$103,500**

Materials/Services Description	Quantity	Unit Cost ($)	Total ($)
Administration	1	LS	$10,000
Permitting (Building)	1	LS	$2,500
Survey, Design and R/W Permitting	1	LS	$30,000
Construction Administration	1	LS	$10,000
		SUBTOTAL	**$52,500**

MONUMENT SIGNS TOTAL	**$156,000**

GRAND TOTAL	**$441,500**

SWA Beautification Materials vs Services Breakdown

Mobility Hubs along Okeechobee Boulevard

Materials/Services Description	Total ($)	Materials ($)	Installation ($)	Sub-Contracted Services ($)	In-Kind Services ($)
Mobilization	$7,500	$1,875	$5,625	$0	$5,625
Maintenance of Traffic	$6,000	$1,500	$4,500	$0	$4,500
Survey Layout and As-builts	$15,000	$0	$15,000	$15,000	$0
Misc. Concrete and Installation	$37,500	$10,000	$27,500	$0	$27,500
Site Preparation	$25,000	$0	$25,000	$0	$25,000
Landscaping and Temp. Irrigation	$42,500	$17,500	$25,000	$15,000	$10,000
Double 95 Gallon Trash/Recycling Enclosure	$20,000	$15,000	$5,000	$0	$5,000
Bollards (total of 6 solar powered per location)	$30,000	$22,500	$7,500	$0	$7,500
Bike Rack (2 per location)	$12,500	$7,500	$5,000	$0	$5,000
Contingency	$25,000	$12,500	$12,500	$12,500	$0
SUBTOTAL	**$221,000**	**$88,375**	**$132,625**	**$42,500**	**$90,125**

Materials/Services Description	Total ($)	Sub-Contracted Services ($)	In-Kind Services ($)
Administration	$12,000	$0	$12,000
Permitting Fees (Building)	$2,500	$0	$2,500
Survey Design and R/W Permitting	$40,000	$40,000	$0
Construction Administration	$10,000	$10,000	$0
	$64,500	**$50,000**	**$14,500**

Monument Signs

Materials/Services Description	Total ($)	Materials ($)	Installation ($)	Sub-Contracted Services ($)	In-Kind Services ($)
Mobilization	$5,000	$1,250	$3,750	$0	$3,750
Survey Layout and Asbuilts	$10,000	$0	$10,000	$10,000	$0
Fabrication and Delivery of Signs	$40,000	$40,000	$0	$0	$0
Sign Installation	$15,000	$0	$15,000	$0	$15,000
Maintenance of Traffic	$6,000	$1,500	$4,500	$0	$4,500
Landscaping (including sod)	$17,500	$7,000	$10,500	$7,500	$3,000
Contingency	$10,000	$5,000	$5,000	$5,000	$0
SUBTOTAL	**$103,500**	**$54,750**	**$48,750**	**$22,500**	**$26,250**

Materials/Services Description	Total ($)	Sub-Contracted Services ($)	In-Kind Services ($)
Administration	$10,000	$0	$10,000
Permitting (Building)	$2,500	$0	$2,500
Survey, Design and R/W Permitting	$30,000	$30,000	$0
Construction Administration	$10,000	$10,000	$0
	$52,500	**$40,000**	**$12,500**

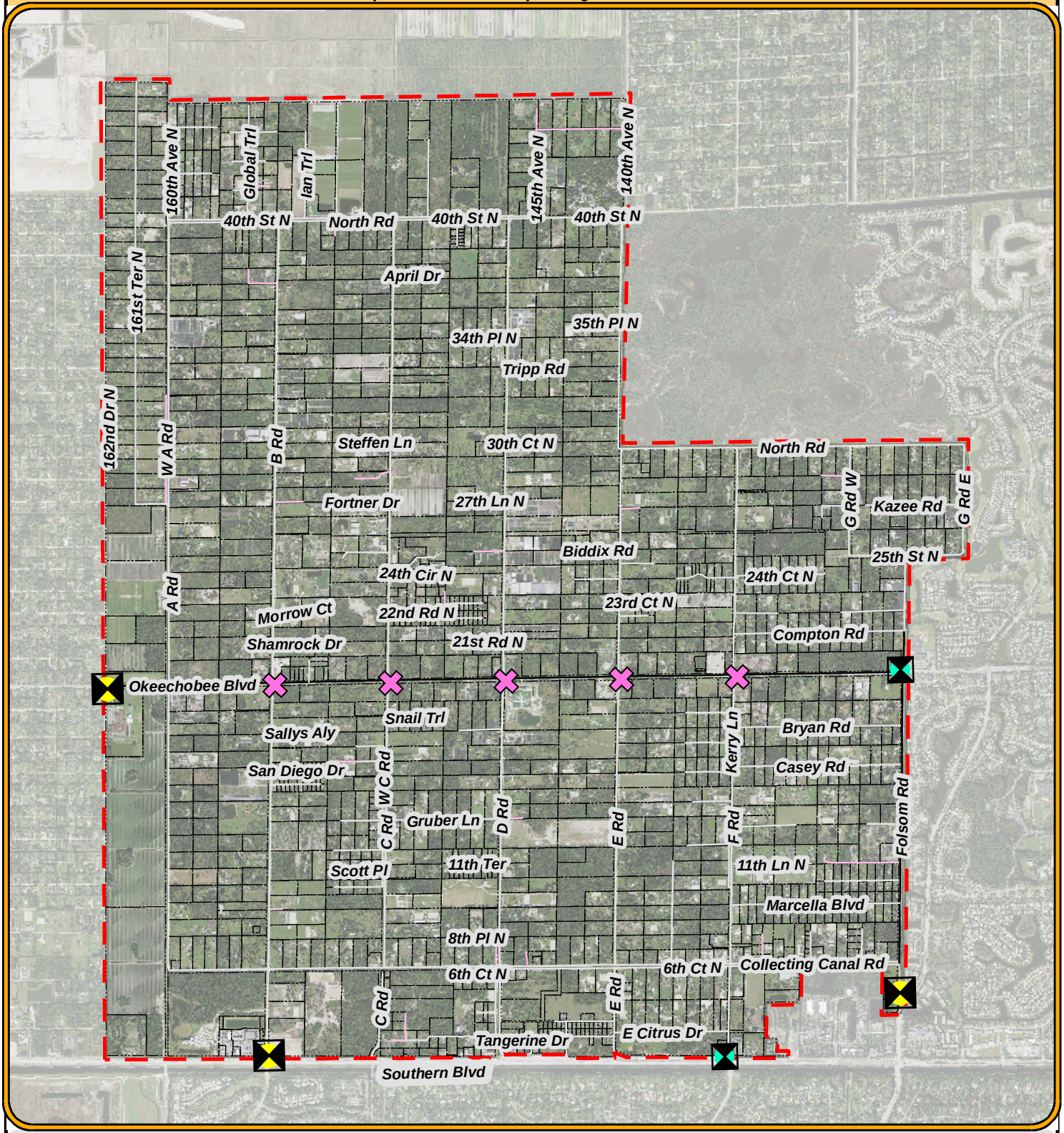
Materials	**$143,125**	
Sub-Contracted Services	**$155,000**	
In-Kind Services	**$143,375**	
Total	**$441,500**	
SWA Required Match (25%)	**$110,375**	**Provided via In-Kind Services**

Town of Loxahatchee Groves

SWA SUPPLEMENTAL WASTE BLIGHTED AND DISTRESSED PROPERTY CLEAN-UP AND BEAUTIFICATION GRANT APPLICATION FY 2021-2022

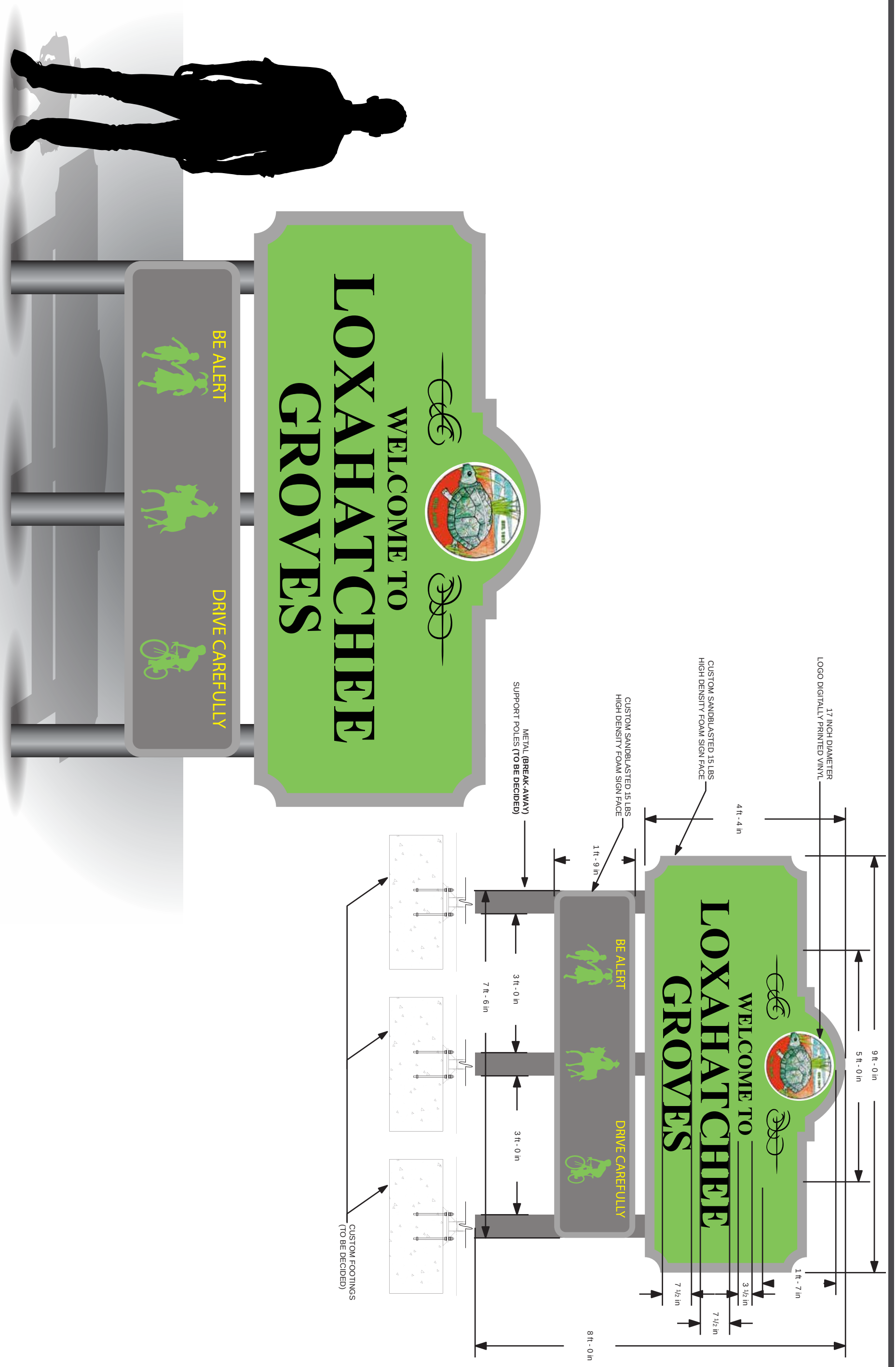
September 2021

Proposed Cleanup Project Locations



Legend

- Municipal Boundary
- Parcels In City
- Roadside Shelter (5)
- New Monument Sign (3)
- Upgraded Monument Sign (2)



MCNEILL SIGNS FLORIDA Est. 1956

NAME	Gateway Signs
JOB NAME	Town of Loxahatchee Groves
ADDRESS	Loxahatchee Groves, FL

DESIGNER	Tony	DWG#		SALES REP.	Jason	DATE	5/17/2022

APPROVAL
COMP

REVISIONS

THIS DESIGN IS THE PROPERTY OF MCNEILL SIGNS, INC. AND MAY NOT BE REPORDUCED WITHOUT PERMISSION.
1305 Poinsettia Drive F4, Delray Beach, FL 33444 • Phone (954) 946 3474 • WEBSITE - www.mcneillsignfl.com SALES DEPT. email - sales@mcneillsigns.com

EQUESTRIAN CROSSING

EDGE OF SHELLROCK

OKEECHOBEE BLVD.

EDGE OF PAVEMENT

GRASS AREA

GRASS AREA

POTENTIAL MUTLI-MOBILE PATHWAY

EX. ASPHALT SIDEWALK

EX. ASPHALT SIDEWALK

SIGHT DISTANCE ASSUMING FUTURE 4 LANE ROADWAY

PEDESTRIAN SOLAR LIGHT BOLLARDS

EX. STORM CULVERT

BIKE RACK, TYP.

HEDGE, TYP.

TREES

SHELLROCK

EX. STORM CULVERT

24'

PALMS

R/W LINE

TRASH RECEPTACLE

FUTURE EQUESTRIAN REST AREA

- HORSE CORRAL
- HITCHING POSTS
- MOUNTING
- BLOCK
- WELL PUMP

C Rd

EX. WOOD FENCE

CANAL MAINTENANCE EASEMENT

TOP OF BANK

EX. GUARDRAIL

EX. INDIAN DATE PALMS

6' CHAIN LINK FENCE

ROADWAY EASEMENT

EDGE OF OGEM ROAD

11

GRADING AND PAVING PLANS

FOR

TOWN MONUMENT SIGNS

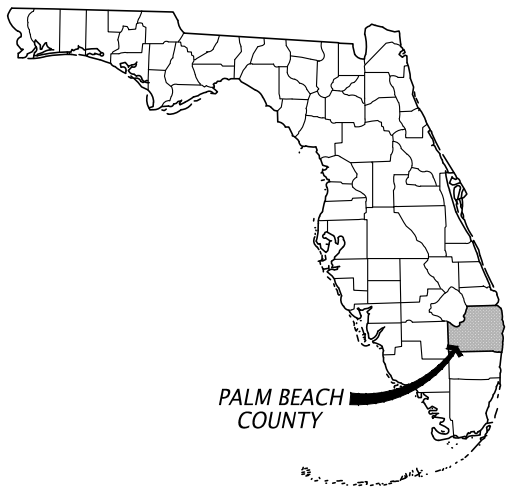
SWA BEAUTICATION GRANT PROJECT

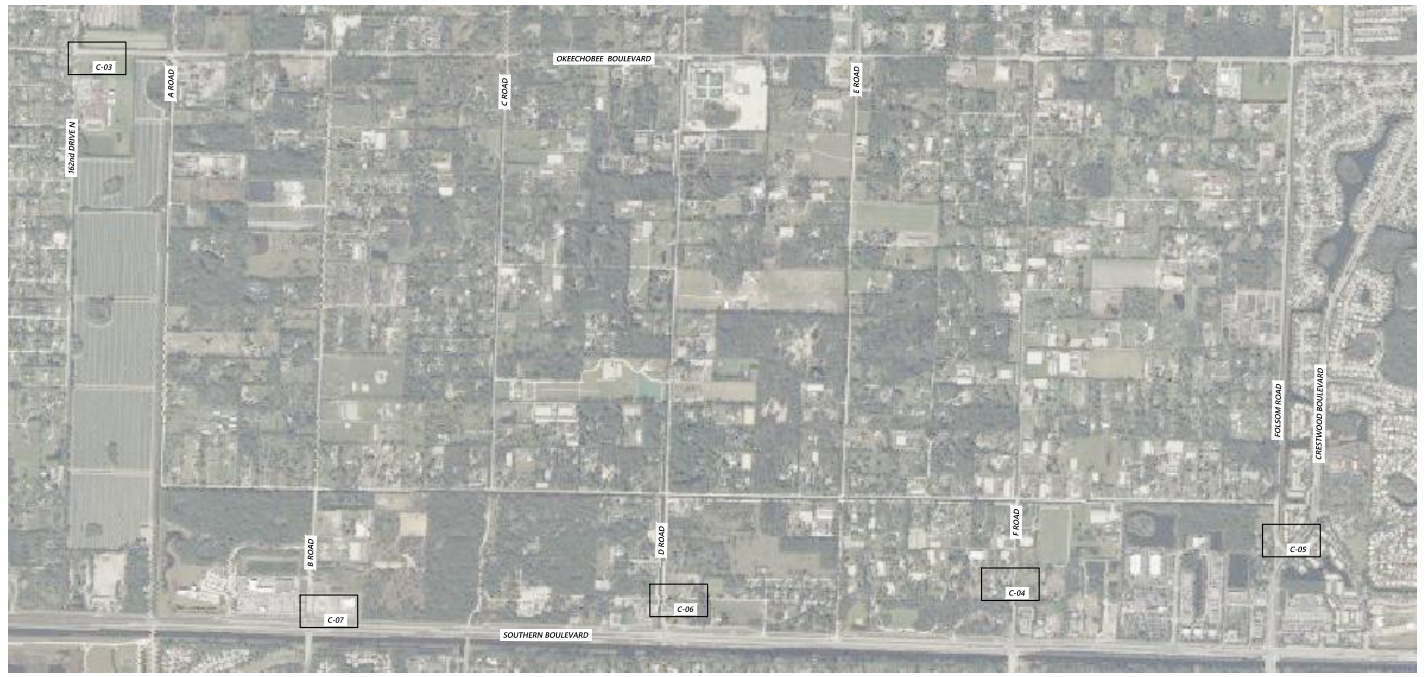
LOXAHATCHEE GROVES, FLORIDA

SECTIONS 28, 29 & 30 TOWNSHIP 43 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA

COUNCIL MEMBERS:
MAYOR: ROBERT SHORR
VICE MAYOR: LAURA DANOWSKI
PHILLIS MANIGLIA, MARIANNE MILES,
MARGARET HERZOG





SECTIONS 28, 29 & 30, TOWNSHIP 43 SOUTH, RANGE 41 EAST

LOCATION MAP & KEY MAP

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	OKEECHOBEE BLVD AND 162nd N
C-04	F ROAD NORTH OF SOUTHERN BLVD
C-05	FOLSOM ROAD NORTH OF CRESTWOOD BLVD
C-06	D ROAD AND VALENCIA DRIVE
C-07	B ROAD NORTH OF SOUTHERN BLVD

IT'S THE LAW !
CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG
SUNSHINE 811

TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600
Certificate of Authorization No.4897

K&A PROJECT No. 22-1408
DESIGNED BY: R. WERTEPNY
DRAWN BY: K. VANARMAN
CHECKED BY: R. WERTEPNY
APPROVED BY: M. WILLIAMS
DATE: 06/23/22

PROJECT No. 22-1408
SHEET No. C-01

Town Project No.

No.	Date	Description

TOWN MONUMENT SIGNS
SWA BEAUTICATION GRANT PROJECT
COVER SHEET

Randy Wertepny
P.E. 72504
Jun 23, 2022

PLOT DATE: JUN 23, 2022 TIME: 1:52PM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\CA DWG\C-01 COVER 221408 - MONUMENT SIGNS.DWG LAYOUT: C-01

GENERAL NOTES AND SPECIFICATIONS

CLEARING SHALL BE LIMITED TO CONSTRUCTION AREA AND/OR AS DIRECTED BY OWNER OR HIS REPRESENTATIVE. GRUBBING OF ALL STUMPS, ROOTS, BURIED LOGS OR OTHER OBJECTIONABLE MATERIALS SHALL BE TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.

OWNER AND CONTRACTOR SHALL COORDINATE TO PROVIDE CONSTRUCTION SURVEY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING BUILDINGS, STRUCTURES, AND UTILITIES THAT ARE UNDER GROUND, ABOVE GROUND, OR ON THE SURFACE AGAINST CONSTRUCTION OPERATIONS THAT MAY BE HAZARDOUS TO SAID FACILITIES AND SHALL HOLD AND SAVE THE OWNER, HIS AGENTS AND/OR CONSULTANTS HARMLESS AGAINST ALL CLAIMS OR DAMAGE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS AND SHALL SUBMIT REPORTS FOR REVIEW AND APPROVAL. THE TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. PAYMENT FOR TESTING PER CONTRACT WITH OWNER. ANY RETEST FOR FAILURE WILL BE AT THE CONTRACTOR'S EXPENSE.

ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, REGIONAL, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR OR SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FEDERAL, STATE, COUNTY AND, IF APPLICABLE, LOCAL MUNICIPAL REGULATIONS. THE LATEST EDITION OF FLORIDA DOT SPECIFICATIONS, DETAILS AND ADDENDA SHALL GOVERN AS APPLICABLE TO THE TYPE OF CONSTRUCTION.

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VISUALLY EXAMINE THE SITE OF CONSTRUCTION TO DETERMINE THE AMOUNT OF CLEARING AND EXISTING FACILITIES TO BE PROTECTED, REPLACED, REMOVED AND/OR RELOCATED WHICH MAY BE REQUIRED TO COMMENCE WORK. ALL CONTRACTOR'S SHALL PROTECT EXISTING IMPROVEMENTS THAT ARE CONTIGUOUS TO THE CONSTRUCTION AREA.

THE CONTRACTOR SHALL COORDINATE PROJECT CONSTRUCTION AND GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS (IE: WATER AND SEWER UTILITY, FP&L, SO. BELL, CABLE, ETC.) WITH REGARD TO THE NEED FOR REMOVAL, RELOCATION OR ALTERATION OF THEIR EXISTING FACILITIES. UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. CALL SUNSHINE.-UTILITY NOTIFICATION CENTER- FOR LOCATION BEFORE EXCAVATION (1-800-432-4770).

THE CONTRACTOR SHALL ALSO COORDINATE AND NOTIFY APPLICABLE UTILITY AGENCY PERSONNEL AND ENGINEER FOR REQUIRED INSPECTIONS (MIN. 48 HR. NOTICE), AND SHALL SUPPLY ANY AND ALL EQUIPMENT NECESSARY TO PROPERLY TEST OR INSPECT THE WORK.

GUARANTY-ALL MATERIAL AND EQUIPMENT TO BE FURNISHED OR INSTALLED BY THE CONTRACTOR(S) UNDER THE CONSTRUCTION CONTRACT FOR THIS PROJECT SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE INSTALLATION, GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTY PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPLACED PROMPTLY WITH THE NEW PARTS OR MATERIALS BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS WITHIN SEVEN DAYS AFTER NOTIFICATION BY THE OWNER, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

ALL WORK SHALL BE ACCOMPLISHED IN A SAFE WORKMANLIKE MANNER. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS; AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. THE RESPONSIBILITY FOR PROJECT SAFETY RESTS SOLELY AND SPECIFICALLY WITH THE CONTRACTOR. SOUTHERN DESIGN GROUP, INC., THE OWNER, THE REGULATORY AGENCIES AND THEIR EMPLOYEES ARE SPECIFICALLY INDEMNIFIED AND HELD HARMLESS FROM ANY ACTIONS OF THE CONTRACTOR RELATING TO THE SAFETY PROCEDURES IMPLEMENTED DURING CONSTRUCTION AND FOR ANY CLAIMS BROUGHT BY ANY PERSONS REGARDING SAFETY, PERSONAL INJURY OR PROPERTY DAMAGE.

CONTRACTOR SHALL COORDINATE WITH OWNER AND ALL OTHER CONTRACTORS TO ENSURE PROPER CONSTRUCTION SEQUENCE OF PROJECT. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION AND OTHER ABOVE GROUND IMPROVEMENTS.

RECORD DRAWINGS-THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND SUBMIT TO ENGINEER A COMPLETE DETAILED SET OF RECORD DRAWING DATA PREPARED BY A REGISTERED FLORIDA SURVEYOR. THE RECORD DRAWINGS SHALL ADHERE TO ANY AND ALL SPECIFIC CRITERIA OF THE WATER AND SEWER UTILITY AND ANY SPECIFICS REQUIRED BY THE ENGINEER.

MATERIALS AND CONSTRUCTION:

ALL CONCRETE SHALL DEVELOP A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA DOT SPECIFICATIONS, LATEST EDITION.

ALL STEEL SHALL BE DOMESTIC GRADE 60 (FY=60 KSI) AND CONFORM TO ASTM A-615 SPECIFICATIONS.

IF MUCK IS ENCOUNTERED IN THE ROAD RIGHT-OF-WAY OR ANY OTHER PAVED OR BUILDING AREAS, IT SHALL BE COMPLETELY REMOVED AND SHALL BE BACKFILLED WITH CLEAN, GRANULAR MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF A REGISTERED FLORIDA SOILS ENGINEER.

IF HARDPAN IS ENCOUNTERED IN ROAD SIDE SWALES OR ANY AREA DESIGNATED FOR DRAINAGE, IT SHALL BE REMOVED TO A WIDTH OF 2 FEET AT THE SWALE INVERT, OR 5' OUTSIDE OF DRAINAGE AREA, AND SHALL BE COMPLETELY REPLACED WITH GRANULAR MATERIAL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. TRAFFIC CONTROL SHALL ALSO BE IN ACCORDANCE WITH FLORIDA DOT INDEX 600.

IF WITHIN PALM BEACH COUNTY JURISDICTION, PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MUTCD FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO. T-P-13. ALL STRIPING IN THE PARKING AREAS AND SITE SHALL CONFORM TO APPLICABLE LOCAL OR COUNTY CODES.

SITE COORDINATION:

CONTRACTOR SHALL COMPLETE ALL SITE GRADING PRIOR TO THE INSTALLATION OF LANDSCAPING.

GRASSING AND SODDING SHALL BE IN ACCORDANCE WITH LANDSCAPE PLANS

CONTRACTOR SHALL PROTECT POWER POLES, GUY WIRES, ETC. FROM DAMAGE DURING CONSTRUCTION. ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHALL BE COORDINATED DIRECTLY WITH THE AFFECTED UTILITY COMPANY. CONTRACTOR TO COORDINATE DIRECTLY WITH UTILITY COMPANY FOR SECURING POLES DURING CONSTRUCTION, AS NEEDED.

UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS INCLUDING EXISTING FACILITIES, RIGHTS-OF-WAY, SIDEWALKS, LANDSCAPING, ETC. SHALL BE FULLY RESTORED.

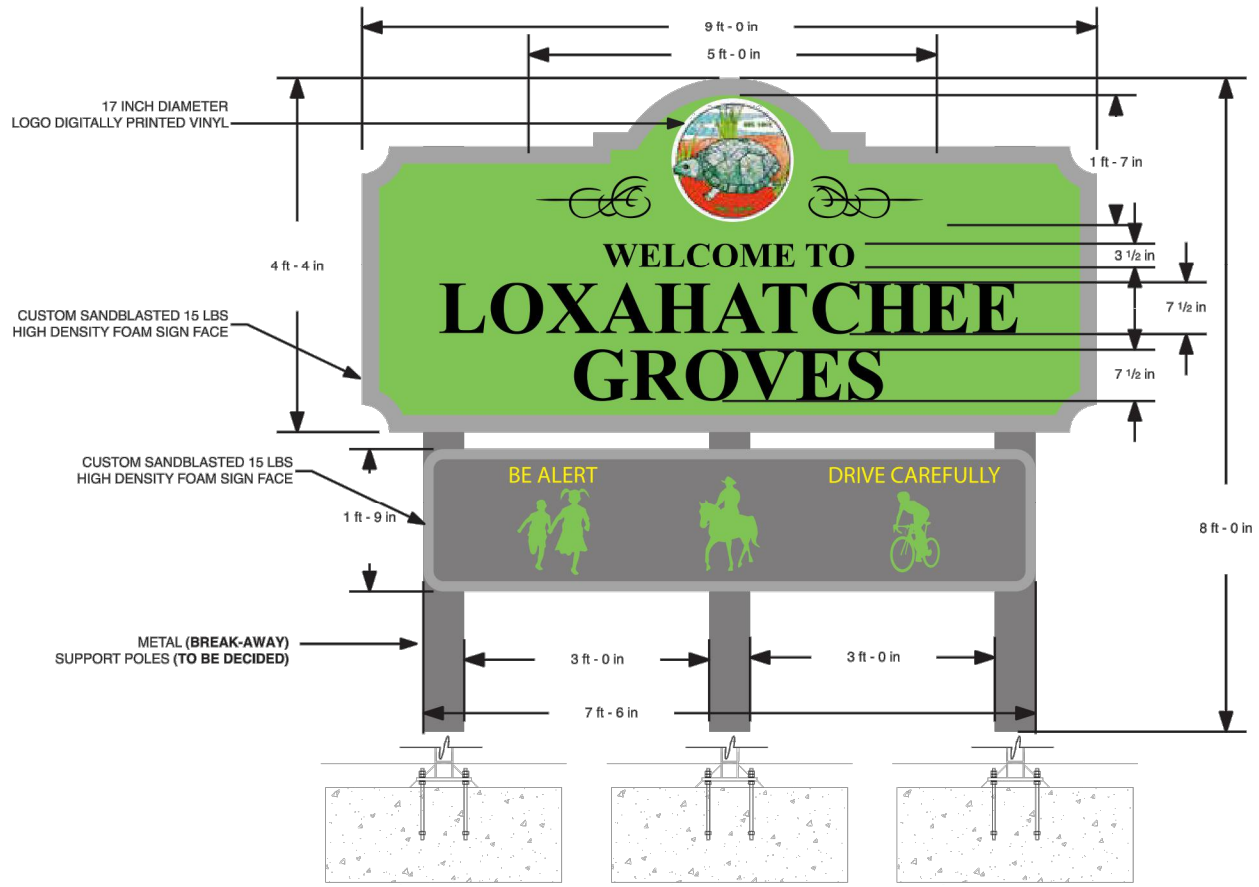
UPON COMPLETION OF ANY AND ALL SLOPES WITHIN THE PROJECT, PROTECTION MEASURES SUCH AS SOD, PLANTINGS, AND/OR TEMPORARY FILTER FABRICS SHALL BE INSTALLED TO PREVENT EROSION.

PRE-CONSTRUCTION CONFERENCE:

A PRECONSTRUCTION CONFERENCE WITH THE OWNER, ENGINEER, CONTRACTORS AND ANY INVOLVED PARTIES WILL BE SCHEDULED BY THE PRIME CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.

PALM BEACH COUNTY ROAD & BRIDGE NOTES:

1. ANY AND ALL PB COUNTY STORM DRAIN / SIDEWALK / PATHWAY / C&G / ADA AND OR ADDITIONAL ROADWAY THAT IS AFFECTED BY THE PROPOSED CONSTRUCTION MUST BE RESTORED TO LIKE OR BETTER THEN LIKE CONDITION TO INCLUDE ALL APPLICABLE FDOT / PB COUNTY DETAILS AND SPECIFICATIONS (APPLICABLE THOROUGHFARE / NON-THROUGHFARE).
2. SIDEWALK AFFECTED TO INCLUDE ONE FLAG ON EITHER SIDE OF THE DISTURBED AREA. SIDEWALKS WILL BE RESTORED BY REPLACING: TWO FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED AT A CONTROL JOINT AND THREE FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED BETWEEN CONTROL JOINTS. NO PARTIAL JOINTS ACCEPTED. (PER SITUATION)
3. ROADWAY LANES AFFECTED WILL REQUIRE THE AFFECTED LANES AND/OR ADDITIONAL LANES BE RESTORED TO LIKE OR BETTER THEN LIKE CONDITION AND TO EQUAL DIMENSIONS AS THE ADJACENT LANES (EOP TO EOP).
4. ALL AFFECTED ROADWAYS ARE TO BE RESTORED FROM EOP TO EOP, LANE WIDTH MIN. AND 50¿ IN EITHER DIRECTION (THOROUGHFARE) AND 25¿ MIN. RESTORATION (NON-THOROUGHFARE).
5. MILL AND PAVE TRANSITION AREA IN PALM BEACH COUNTY R/W, (ADD NAME OF STREET(S)) WILL BE REQUIRED TO INCLUDE THE INTERSECTION IN ITS ENTIRETY, (25' IN ALL DIRECTIONS).
6. FLOWABLE FILL IS NOT AN APPROVED WEAR COURSE IN PB COUNTY. PBC THOROUGHFARE ROAD RESTORATION DETAIL / LANE WIDTH NEEDS TO REFLECT A MIN. 50' OUTSIDE THE PC IN ALL DIRECTIONS.
7. IF PROPOSED CONSTRUCTION/CROSSING ANY EXISTING PB COUNTY STORM DRAIN PIPE/STRUCTURES ARE AFFECTED IN ANY WAY. PB COUNTY R&B REQUIRES FULL RESTORATION OF THE AFFECTED SYSTEM TO LIKE OR BETTER THEN LIKE CONDITION AND TO PB COUNTY/FDOT STANDARD.
8. ANY DRAINAGE SWALES AFFECTED BY THE PROPOSED CONSTRUCTION, SHALL BE RESTORED TO LIKE OR BETTER THEN LIKE CONDITION TO INCLUDE ORIGINAL DESIGN ELEVATIONS.



TOWN MONUMENT SIGN DETAIL

SEE PLANS BY MANUFACTURE FOR INSTALLATION AND FOUNDATION SPECIFICATIONS

Town Project No.

No.	Date	Description

TOWN MONUMENT SIGNS
SWA BEAUTIFICATION GRANT PROJECT
GENERAL NOTES AND DETAILS

Randy Wertepny
P.E. 72504
Jun 23, 2022

IT'S THE LAW !
CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG
SUNSHINE 811

TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

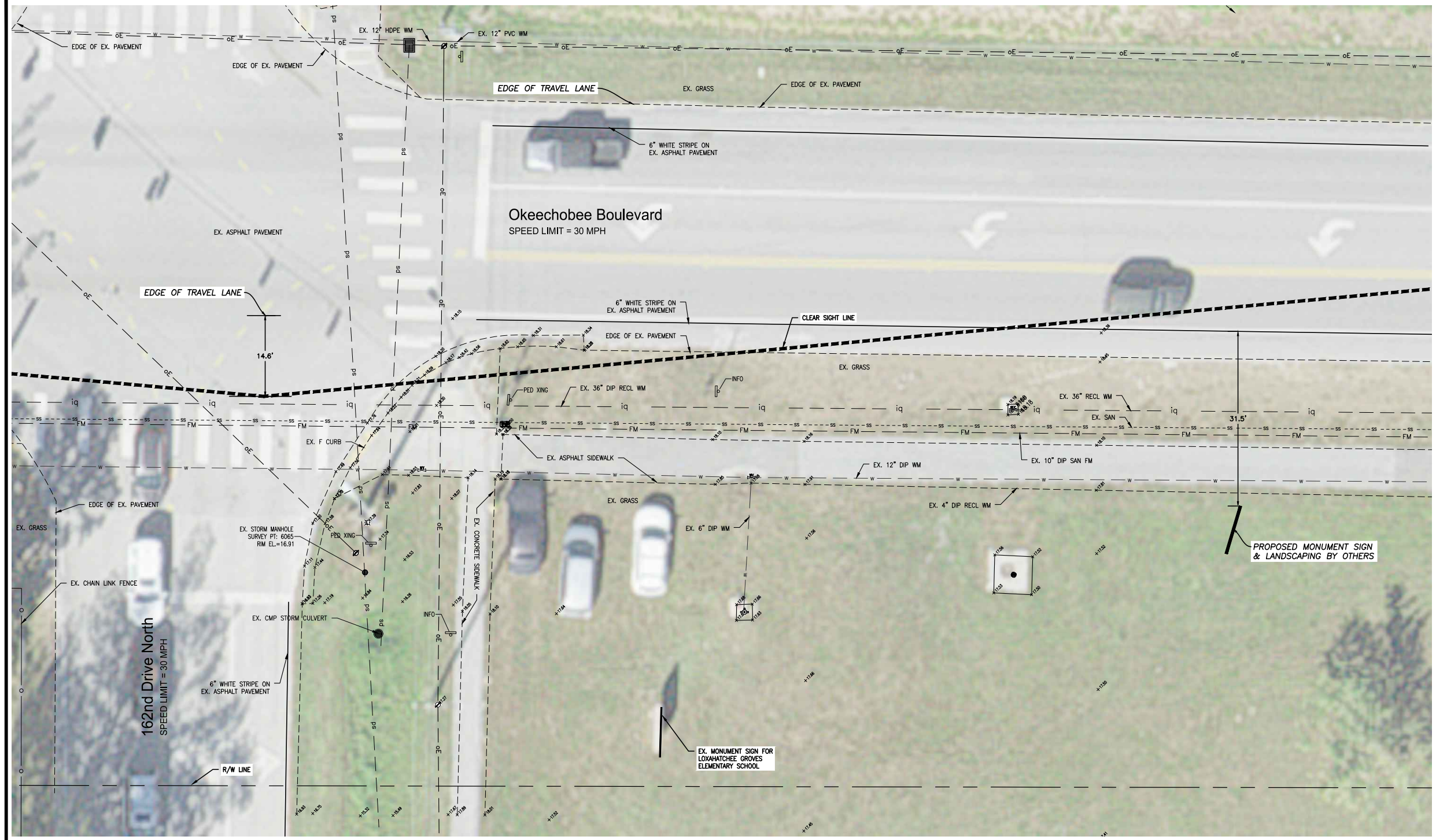
KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600
Certificate of Authorization No.4897

K&A PROJECT No.	22-1408
DESIGNED BY:	R. WERTEPNY
DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	06/23/22

PROJECT No.
22-1408

SHEET No.
C-02

PLOT DATE: JUN 23, 2022 TIME: 1:52PM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\KA DWG\C-MONUMENT SIGNS.DWG LAYOUT: NOTES



GRAPHIC SCALE

0 5 10 20

NOTES:

1. EXISTING WATER, SEWER, AND DRAINAGE FACILITIES ARE BASED ON UTILITY COORDINATION EFFORTS. SOFT DIGS WERE NOT CONDUCTED TO CONFIRM LOCATIONS.
2. CONTRACTOR SHALL REMOVE ALL DEBRIS AND VEGETATION WITHIN 10' OF WORK AREA.
3. ALL DISTURBED AREAS SHALL BE SODDED WITH BAHIA.
4. SEE PLANS BY OTHERS FOR MAINTENANCE AND LANDSCAPING DETAILS & INSTALLATION.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.
6. SEE SHEET C-02 FOR PBC RESTORATION NOTES.
7. SEE SHEET C-02 FOR GENERAL NOTES AND DETAILS.

Town Project No.

No.	Date	Description

TOWN MONUMENT SIGNS
SWA BEAUTICATION GRANT PROJECT
OKEECHOBEE BLVD AND 162ND N

Randy Wertepny
P.E. 72504
Jun 23, 2022

PLOT DATE: JUN 23, 2022 TIME: 1:52PM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\KA DWG\C-MONUMENT SIGNS.DWG LAYOUT: OKEECHOBEE BLVD AND 162nd N

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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

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K&A PROJECT No.	22-1408
DESIGNED BY:	R. WERTEPNY
DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	06/23/22

PROJECT No.
22-1408

SHEET No.
C-03

GRAPHIC SCALE

0 10 20 40

NOTES:

1. EXISTING WATER, SEWER, AND DRAINAGE FACILITIES ARE BASED ON UTILITY COORDINATION EFFORTS. SOFT DIGS WERE NOT CONDUCTED TO CONFIRM LOCATIONS.
2. CONTRACTOR SHALL REMOVE ALL DEBRIS AND VEGETATION WITHIN 10' OF WORK AREA.
3. ALL DISTURBED AREAS SHALL BE SODDED WITH BAHIA.
4. SEE PLANS BY OTHERS FOR MONUMENT SIGNS AND LANDSCAPING DETAILS & INSTALLATION
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.
6. SEE SHEET C-02 FOR GENERAL NOTES AND DETAILS.

Town Project No.

No.	Date	Description

TOWN MONUMENT SIGNS
SWA BEAUTICATION GRANT PROJECT
F ROAD NORTH OF SOUTHERN BOULEVARD

Randy Wertepny
P.E. 72504
Jun 23, 2022

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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

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Certificate of Authorization No.4897

K&A PROJECT No.	22-1408
DESIGNED BY:	R. WERTEPNY
DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	06/23/22

PROJECT No.
22-1408

SHEET No.
C-04

PLOT DATE: JUN 23, 2022 TIME: 1:52PM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\KA DWG\C-MONUMENT SIGNS.DWG LAYOUT: MS-2 F RD

GRAPHIC SCALE

0 10 20 40

NOTES:

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2. CONTRACTOR SHALL REMOVE ALL DEBRIS AND VEGETATION WITHIN 10' OF WORK AREA.
3. CONTRACTOR SHALL REGRADE SURROUNDING AREA TO ENSURE POSITIVE DRAINAGE TOWARDS THE PROPOSED SWALE AND EXISTING CANAL.
4. ALL DISTURBED AREAS SHALL BE SODDED WITH BAHIA.
5. SEE PLANS BY OTHERS FOR MONUMENT SIGNS AND LANDSCAPING DETAILS & INSTALLATION.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.
7. SEE SHEET C-02 FOR PBC RESTORATION NOTES.
8. SEE SHEET C-02 FOR GENERAL NOTES AND DETAILS.

Town Project No.

No.	Date	Description

TOWN MONUMENT SIGNS
SWA BEAUTICATION GRANT PROJECT
FOLSOM ROAD NORTH OF CRESTWOOD BOULEVARD

Randy Wertepny
P.E. 72504
Jun 23, 2022

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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

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K&A PROJECT No.	22-1408
DESIGNED BY:	R. WERTEPNY
DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	06/23/22

PROJECT No.
22-1408

SHEET No.
C-05

PLOT DATE: JUN 23, 2022 TIME: 1:52PM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\KA DWG\C-MONUMENT SIGNS.DWG LAYOUT: MS-3 CREST FOLS

GRAPHIC SCALE

0 5 10 20

NOTES:

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5. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.
6. SEE SHEET C-02 FOR GENERAL NOTES AND DETAILS.

Town Project No.

No.	Date	Description

TOWN MONUMENT SIGNS
SWA BEAUTIFICATION GRANT PROJECT
D ROAD & VALENCIA DRIVE

Randy Wertepny
P.E. 72504
Jun 23, 2022

PLOT DATE: JUN 23, 2022 TIME: 1:52PM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\XA DWGS\C-MONUMENT SIGNS.DWG LAYOUT: MS-4 D Rd VALENCIA

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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

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Tel: (561) 689-8600
Certificate of Authorization No.4897

K&A PROJECT No.	22-1408
DESIGNED BY:	R. WERTEPNY
DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	06/23/22

PROJECT No.
22-1408

SHEET No.
C-06

GRAPHIC SCALE

0 5 10 20

NOTES:

1. EXISTING WATER, SEWER, AND DRAINAGE FACILITIES ARE BASED ON UTILITY COORDINATION EFFORTS. SOFT DIGS WERE NOT CONDUCTED TO CONFIRM LOCATIONS.
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6. SEE SHEET C-02 FOR GENERAL NOTES AND DETAILS.

Town Project No.

No.	Date	Description

TOWN MONUMENT SIGNS
SWA BEAUTICATION GRANT PROJECT
B ROAD NORTH OF SOUTHERN BOULEVARD

Randy Wertepny
P.E. 72504
Jun 23, 2022

PLOT DATE: JUN 23, 2022 TIME: 1:52PM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\KA DWG\C-MONUMENT SIGNS.DWG LAYOUT: MS-5 B Rd SR80

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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
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K&A PROJECT No.	22-1408
DESIGNED BY:	R. WERTEPNY
DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	06/23/22

PROJECT No.
22-1408

SHEET No.
C-07

GRADING AND PAVING PLANS

FOR

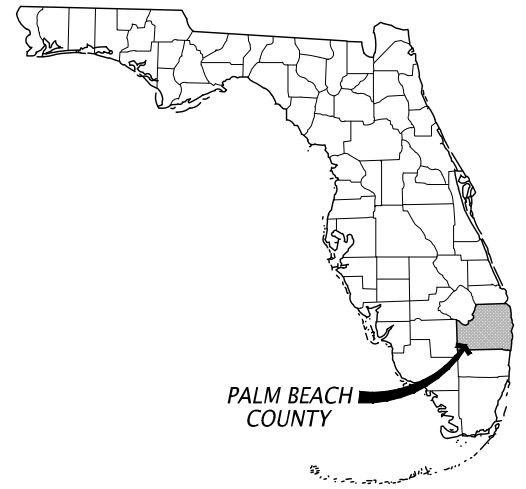
INTRAMODAL MOBILITY HUB SWA BEAUTICATION GRANT PROJECT

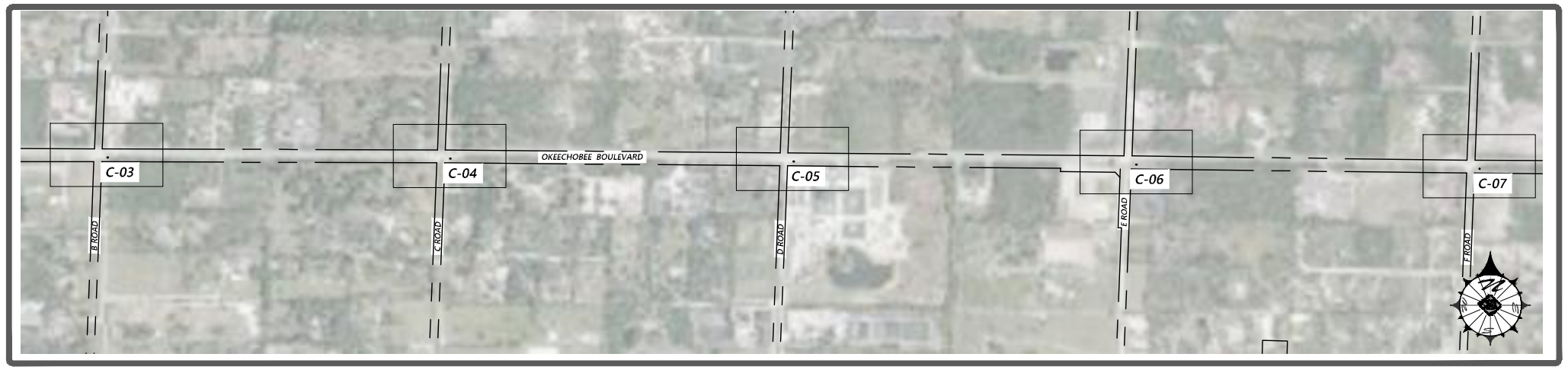
LOXAHATCHEE GROVES, FLORIDA

SECTIONS 28, 29 & 30 TOWNSHIP 43 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA

COUNCIL MEMBERS:
MAYOR: ROBERT SHORR
VICE MAYOR: LAURA DANOWSKI
PHILLIS MANIGLIA, MARIANNE MILES,
MARGARET HERZOG





SECTIONS 28, 29 & 30, TOWNSHIP 43 SOUTH, RANGE 41 EAST

LOCATION MAP & KEY MAP

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	GENERAL NOTES AND DETAILS
C-03	B ROAD and OKEECHOBEE BLVD SITE IMPROVMENTS PLAN
C-04	C ROAD and OKEECHOBEE BLVD SITE IMPROVMENTS PLAN
C-05	D ROAD and OKEECHOBEE BLVD SITE IMPROVMENTS PLAN
C-06	E ROAD and OKEECHOBEE BLVD SITE IMPROVMENTS PLAN
C-07	F ROAD and OKEECHOBEE BLVD SITE IMPROVMENTS PLAN

RANDY SCOTT WERTEPNY LICENSE No. 72504 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Randy Wertepny on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Randy Wertepny
P.E. 72504
May 16, 2022

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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600
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K&A PROJECT No.	22-1408
DESIGNED BY:	A. KESHAVARZ
DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	05/16/22

Town Project No.

No.	Date	Description

INTRAMODAL MOBILITY HUB SWA BEAUTICATION GRANT PROJECT
COVER SHEET

PROJECT No. 22-1408

SHEET No. C-01

PLOT DATE: MAY 16, 2022 TIME: 10:19AM BY: RWERTEPNY
DRAWING: P:\22-1408 IMH SWA GRANT\KA DWG\C-01 COVER 221408.DWG LAYOUT: C-01

GENERAL NOTES AND SPECIFICATIONS

CLEARING SHALL BE LIMITED TO CONSTRUCTION AREA AND/OR AS DIRECTED BY OWNER OR HIS REPRESENTATIVE. GRUBBING OF ALL STUMPS, ROOTS, BURIED LOGS OR OTHER OBJECTIONABLE MATERIALS SHALL BE TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.

OWNER AND CONTRACTOR SHALL COORDINATE TO PROVIDE CONSTRUCTION SURVEY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING BUILDINGS, STRUCTURES, AND UTILITIES THAT ARE UNDER GROUND, ABOVE GROUND, OR ON THE SURFACE AGAINST CONSTRUCTION OPERATIONS THAT MAY BE HAZARDOUS TO SAID FACILITIES AND SHALL HOLD AND SAVE THE OWNER, HIS AGENTS AND/OR CONSULTANTS HARMLESS AGAINST ALL CLAIMS OR DAMAGE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS AND SHALL SUBMIT REPORTS FOR REVIEW AND APPROVAL. THE TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. PAYMENT FOR TESTING PER CONTRACT WITH OWNER. ANY RETEST FOR FAILURE WILL BE AT THE CONTRACTOR'S EXPENSE.

ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, REGIONAL, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR OR SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FEDERAL, STATE, COUNTY AND, IF APPLICABLE, LOCAL MUNICIPAL REGULATIONS. THE LATEST EDITION OF FLORIDA DOT SPECIFICATIONS, DETAILS AND ADDENDA SHALL GOVERN AS APPLICABLE TO THE TYPE OF CONSTRUCTION.

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VISUALLY EXAMINE THE SITE OF CONSTRUCTION TO DETERMINE THE AMOUNT OF CLEARING AND EXISTING FACILITIES TO BE PROTECTED, REPLACED, REMOVED AND/OR RELOCATED WHICH MAY BE REQUIRED TO COMMENCE WORK. ALL CONTRACTOR'S SHALL PROTECT EXISTING IMPROVEMENTS THAT ARE CONTIGUOUS TO THE CONSTRUCTION AREA.

THE CONTRACTOR SHALL COORDINATE PROJECT CONSTRUCTION AND GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS (IE: WATER AND SEWER UTILITY, FP&L, SO. BELL, CABLE, ETC.) WITH REGARD TO THE NEED FOR REMOVAL, RELOCATION OR ALTERATION OF THEIR EXISTING FACILITIES. UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. CALL SUNSHINE.–UTILITY NOTIFICATION CENTER– FOR LOCATION BEFORE EXCAVATION (1–800–432–4770).

THE CONTRACTOR SHALL ALSO COORDINATE AND NOTIFY APPLICABLE UTILITY AGENCY PERSONNEL AND ENGINEER FOR REQUIRED INSPECTIONS (MIN. 48 HR. NOTICE), AND SHALL SUPPLY ANY AND ALL EQUIPMENT NECESSARY TO PROPERLY TEST OR INSPECT THE WORK.

GUARANTY–ALL MATERIAL AND EQUIPMENT TO BE FURNISHED OR INSTALLED BY THE CONTRACTOR(S) UNDER THE CONSTRUCTION CONTRACT FOR THIS PROJECT SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE INSTALLATION, GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTY PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPLACED PROMPTLY WITH THE NEW PARTS OR MATERIALS BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS WITHIN SEVEN DAYS AFTER NOTIFICATION BY THE OWNER, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

ALL WORK SHALL BE ACCOMPLISHED IN A SAFE WORKMANLIKE MANNER. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS; AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. THE RESPONSIBILITY FOR PROJECT SAFETY RESTS SOLELY AND SPECIFICALLY WITH THE CONTRACTOR. SOUTHERN DESIGN GROUP, INC., THE OWNER, THE REGULATORY AGENCIES AND THEIR EMPLOYEES ARE SPECIFICALLY INDEMNIFIED AND HELD HARMLESS FROM ANY ACTIONS OF THE CONTRACTOR RELATING TO THE SAFETY PROCEDURES IMPLEMENTED DURING CONSTRUCTION AND FOR ANY CLAIMS BROUGHT BY ANY PERSONS REGARDING SAFETY, PERSONAL INJURY OR PROPERTY DAMAGE.

CONTRACTOR SHALL COORDINATE WITH OWNER AND ALL OTHER CONTRACTORS TO ENSURE PROPER CONSTRUCTION SEQUENCE OF PROJECT. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION AND OTHER ABOVE GROUND IMPROVEMENTS.

RECORD DRAWINGS–THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND SUBMIT TO ENGINEER A COMPLETE DETAILED SET OF RECORD DRAWING DATA PREPARED BY A REGISTERED FLORIDA SURVEYOR. THE RECORD DRAWINGS SHALL ADHERE TO ANY AND ALL SPECIFIC CRITERIA OF THE WATER AND SEWER UTILITY AND ANY SPECIFICS REQUIRED BY THE ENGINEER.

MATERIALS AND CONSTRUCTION:

ALL CONCRETE SHALL DEVELOP A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA DOT SPECIFICATIONS, LATEST EDITION.

ALL STEEL SHALL BE DOMESTIC GRADE 60 (FY=60 KSI) AND CONFORM TO ASTM A–615 SPECIFICATIONS.

IF MUCK IS ENCOUNTERED IN THE ROAD RIGHT–OF–WAY OR ANY OTHER PAVED OR BUILDING AREAS, IT SHALL BE COMPLETELY REMOVED AND SHALL BE BACKFILLED WITH CLEAN, GRANULAR MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF A REGISTERED FLORIDA SOILS ENGINEER.

IF HARDPAN IS ENCOUNTERED IN ROAD SIDE SWALES OR ANY AREA DESIGNATED FOR DRAINAGE, IT SHALL BE REMOVED TO A WIDTH OF 2 FEET AT THE SWALE INVERT, OR 5' OUTSIDE OF DRAINAGE AREA, AND SHALL BE COMPLETELY REPLACED WITH GRANULAR MATERIAL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. TRAFFIC CONTROL SHALL ALSO BE IN ACCORDANCE WITH FLORIDA DOT INDEX 600.

IF WITHIN PALM BEACH COUNTY JURISDICTION, PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MUTCD FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO. T–P–13. ALL STRIPING IN THE PARKING AREAS AND SITE SHALL CONFORM TO APPLICABLE LOCAL OR COUNTY CODES.

SITE COORoadINATION:

CONTRACTOR SHALL COMPLETE ALL SITE GRADING PRIOR TO THE INSTALLATION OF LANDSCAPING.

GRASSING AND SODDING SHALL BE IN ACCORDANCE WITH LANDSCAPE PLANS

CONTRACTOR SHALL PROTECT POWER POLES, GUY WIRES, ETC. FROM DAMAGE DURING CONSTRUCTION. ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHALL BE COORDINATED DIRECTLY WITH THE AFFECTED UTILITY COMPANY. CONTRACTOR TO COORDINATE DIRECTLY WITH UTILITY COMPANY FOR SECURING POLES DURING CONSTRUCTION, AS NEEDED.

UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS INCLUDING EXISTING FACILITIES, RIGHTS–OF–WAY, SIDEWALKS, LANDSCAPING, ETC. SHALL BE FULLY RESTORED.

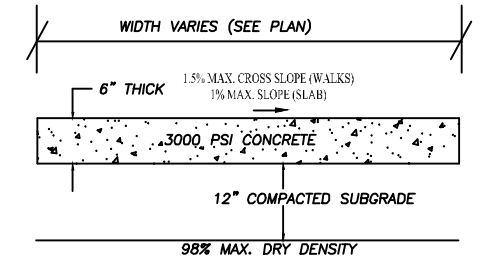
UPON COMPLETION OF ANY AND ALL SLOPES WITHIN THE PROJECT, PROTECTION MEASURES SUCH AS SOD, PLANTINGS, AND/OR TEMPORARY FILTER FABRICS SHALL BE INSTALLED TO PREVENT EROSION.

PRE–CONSTRUCTION CONFERENCE:

A PRECONSTRUCTION CONFERENCE WITH THE OWNER, ENGINEER, CONTRACTORS AND ANY INVOLVED PARTIES WILL BE SCHEDULED BY THE PRIME CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.

PALM BEACH COUNTY ROAD & BRIDGE NOTES:

1. IF DURING THE PROPOSED CONSTRUCTION/CROSSING ANY EXISTING PB COUNTY STORM DRAIN PIPE/STRUCTURES ARE AFFECTED IN ANY WAY PB COUNTY R&B REQUIRES FULL RESTORATION OF THE AFFECTED SYSTEM TO LIKE OR BETTER THEN LIKE CONDITION AND TO PB COUNTY/FDOT STANDARDS. ALL AFFECTED ROADWAYS ARE TO BE RESTORED FROM EOP TO EOP, LANE WIDTH MIN, AND 50 FEET IN EITHER DIRECTION (THOROUGHFARE) AND 25 FOOT MINIMUM RESTORATION (NON–THOROUGHFARE).
2. IF ANY ADDITIONAL LANES ARE AFFECTED FOR ANY REASON DURING CONSTRUCTION, PB COUNTY R&B WILL REQUIRE THE ADDITIONAL LANES BE RESTORED TO LIKE OR BETTER THEN LIKE CONDITION AND TO EQUAL DIMENSIONS AS THE ADJACENT LANES.
3. IF PB COUNTY SIDEWALK/ PATHWAY/ CURB & GUTTER/ AND OR ADA FACILITIES ARE AFFECTED PB COUNTY R&B WILL REQUIRE RESTORATION OF A MINIMUM OF 10 FEET AND TO BE LIKE OR BETTER THEN LIKE CONDITION PER FDOT/ PB COUNTY STANDARDS.
4. SIDEWALKS WILL BE RESTORED BY REPLACING: TWO FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED AT A CONTROL JOINT AND THREE FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED BETWEEN CONTROL JOINTS. NO PARTIAL JOINTS ACCEPTED (PER SITUATION).

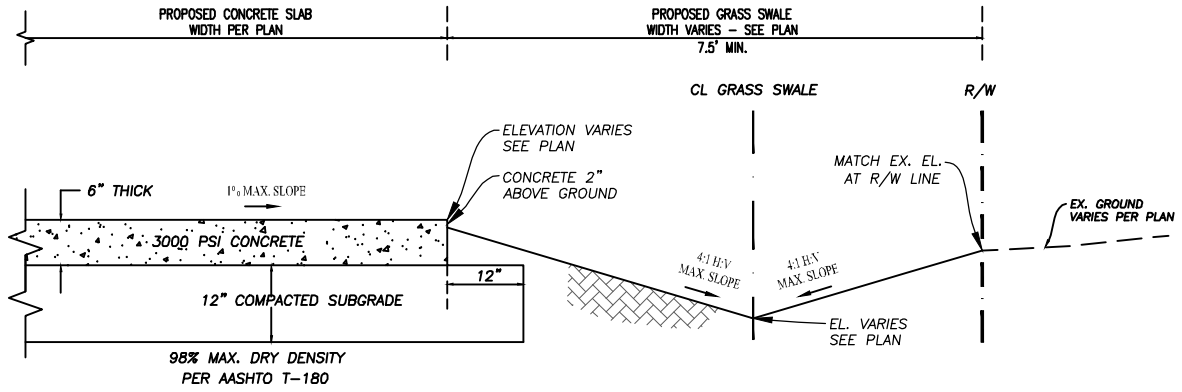


PROVIDE TOOLED CONTRACTION JOINTS AT 5' O.C. PROVIDE DUST FREE BROOM FINISH SIDEWALK SHALL HAVE A MAX LONGITUDINAL SLOPE OF 1% AND A MAX CROSS SLOPE OF 1.5% (TYP.)

REFER TO FDOT SPECIFICATIONS AND FDOT INDEX 310 FOR ADDITIONAL DETAILS.

NOTE: FOR SIDEWALK AREAS THAT ARE LARGER THAN 5' WIDE, PROVIDE CONTRACTION JOINTS AT A DISTANCE EQUAL TO THE WIDTH OF THE SIDEWALK.

CONCRETE SIDEWALK AND SLAB DETAIL



SECTION A–A

RANDY SCOTT WERTEPNY ★ LICENSE No. 72504 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Randy Wertepny on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Randy Wertepny
P.E. 72504
May 16, 2022

Town Project No.

No.	Date	Description

INTRAMODAL MOBILITY HUB SWA
BEAUTICATION GRANT PROJECT
GENERAL NOTES AND DETAILS

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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

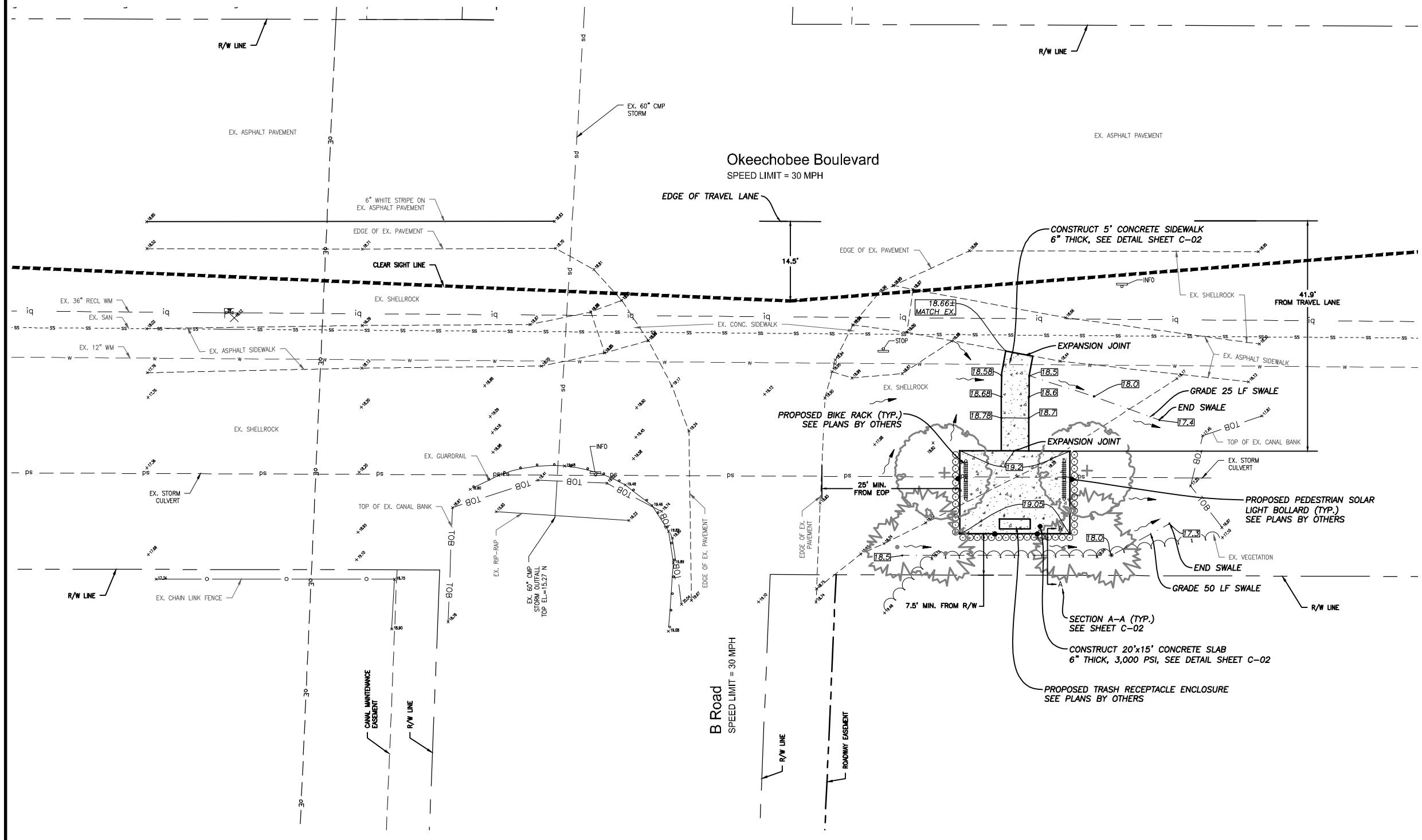
KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600
Certificate of Authorization No.4897

K&A PROJECT No.	22-1408
DESIGNED BY:	A. KESHAVARZ
DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	05/16/22

PROJECT No.
22-1408

SHEET No.
C-02

PLOT DATE: MAY 16, 2022 TIME: 10:14AM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\KA DWG\XSV-221408 LOX GROVES SWA GRANT.DWG LAYOUT: DETAILS



N

GRAPHIC SCALE
0 5 10 20

LEGEND

20.00 = PROPOSED GRADE
= DRAINAGE FLOW ARROW

NOTES:

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4. ALL DISTURBED AREAS SHALL BE SODDED WITH BAHIA.
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6. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.
7. SEE SHEET C-02 FOR PBC RESTORATION NOTES.
8. SEE SHEET C-02 FOR GENERAL NOTES AND DETAILS.

Town Project No.

No.	Date	Description

INTRAMODAL MOBILITY HUB SWA
BEAUTIFICATION GRANT PROJECT
B ROAD AND OKEECHOBEE BLVD SITE IMPROVMENTS PLAN

RANDY SCOTT WERTEPNY LICENSE No. 72504 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Randy Wertepny
P.E. 72504
May 16, 2022

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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

KESHAVARZ & ASSOCIATES
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DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	05/16/22

PROJECT No.
22-1408

SHEET No.
C-03

PLOT DATE: MAY 16, 2022 TIME: 10:14AM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\KA DWG\XSV-221408 LOX GROVES SWA GRANT.DWG LAYOUT: B ROAD

Okeechobee Boulevard
SPEED LIMIT = 30 MPH

C Road
SPEED LIMIT = 30 MPH

EX. STORM CULVERT
EX. ASPHALT PAVEMENT
EDGE OF TRAVEL LANE
6" WHITE STRIPE ON EX. ASPHALT PAVEMENT
EDGE OF EX. PAVEMENT
EX. SHELLROCK
CLEAR SIGHT LINE
14.5'
39.8' FROM TRAVEL LANE
EX. CONC. SIDEWALK
EX. ASPHALT SIDEWALK
18.30± MATCH EX.
CONSTRUCT 5' CONCRETE SIDEWALK 6" THICK, SEE DETAIL SHEET C-02
EXPANSION JOINT
END SWALE
GRADE 25 LF SWALE
PROPOSED BIKE RACK (TYP.) SEE PLANS BY OTHERS
25' MIN. FROM EDP
PROPOSED PEDESTRIAN SOLAR LIGHT BOLLARD (TYP.) SEE PLANS BY OTHERS
GRADE 50 LF SWALE
END SWALE
EX. CONCRETE POLE
7.5' MIN. FROM R/W
10" INDIAN DATE PALM
SECTION A-A (TYP.) SEE SHEET C-02
CONSTRUCT 20'x15' CONCRETE SLAB 6" THICK, 3,000 PSI, SEE DETAIL SHEET C-02
PROPOSED TRASH RECEPTACLE ENCLOSURE SEE PLANS BY OTHERS
EX. 6' CHAIN LINK FENCE
R/W LINE
CANAL MAINTENANCE EASEMENT
TOP OF EX. CANAL BANK
EX. RIP-RAP
EX. STORM OUTFALL
EX. GUARDRAIL
EX. WOOD FENCE
ROADWAY EASEMENT
EDGE OF EX. PAVEMENT
INFO
STOP
TOB
EOW

GRAPHIC SCALE
0 5 10 20

LEGEND
20.00 = PROPOSED GRADE
= DRAINAGE FLOW ARROW

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Randy Wertepny
P.E. 72504
May 16, 2022

Town Project No.

No.	Date	Description

INTRAMODAL MOBILITY HUB SWA
BEAUTIFICATION GRANT PROJECT
C ROAD AND OKEECHOBEE BLVD SITE IMPROVMENTS PLAN

IT'S THE LAW !
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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

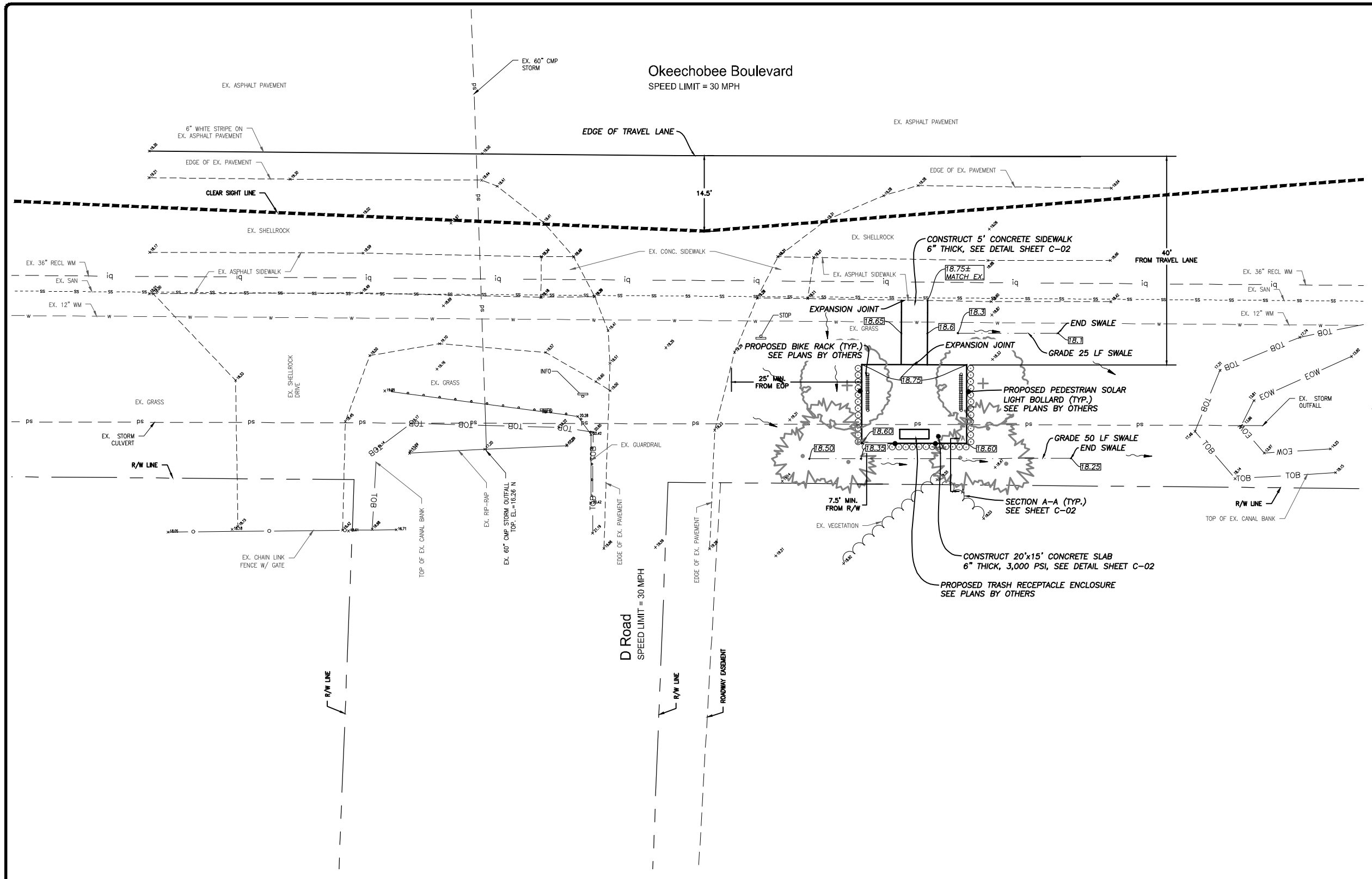
KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600
Certificate of Authorization No.4897

K&A PROJECT No.	22-1408
DESIGNED BY:	A. KESHAVARZ
DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	05/16/22

PROJECT No. 22-1408

SHEET No. C-04

PLOT DATE: MAY 16, 2022 TIME: 10:15AM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\XA DWG\XSV-221408 LOX GROVES SWA GRANT.DWG LAYOUT: C ROAD



GRAPHIC SCALE

0 5 10 20

LEGEND

20.00 = PROPOSED GRADE

= DRAINAGE FLOW ARROW

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RANDY SCOTT WERTEPNY ★ LICENSE No. 72504 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

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Randy Wertepny
P.E. 72504
May 16, 2022

Town Project No.

No.	Date	Description

INTRAMODAL MOBILITY HUB SWA
BEAUTICATION GRANT PROJECT
D ROAD AND OKEECHOBEE BLVD SITE IMPROVMENTS PLAN

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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

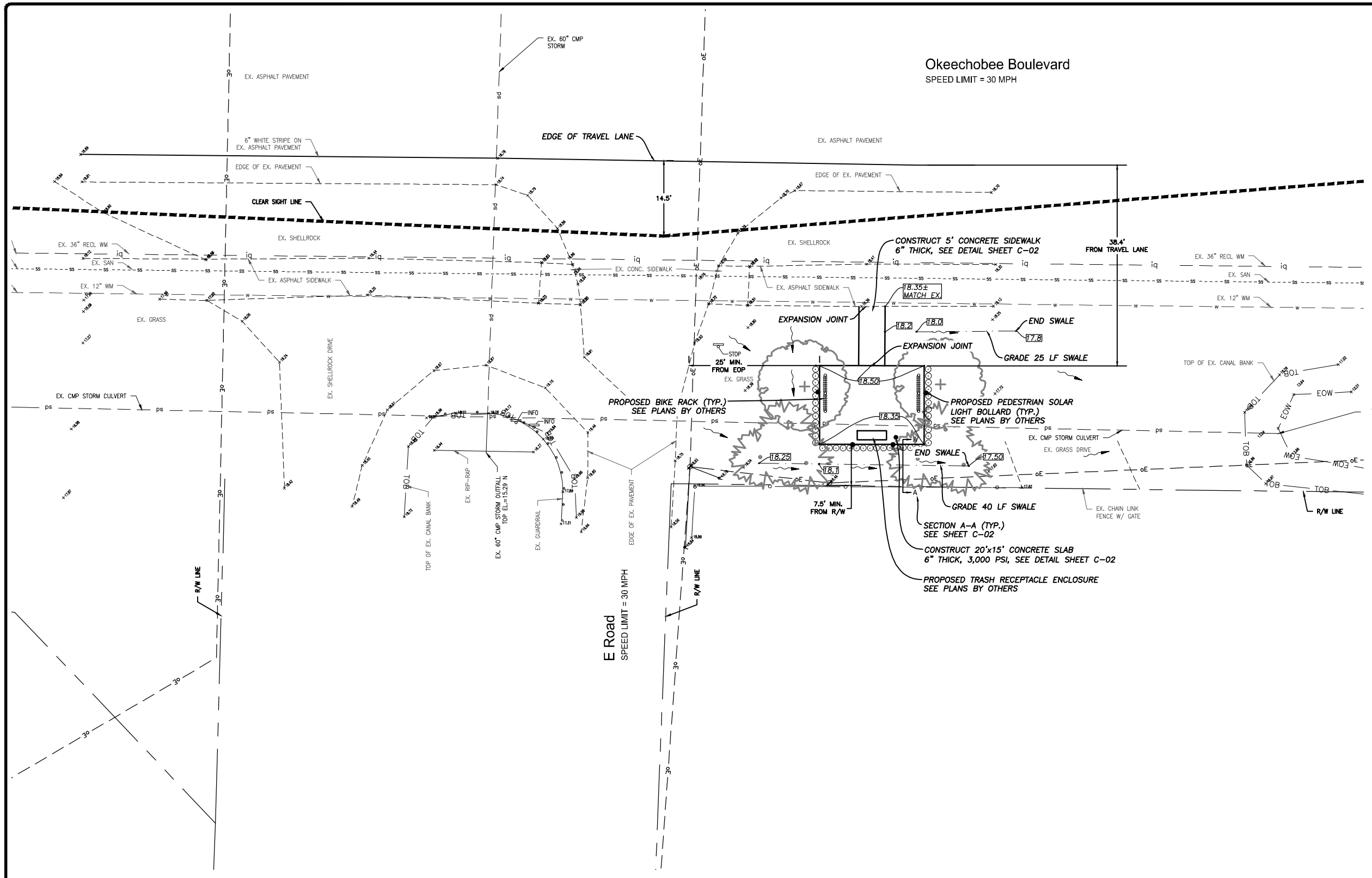
KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600
Certificate of Authorization No.4897

K&A PROJECT No.	22-1408
DESIGNED BY:	A. KESHAVARZ
DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	05/16/22

PROJECT No. 22-1408

SHEET No. C-05

PLOT DATE: MAY 16, 2022 TIME: 10:15AM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\KA DWG\XSV-221408 LOX GROVES SWA GRANT.DWG LAYOUT: D ROAD



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Town Project No.

No.	Date	Description

INTRAMODAL MOBILITY HUB SWA BEAUTICATION GRANT PROJECT
E ROAD AND OKEECHOBEE BLVD SITE IMPROVMENTS PLAN

Randy Wertepny
P.E. 72504
May 16, 2022

RANDY SCOTT WERTEPNY ★ LICENSE No. 72504 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★

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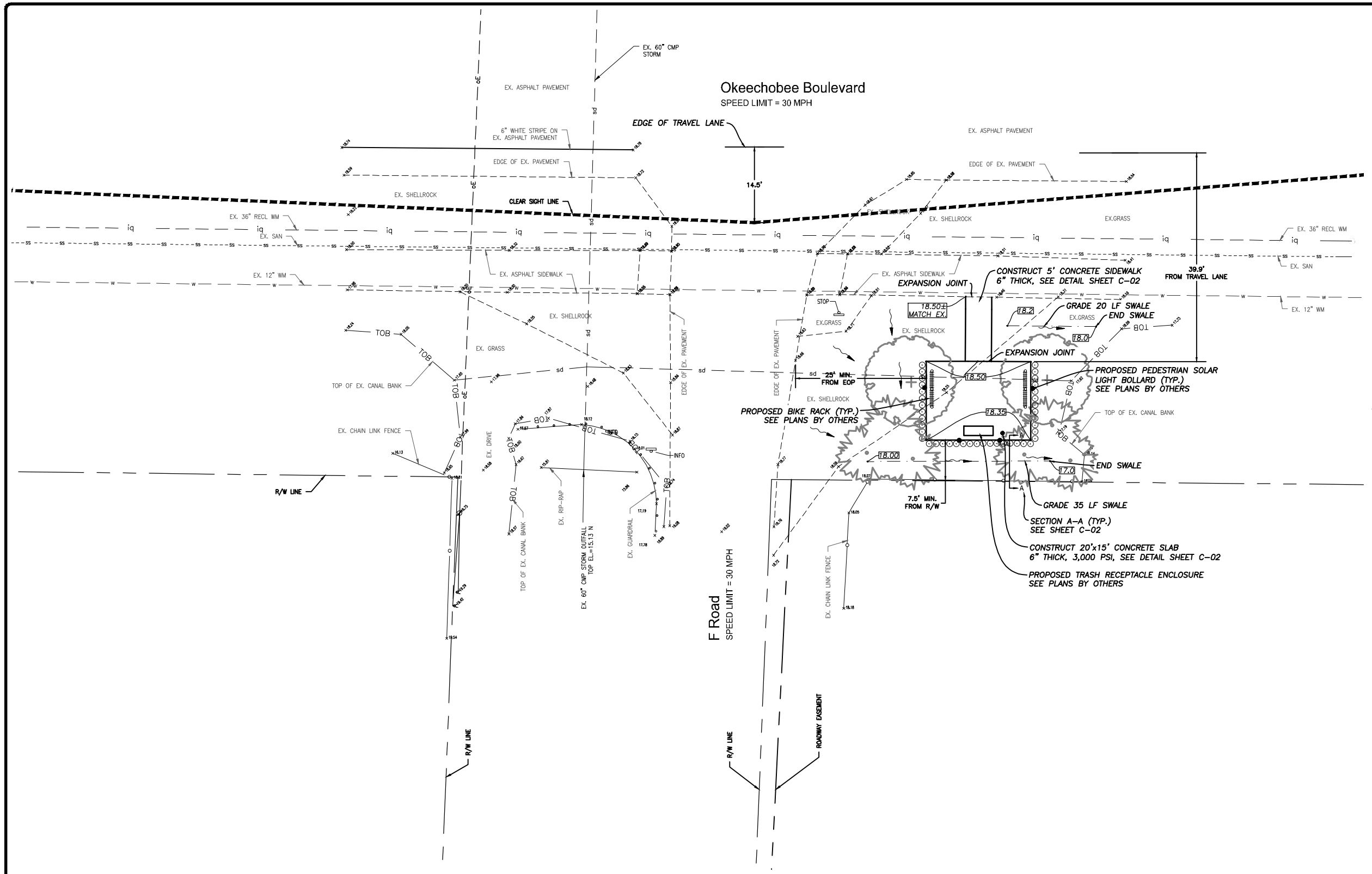
APPROVED BY:	M. WILLIAMS
DATE:	05/16/22

PROJECT No.
22-1408

SHEET No.
C-06

PLOT DATE: MAY 16, 2022 TIME: 10:15AM BY: DWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\KA DWG\XSV-221408 LOX GROVES SWA GRANT.DWG LAYOUT: E ROAD



GRAPHIC SCALE

0 5 10 20

LEGEND

20.00 = PROPOSED GRADE

= DRAINAGE FLOW ARROW

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Town Project No.

No.	Date	Description

INTRAMODAL MOBILITY HUB SWA BEAUTICATION GRANT PROJECT
F ROAD AND OKEECHOBEE BLVD SITE IMPROVMENTS PLAN

Randy Wertepny
P.E. 72504
May 16, 2022

RANDY SCOTT WERTEPNY LICENSE No. 72504 STATE OF FLORIDA PROFESSIONAL ENGINEER

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TOWN OF LOXAHATCHEE GROVES
ENGINEERING & PUBLIC WORKS DEPARTMENT
155 F ROAD LOXAHATCHEE GROVES, FLORIDA 33470

KESHAVARZ & ASSOCIATES
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DRAWN BY:	K. VANARMAN
CHECKED BY:	R. WERTEPNY
APPROVED BY:	M. WILLIAMS
DATE:	05/16/22

PROJECT No. 22-1408

SHEET No. C-07

PLOT DATE: MAY 16, 2022 TIME: 10:15AM BY: RWERTEPNY
DRAWING: P:\22-1408 SWA GRANT\KA DWG\XSV-221408 LOX GROVES SWA GRANT.DWG LAYOUT: F ROAD

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Agenda # 2

TO: **Town Council of Town of Loxahatchee Groves**

FROM: **Lakisha Burch, Town Clerk**

DATE: **July 5, 2022**

VIA: **Francine Ramaglia, Interim Town Manager**

SUBJECT: **Meeting Minutes**

Staff recommends approval of the attached meeting minutes.

TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL MINUTES OF ATTORNEY-CLIENT CLOSED DOOR SESSION
MARCH 28, 2022

Meeting audio available in Town Clerk's Office

CALL TO ORDER
Mayor Shorr called meeting to order at 8:35 a.m.

PLEDGE OF ALLEGIANCE
Mayor Shorr led the Pledge of Allegiance.

MOMENT OF SILENCE
Mayor Shorr led the Moment of Silence.

ROLL CALL
Mayor Robert Shorr, Vice Mayor Laura Danowski, Councilmembers Margaret Herzog (absent), Phillis Maniglia (absent), and Marianne Miles, Town Manager James Titcomb, Town Attorney Elizabeth Lenihan, Outside Counsel Michael Burke and Town Clerk Lakisha Burch.

Town Attorney Elizabeth Lenihan read the below caption:

Attorney-Client Session

Monday, March 28, 2022, 8:30 a.m.

Attorney-Client Closed Door Session

Pursuant to section 286.011(8), Florida Statutes, the Town Attorney announced her desire for advice from the Town Council concerning pending litigation, specifically regarding settlement negotiations and strategy related to litigation expenditures in the case of 444 B Road, LLC and 556 B Road, LLC v. Town of Loxahatchee Groves, Florida, Case No. 2020-CA-000436 and the case of Elaine Smiley, Seth Brier, Country Corner General Store "LLC", and 556 B Road, LLC v. Town of Loxahatchee Groves, William F. Underwood, II, and Underwood Management Services Group, LLC, Case No. 2018-CA-002087(AF), both in the circuit court of the 15th Judicial Circuit, in and for Palm Beach County, Florida and she requested an attorney-client session to be scheduled for

March 28, 2022, at 8:30 a.m.

The Town Attorney made this request at the Town Council's public meeting held on February 1, 2022. The session will be attended by the members of the Town Council Mayor Robert Shorr; Vice Mayor Laura Danowski; Council Members Phillis Maniglia, Marge Herzog, and Marianne Miles; Town Manager Jamie Titcomb; Town Attorney, Elizabeth Lenihan; and outside counsel Michael Burke. A certified court reporter will be present to ensure that the session is fully

transcribed, and the transcript will be made public upon the conclusion of the above-cited, ongoing litigation. The estimated length of the attorney-client session will be approximately 60 minutes.

RECESS

Motion was made by Vice Mayor Danowski seconded by Councilmember Miles to enter into Attorney-Client session and recess of meeting at 8:38 a.m. it was voted as follows: Aye: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.

RECONVENE

Town Attorney Lenihan stated that the Attorney-Client Session that was held on February 11, 2022 444 B Road, LLC and 556 B Road, LLC v. Town of Loxahatchee Groves, Florida, Case No. 2020-CA-000436 and the case of Elaine Smiley, Seth Brier, Country Corner General Store "LLC", and 556 B Road, LLC v. Town of Loxahatchee Groves, William F. Underwood, II, and Underwood Management Services Group, LLC, Case No. 2018-CA-002087(AF), both in the circuit court of the 15th Judicial Circuit, in and for Palm Beach County, Florida has concluded at 9:21 a.m.

Motion was made by Vice Mayor Danowski seconded by Councilmember Miles to reconvene the meeting at 9:20 a.m. it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.

Councilmember Maniglia asked could she bring something up? Councilmember Maniglia asked about the tortoises at Solar Sport. Town Attorney Lenihan responded by saying that this is a noticed public meeting and that it could be asked as her comment. She stated she would like to approach the applicant to see if there is a program for them to do what is needed but ask if the tortoises could stay in Loxahatchee Groves. There was discussion among Town Council and staff.

Town Clerk mentioned that on Monday, February 14th at the Manager's Monday Meeting the discussion will be on the referendum questions that will be on the upcoming ballot for the March 7th election.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:21 a.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____

Lakisha Q. Burch, Town Clerk

_____

Mayor Robert Shorr

_____

Vice Mayor Laura Danowski

_____

Councilmember Marge Herzog

Council Member Marianne Miles

Council Member Phillis Maniglia

TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL MINUTES OF ATTORNEY-CLIENT CLOSED DOOR SESSION
APRIL 25, 2022

Meeting audio available in Town Clerk's Office

CALL TO ORDER
Vice Mayor Danowski called meeting to order at 2:04 p.m.

PLEDGE OF ALLEGIANCE
Vice Mayor Danowski led the Pledge of Allegiance.

MOMENT OF SILENCE
Vice Mayor Danowski led the Moment of Silence.

ROLL CALL
Mayor Robert Shorr (absent), Vice Mayor Laura Danowski, Councilmembers Margaret Herzog, Phillis Maniglia, and Marianne Miles, Town Manager James Titcomb, Town Attorney Elizabeth Lenihan, Outside Counsel Jeffrey Hochman and Town Clerk Lakisha Burch.

Town Attorney Elizabeth Lenihan read the below caption:

Attorney-Client Session

Monday, April 25, 2022, 2:00 p.m.

Attorney-Client Closed Door Session

Pursuant to section 286.011(8), Florida Statutes, the Town Attorney announced her desire for advice from the Town Council concerning pending litigation, specifically regarding settlement negotiations and strategy related to litigation expenditures in the case of John Pata, Regina Maria Christina Burgio as Trustee of the Torchia Family Trust u/s/d July 6, 2016, Vanessa A. Montoya and Andrew Somar, PBCL, LLC, Brian McNeil and Judy L. Westlake, and Ramachandra Bhat and Nagalaxmi R. Bhat v. Town of Loxahatchee Groves, Florida, Case No. 502021-CA-011838, in the circuit court of the 15th Judicial Circuit, in and for Palm Beach County, Florida and she requested an attorney-client session to be scheduled for

April 25, 2022, at 2:00 p.m.

The Town Attorney made this request at the Town Council's public meeting held on April 19, 2022. The session will be attended by the members of the Town Council Mayor Robert Shorr (Town Attorney stated that the mayor was absent and may be coming in); Vice Mayor Laura Danowski; Council Members Phillis Maniglia, Marge Herzog, and Marianne Miles; Town Manager Jamie Titcomb; Town Attorney, Elizabeth Lenihan; and outside counsel Jeffrey Hochman. A certified court reporter will be present to ensure that the session is fully transcribed,

and the transcript will be made public upon the conclusion of the above-cited, ongoing litigation. The estimated length of the attorney-client session will be approximately 60 minutes.

Councilmember Maniglia stated that she needs to disclose that she is a local realtor and need to recuse herself. She also stated that she spoke with the Town Attorney who suggested she could seat and lesson but not participate. Councilmember Miles also stated that she may have a conflict of interest as well and will also not participate. Councilmember Maniglia asked due to two Councilmembers having conflicts was there a quorum? Town Attorney Lenihan responded, yes.

RECESS

Vice Mayor Danowski recessed the meeting at 2:08 p.m.

RECONVENE

Mayor Shorr reconvened the meeting at 4:00 p.m.

Town Attorney Lenihan stated that the Attorney-Client Session that was held on April 25, 2022 case of John Pata, Regina Maria Christina Burgio as Trustee of the Torchia Family Trust u/s/d July 6, 2016, Vanessa A. Montoya and Andrew Somar, PBCL, LLC, Brian McNeil and Judy L. Westlake, and Ramachandra Bhat and Nagalaxmi R. Bhat v. Town of Loxahatchee Groves, Florida, Case No. 502021-CA-011838, in the circuit court of the 15th Judicial Circuit, in and for Palm Beach County, Florida has concluded at 4:00 p.m.

Councilmember Maniglia asked could she make a statement? Councilmember Maniglia asked Vice Mayor Danowski to stick to her guns, our residents are taxpayers, they are not the bad guys and if roads are going to be 20 ft. because not all roads are 20 ft.

Councilmember Miles commented about roads in Loxahatchee Groves and asked questions regarding roads and maintenance of them.

Vice Mayor Danowski stated that this issue reflects a lack of compromise, understanding, and concession for a community. She also stated that she supports individuals' rights to make their feeling known and, but she feels there could have been a greater effort to work with Town Hall and legal to avoid a lawsuit.

Mayor Shorr stated that he doesn't understand the fences, they are confusing. He stated those fences been there for years and there is a reason for that, he wishes he knew. Town Attorney responded. Mayor Shorr stated he would truly like to know the reason for better understanding. He stated he would hope we could document this so that we won't have this issue in the future.

Town Clerk Burch gave Town Council an update on the two meetings being held for the residents regarding the Okeechobee Blvd. overlay. There was discussion among Town Council and Town Clerk.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:21 a.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Lakisha Q. Burch, Town Clerk

Mayor Robert Shorr

Vice Mayor Laura Danowski

Councilmember Marge Herzog

Council Member Marianne Miles

Council Member Phillis Maniglia

TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL COMMUNITY OPEN DISCUSSION WORKSHOP
MAY 3, 2022

Meeting audio available in Town Clerk's Office

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER
Mayor Shorr called meeting to order at 6:02 p.m.

ROLL CALL
Mayor Robert Shorr, Vice Mayor Laura Danowski, and Council Member Marianne Miles. Town Manager James Titcomb, Town Attorney Elizabeth Lenihan, Esq., Public Works Director Larry Peters, Assistant Public Works Director, Mario Matos, Planning Consultant, Jim Fleishman and Town Clerk Lakisha Burch.

COMMENTS FROM THE PUBLIC
Brian Tran spoke briefly regarding constructing and opening an affordable serenity garden in Loxahatchee Groves for veterans.

Vice Mayor Danowski provided information to Town Clerk Burch regarding therapy dogs who would like to participate the in the Family Fun Day Event.

Town Clerk Burch announced the Family Fun Day event will be on Saturday, June 18, 2022 from 10:00 am to 2:00 pm at Loxahatchee Groves Park.

Vice Mayor Danowski welcomed Keiser University Equestrian team to Loxahatchee Groves and stated if Town Council can do anything to make their stay more enjoyable, please notify Town Council and staff know. She wished them great success.

Town Clerk Burch announced she received a message from Mary McNichols that Palm Beach State College will be hosting a five-year celebration of the Dennis P. Gallon Loxahatchee Groves Campus on May 10, 2022 at 5:30 p.m. If Town Council would like to attend, please notify Clerk staff by May 9, 2022.

Vice Mayor announced that residents are excited about the opportunity to provide input regarding the Okeechobee Boulevard overlay. Requested staff to send out the mailers and post information on the Town's website and social media outlets regarding the meetings as soon as possible.

Mayor Shorr requested that the public is provided the same information at the meetings on May 25, 2022 and June 11, 2022 regarding the Okeechobee Boulevard overlay. Town Clerk Burch inquired about the times of both meetings.

ADJOURNMENT

The workshop was adjourned at 6:20 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____

Lakisha Q. Burch, Town Clerk

_____

Mayor Robert Shorr

_____

Vice Mayor Laura Danowski

_____

Council Member Marge Herzog

_____

Council Member Maryann Miles

_____

Council Member Phillis Maniglia

TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL MINUTES OF REGULAR MEETING
May 3, 2022

Meeting audio available in Town Clerk's Office

CALL TO ORDER
Mayor Shorr called meeting to order at 6:32 p.m.

PLEDGE OF ALLEGIANCE
Mayor Shorr led the Pledge of Allegiance.

MOMENT OF SILENCE
Mayor Shorr led a prayer.

ROLL CALL
Mayor Robert Shorr, Vice Mayor Laura Danowski, Councilmembers Phillis Maniglia, Marianne Miles and Margaret Herzog, Town Manager James Titcomb, Town Attorney Elizabeth Lenihan, Esq., Public Works Director Larry Peters, Assist Public Works Director Mario Matos and Town Clerk Lakisha Burch, Town Planning Consultant Jim Fleischman.

ADDITIONS, DELETIONS & MODIFICATIONS TO THE AGENDA
Town Clerk Burch requested that Item #3, resolution number is changed from 2022-14 to 2022-18. Vice Mayor Danowski requested that Item # 7 be moved before Item #6 Councilmember Herzog requested that Item #9, be moved to the second item on the agenda.

Motion was made by Councilmember Herzog to move Item #7 before Item #6, move Item #9 after Item #2, and change Resolution 2022-14 to 2022-18. Seconded by Councilmember Maniglia. It was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS
There was public comment made by Robert Austin.

PRESENTATIONS
State Senator Bobby Powell and State Representative Matt Willhite, Florida House of Representatives representing District 86 gave a presentation to Town Council on legislative that was presented and passed at the 2022 Legislative Session.

9. REGULAR AGENDA - TOWN MANAGER RECRUITMENT (Item 9 was moved after presentations during additions deletions and modifications)

On April 7, 2022, Town Manager, Jamie Titcomb, provided the Town Council with notice of resignation, in accordance with his employment contract. At its meeting on April 19, 2022, Town Council gave direction to staff and the Town Attorney to prepare a job description with minimum qualifications and salary range for consideration and to bring forward a process for recruitment of a new Town Manager to include internal and external posting of the position. Town Council is requested to provide input and direction on the job description with minimum qualifications and salary range included with this item. The position will then be posted on the Town's website and submitted to the Palm Beach County League of Cities and the Florida League of Cities. Town Council may suggest other posting locations.

Town Attorney Lenihan provided Council with a brief overview of the recruitment and selection process and provided Town Council with different timelines. Vice Mayor inquired about how long Town Council should have to review the application and determine who they would like to interview. Mayor Shorr stated that if they don't receive sufficient applications, they can extend the deadline. Councilmember Miles suggested the Town Council takes the longer larger timeline to provide Council time to review the application. There was a consensus by Town Council to appoint Assistant Town Manager Francine Ramaglia as Interim Town Manager. Instructed Town Attorney Lenihan to negotiate a contract with Ms. Ramaglia for Town Council approval at the next meeting. There was a consensus that the Town would accept application through May 24, 2022, at 4:30 p.m. Hard copies of the application would be provided to Town Council by Friday May 27, 2022. At the June 7th Town Council meeting, the Council would provide the name of the top two candidate they want to interview. There was a consensus that any applicant that claim Veterans Preference will be interviewed. The Town Council agreed that interviews will take place at the workshop on June 21, 2022.

Motion was made by Mayor Shorr and seconded by Councilmember Maniglia to approve the job description. It was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.

CONSENT AGENDA

2. Approval of Resolution No. 2022-12 regarding Contract with SAFEbuilt Florida, LLC for Code Compliance related Services.
3. Approval of Resolution No. 2022-18 renewal of Line of Credit with BankUnited giving Town Manager authorization to execute.
4. Approval of Resolution No. 2022-16 authorizing an additional scope of work to agreement with CivicPlus for Agenda and Minutes Management Services.
5. Approval of Resolution No. 2022-17 authorizing the purchase of the CAT 450 Backhoe Loader from Kelly Tractor pursuant to Florida Sheriff's Office (FSA) contract FSA20-EQ18.0, Heavy Equipment

Motion was made by Vice Mayor Danowski seconded by Councilmember Maniglia to approve the Consent Agenda; It was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.

7. REGULAR AGENDA – DISCUSSION AND UPDATE FROM GROVES TOWN CENTER (Item 7 was moved after the consent agenda during additions deletions and modifications)

Dan Zimmer provided an update on the ongoing projects at the Groves Town Center. Councilmember Herzog inquired about the location of the dirt once it is removed. Councilmember Maniglia inquired if the Town could use the dirt that was moved in other locations. Inquired about what other permits are still outstanding. Mayor Shorr and Councilmember Miles expresses their concerns regarding the removal of the barb wire

QUASI-JUDICIAL PUBLIC HEARING

6. Approval of Resolution No. 2022-15 approving the WAWA/AutoZone/Aldi at Groves Town Center site plan amendment for land owned by BW Southern Binks, LLC and Loxahatchee Equestrian Partners, LLC.

The Wawa/Chase/Aldi Site Plan was initially approved by Town Resolution 2018-83 and subsequently amended by Administrative Site Plan Amendment SPA 20-02 (July 2, 2020), The currently approved tenant mix is as follows: Wawa – 6,119 sq. ft.; Chase – Bank – 3,470 sq. ft.; and Aldi Grocery – 21,730 sq. ft. Total project of 31,319 sq. ft. SPA 2021-0506 proposes to revise the tenant mix as follows: Wawa – 6,119 sq. ft.; AutoZone – 7,381 sq. ft.; and Aldi – 21,730 sq. ft. Total project of 35,230 sq. ft.; an increase of 3,911 sq. ft. The Applicant has requested approval of proposed Site Plan Amendment SPA-2021-0506 (Wawa/AutoZone/Aldi) including the deletion of a Chase Bank and the addition of a 7,381 sq. ft. of AutoZone vehicle parts store. The Town Council should consider approval, approval with conditions, or denial of Resolution 2022-15, the subject of which is Wawa/AutoZone/Aldi Site Plan Amendment Application SPA 2021-0506. Presentation was made by Matt Scotum attorney for the project. Town Planner Consultant, Jim Fleischman provided a brief overview of the project.

Public Comment was given by Paul Coleman via email and Nina Corning.

Vice Mayor Danowski inquired about the congestion. Councilmember Maniglia asked about the repairing of cars in the parking lot and the lighting. Councilmember Miles stated that she is supportive of the project. Councilmember Herzog asked the petitioner is the design in compliance with rural features and guidelines. Mayor Shorr asked that in future project petitioners provide the designs in their agenda packets. Mayor Shorr provided his thoughts on franchises that open within the Town limits. Mayor Shorr questioned signage for the retail store.

Motion was made by Councilmember Miles and seconded by Councilmember Herzog to approve Resolution 2022-15 with the conditions of approval that are listed in the resolution; It was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, and Miles. Nays: Councilmember Maniglia. Motion passed 4-1.

REGULAR AGENDA

8. Discussion and direction of Equestrian Bridge Culvert at "C" Road and Collecting Canal (design, location, responsibility for construction and funding).

As directed by Council, staff has prepared bid documents for the Equestrian Bridge Culvert at C and Collecting Canal Road. The documents are currently under review by our attorney and can be released if necessary once agreement is reached with the Groves Town Center. Alternately, the Town can select one of the 3 vendors presented on April 4th as a best interest for construction of the culvert bridge (attached—two of which are from piggyback contracts, and one is a local contractor). Before any decision can be considered, an agreement with respect to design, location, responsibility for construction and funding must be reached with Groves at Town Center

Public Works Director Larry Peters provided bid information and his thoughts regarding the project.
Mayor Shorr inquired about the deadline after all the extensions that were given. Mayor Shorr asked Solar Sport regarding the cost and construction of the project. Mayor Shorr asked Town Attorney Lenihan what the next step in the process is.

Motion was made by Councilmember Vice Mayor Danowski seconded by Councilmember Maniglia to work with Solar Sports to negotiate the transfer of responsibility of the bridge from Solar Sports to the Town for the dollar amount of $126,459 and update the improvement agreement. it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.

TOWN STAFF COMMENTS

Town Manager

- Thanked Town Council for a great meeting and thanked Town staff for the work they do on behalf of the Town.

Assistant Town Manager

- None

Town Attorney

- Announced an attorney client closed session has been requested for the B Road Litigation on May 17, 2022, at 5pm.

Public Works Director

- None

Assistant Public Works Director

- None

Town Planning Consultant

Provided a response to Councilmember Maniglia previous inquiry regarding County Zoning District for places of worship and can it be possibly implemented in the Town. Inquired if churches are able to change to institutional in the zoning code. Responded to a previous inquiry from Councilmember Miles regarding the north driveway exit from Publix Shopping Center.

Town Clerk

- Announced she will be out of the office from May 5th to May 16th. Any questions or concerns while she is out, please contact Kenthia White.

TOWN COUNCILMEMBER COMMENTS

Phillis Maniglia (Seat 1)

- Announced that she purchased flags and a white board for Public Works
- Thanked Town Council and staff for a great meeting

Laura Danowski (Seat 2)

- Welcomed Keiser University Equestrian Team
- Thanked residents for reaching out to her regarding the Okeechobee Blvd Overlay
- Congratulated the Palm Beach County Sheriff's Office on their Therapy Dog program
- Announced a scavenger hunt

Marianne Miles (Seat 3)

- Thanks Town Planner Fleischman for the signs in the Groves Town Center and speaking with the owner. Express her concerns about the stop signs at Los Angeles Blvd and B Road and can they be removed.

Marge Herzog (Seat 5)

- Inquired about the dates for Family Fun Day. Announced the Loxahatchee Groves Landowners Association discussed the scholarship and inquired about what funds are available for past years that are still being held by Town and what funds have been raised.
- Asked about message be placed on A Road regarding upcoming road work.
- Feels Town is spending money to fast.

Mayor Robert Shorr (Seat 4)

- Thanked Town Council for all their work and moving the Town forward for the benefit of the residents.
- Spoke regarding the progression of the trail and crossing. Looking forward to completion of the project in the fall.

- Suggested that Town Council continue to have agenda review meetings as it is a great opportunity for discussion and to ask staff questions.

ADJOURNMENT
There being no further business meeting was adjourned at 9:55 p.m.

TOWN OF LOXAHATCHEE GROVES

ATTEST:

_____
Lakisha Burch, Town Clerk

_____
Mayor Robert Shorr

_____
Vice Mayor Laura Danowski

_____
Councilmember Margaret Herzog

_____
Councilmember Phillis Maniglia

_____
Councilmember Marianne Miles

TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL COMMUNUNITY RESIDENT WORKSHOP
May 17, 2022

Meeting audio available in Town Clerk's Office

CALL TO ORDER

Mayor Shorr called the meeting to order at 6:08 p.m.

PRESENTATION:

Town Manager Jaime Titcomb advised Mayor Shorr that he would be hosting the Community Resident workshop until 6:30 p.m.

There were public comments from Jo Siciliano and Manny Hernandez.

Ms. Siciliano made the following comments:

- Water canals
- Meters for those who use the canal water
- C51- Canal Algae

Vice Mayor Danowski made the following comments:

- Flow meters
- Testing canals
- Measuring flow was placed on the task list

Councilmember Maniglia made the following comments:

- Her discussion with Mario in Public Works regarding vegetation
- Landscapers backflowing in the canals
- Getting rid of chemicals by 2025
- The Town being greener
- Water intake

There was discussion among Town Council, Ms. Siciliano and Larry Peters Director of Public Works.

Councilmember Maniglia asked Mr. Peters to send another letter to residents giving them 30 days to respond to the withdrawal permits; if there is no response the Town can turn them off.

Mr. Peters made the following comments:

- He threatened to turn them off
- Speaking with some of the nurseries, and some are rented.

Councilmember Maniglia asked Mr. Peters to check with SFWMD regarding meters and whether any laws would be broken if the Town places a meter on the residents' intake.

Town Council Discussion on flow meters and permits.

Mario Matos, Assistant Public Works Director commented about:

- Changes in flow

Ms. Siciliano made the following comments:

- Assisted living/Hotel
- Permitted/allowed uses

Manny Hernandez commented about:

- Control of Water
- Illegal dumping

There was discussion among Town Council and Mr. Hernandez

Mr. Titcomb advised Mr. Hernandez contact Public Works to coordinate with the department to investigate illegal dumping.

Mr. Titcomb requested a 60 second recess before the formal meeting.

Mayor Shorr responded okay.

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:31 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____
Mayor Robert Shorr

_____
Lakisha Q. Burch, Town Clerk

_____
Vice Mayor Laura Danowski

_____
Councilmember Marge Herzog

_____
Councilmember Phillis Maniglia

_____
Councilmember Marianne Miles

TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL REGULAR MEETING
May 17, 2022

Meeting audio available in Town Clerk's Office

CALL TO ORDER
Mayor Shorr called the meeting to order at 6:38 p.m.

Town Manger Jaime Titcomb advised that Councilmember Miles would be joining by phone but there was a quorum in person.

PLEDGE OF ALLEGIANCE
Mayor Shorr led the Pledge of Allegiance.

MOMENT OF SILENCE
Mayor Shorr led a prayer.

ROLL CALL
Mayor Robert Shorr, Vice Mayor Laura Danowski, Councilmembers Phillis Maniglia, Marge Herzog, and Mairanne Miles (By Phone). Town Manager James Titcomb and Town Attorney Elizabeth Lenihan, Esq., and Public Works Director Larry Peters. Absent: Town Clerk Lakisha Burch.

ADDITIONS, DELETIONS AND MODIFICATIONS
Vice Mayor Danowski asked that item #7 be moved before item# 4.

Motion was made by Vice Mayor Danowski, seconded by Councilmember Maniglia to move item #7 before item #4 and to approve the agenda; it was voted as follows; Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, and Maniglia. Motion passed unanimously.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS
There were no public comments.

CONSENT AGENDA

1. **Approve Resolution 2022-23**: Master Agreement Amendments for **Palm Beach Aggregates** Rock & Materials Contract for Rate card/rates, fuel charge adjustments and other updates.

2. **Approve Resolution 2022-19**: SWA Piggyback Debris Monitoring Contract: **Thompson Consulting Services, Inc.** Debris Monitoring Contract.

3. **Approve Resolution 2022-20**: SWA Piggyback Emergency Debris Removal Contracts:

    3a. Phillips & Jordan, Inc.
    3b. Ashbritt, Inc.
    3c. Crowder Gulf Joint Venture, Inc.
    3d. DRC Emergency Services, Inc.

Motion was made by Vice Mayor Danowski, seconded by Councilmember Herzog to approve the Consent Agenda: it was voted as follows; Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Maniglia, Herzog, and Miles. Motion passed unanimously.

REGULAR AGENDA

4. **Approve Resolution 2022-21**: Adopting an Interlocal Agreement (ILA) between the Town and Palm Beach County for determining timeline and scopes for future implementation of TPA Awarded Okeechobee Improvement Grants. **MOTIONED TO BE HEARD AFTER ITEM #7.**

    Town Manager Titcomb presented the item before Council, and he clarified that this item is not synonymous with the Okeechobee Overlay. He noted the financing spreadsheet placed before the Council and what it entails. He mentioned that Morton Rose Director of Palm Beach County Engineering is present.

    Town Attorney Lenihan noted that there will be two edits made to the fiscal year funding timeframe on page 354 of the agenda, the dates should be 2023 and 2025. On page 355 section 2.1A word right-a-way will be added to the first sentence.

    Morton Rose Division Director Palm Beach County presented the item and provided background information on the item.

    Town Manager Titicomb advised that Palm Beach County is the only eligible agency, and it is the County's right-a-way, and the County is in charge of the right of way and the transportation acceptations; he mentioned that the County and TPA have been gracious with the Town in sequencing to afford the Town more time and worked to push out the funding.

    There were public comments made by Nina Corning, Paul Coleman, Mary McNicholas. Comments were emailed in by Darcy Murray, Kevin Brennan, Deborah Marshall, Lisa Cruz, Joe Faires, Fran Holden, Michael Cacioppo, Sue Cacioppo, Laura Cacioppo, Joseph Arthur and Nancy Friend.

    Mayor Shorr commented on the price tag to the Town and said that he does not support it. He mentioned the point scale for applying for future TPA grants.

Councilmember Miles commented that she is not flip flopping on her decision. She noted the speed limit in Town off Okeechobee Blvd set to slow traffic down; liability issues for the Town and noted that residents are not going to spend funding on a road that the Town does not own. She does not want to move forward; she would like to find out how much it cost for a light for the Town.

Vice Mayor Danoswki mentioned that she asked staff to make a finance mechanism for this project. She noted the fiscal year funding the Town would be paying. She mentioned the Comprehensive Plan for trail crossings created by resident Keith Harris in 2013 and said that the Town could do the trails. She would like to see setbacks for trails, and requirements for a fence incorporated into the Okeechobee Overlay. She thanked staff for their time and effort in this, but she does not support it.

Councilmember Maniglia mentioned that without the TPA the Town could not do the Overlay and said that she will vote against it.

Councilmember Herzog commented on the expenditures, the penalty, and advised that the Town would be facing more than just a penalty based on their gratitude and behaviors on their no support. She said that she supports it.

Motion was made by Mayor Shorr, seconded by Vice Mayor Danoswki to reject the ILA: it was voted as follows; Ayes: Mayor Shorr, Vice Mayor Danowski and Councilmember Miles. Nays: Councilmembers Herzog and Maniglia. Motion passed (3-2).

Town Attorney Lenihan asked Council to give staff directive on the next steps to return the TPA grant since Council would not be moving forward with the ILA.

Motion was made by Mayor Shoor, seconded by Vice Mayor Danowski giving staff directive to inform the TPA that the Town would not be moving forward with requesting the grant: it was voted as follows; Ayes: Mayor Shorr, Vice Mayor Danowski and Councilmember Miles, Nays: Councilmembers Herzog and Maniglia. Motion passed (3-2).

Councilmember Herzog commented on placing this before the residents to vote on.

Councilmember Maniglia commented that she agrees with Councilmember Herzog.

Mayor Shorr advised point of order; the right thing to do is inform TPA.

5. **Discussion** - Town Council Projects and Priorities Lists for FY2022-2023

   Francine Ramaglia, Assistant Town Manager discussed the list of most common priorities area and how the Town would spend the American Rescue Plan Act (ARPA) funding. She mentioned the meeting held yesterday about placing the priorities in categories.

   Vice Mayor Danowski provided Council with a list of items and timeline priorities.

   There was discussion between the Assistant Town Manager Ramaglia, Town Manager Jaime Titcomb, and Town Council.

6. Town Manager **Recruitment Process** Updates, Solicitation Ad and Info Package

Town Attorney Lenihan noted that Council gave directive on May 3rd to finalize and advertise the Town Manager position. She mentioned that it was placed on the Town website, Florida League of Cities, and Florida City/County Management Association on May 5th and the Palm Beach County League of Cities on May 9th with submissions be due on May 24th at 4:30 p.m. She noted that 5 applications have been received and 3 out of the 5 are out of state applicants. She mentioned the one formal panel interview set for June 21st at 6 p.m. She explained the interview process and provided Council with interview sample questions and guidelines.

There was discussion among Town Council and Town Attorney.

Town Attorney Lenihan asked Council if the Town would consider paying for travel and relocation expenses.

There was consensus not to pay for travel expenses for the interview.

Mayor Shorr inquired if the decision must be made this evening on relocation expenses for the job offer.

Town Attorney Lenihan responded no; it is something to keep in mind.

7. **Approve Resolution 2022-22**: Designating Town Scholarship Committee Program, with direction setting timeline, jurisdictional parameters, and Committee Members appointment. **MOTIONED TO BE HEARD ITEM #4**

   Mr. Titcomb presented the item before Council and advised that there are a couple of typography errors in the backup material.

   Mayor Shorr inquired if there were any public comments.

   Mary McNicholas commented that she was fortunate to begin the scholarship program and explained why. She mentioned that she was advised by the previous Town Attorney that Scholarship program had to be a formalized processed. She noted the type of applicants allowed to apply; and the various reasons for turning it over to a nonprofit. She mentioned that this is a passion of hers and noted that there are so many constraints that must be done within Sunshine Law, meetings, staffing, and the bureaucratic system.

   Vice Mayor Danoswki commented to wrap up this year's scholarship, place it on the Town's website, advertise for 60 days, receive applications, and review them, and award funds at the beginning of the school year as this will allow time to think about how to fix and make changes.

   Councilmember Maniglia inquired if Council could solicit funds for the scholarship.

   Town Attorney Lenihan responded yes.

   Councilmember Maniglia inquired who will do the work.

   Vice Mayor Danowski advised that the application needs to get out and come back; review the applications and award the money. This gives Council 3 months to determine how to do it better or hand it over.

Councilmember Maniglia asked Vice Mayor Danowski if she wants staff to prepare everything.

Vice Mayor Danowski responded no.

Councilmember Maniglia commented that she does not think that staff will do it.

Vice Mayor Danowski clarified the process.

Town Attorney Lenihan explained the next steps. She noted that at the next meeting there would be an appointment resolution to appoint the scholarship committee, then there would need to be a meeting to review the program; make changes; staff would upload the approved application and program guidelines on the website and social media. Then the scholarship committee would appoint the selection committee; the selection committee would meet to do the award.

Vice Mayor Danowski inquired if the selection committee would be made up of teachers, principals, and educators.

Town Attorney Lenihan responded yes.

Councilmember Herzog advised that Loxahatchee Groves Landowners Association (LGLA) was approached regarding candidates having money left over from their campaigns once they are done; from what they were told the candidates must donate to a nonprofit as they cannot donate to the Town. The LGLA has agreed to help the candidates meet what they are required to do. She commented to free up the hands of the committee and let the committee do the jobs that they have shown they can do rather quickly. The mentioned that the LGLA is there to help if help is needed and wanted.

Councilmember Miles asked Town Attorney Lenihan if the issue is with Sunshine Law.

Town Attorney Lenihan responded yes.

There was discussion among Town Council and Town Attorney.

Mayor Shorr commented on the staff time to create, advertise, and have the committee meet in Sunshine verses having staff put the application on the website and consult with Mrs. McNicholas if there is something that came up it should be added to the application. He noted the three schools located within the Town boundaries and suggested leaning on them each year to provide application review. He commented on fundraising and if the Town could be added to the budget.

Town Attorney Lenihan responded this was not the intent; she has not checked whether the Town can budget for it.

Mayor Shorr recommended adding $4,000 to the budget if possible and fundraise to offset those cost. He mentioned leaning on Mrs. McNicholas expertise and experience during the application process or give it over to the schools to come up with someone.

There was discussion among Mrs. McNicholas, Town Council and Town Attorney.

Vice Mayor Danowski mentioned that there is $3,100 in the fund.

Assistant Town Manager Francine Ramaglia said that is correct; once all the pledge deposits have been received and placed in the bank.

Vice Mayor Danowski mentioned a private funding event she held and advised that $700 will handed over tonight for the scholarship funding.

There was discussion among Town Council and Town Attorney on the resolution.

Motion was made by Vice Mayor Danowski, seconded by Councilmember Miles to approve the Resolution 2022-22: it was voted as follows; Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmember Miles. Nays: Councilmembers Maniglia and Herzog. Motion passed (3-2).

Mayor Shorr advised put the committee together and get the application out as soon as possible.

8. Upcoming Meetings **Calendar** and town schedule.

Town Manager Titcomb advised that calendar was added for Council convenience.

TOWN STAFF COMMENTS

Town Manager

- Captain Turner advised that he covered the monthly report at the prior meeting.
- Councilmember Maniglia requested to meet with Captain Turner regarding residents with mental health issues next week**.** She inquired if there were any accidents since the speed limit changed off Okeechobee Boulevard.
- Captain Turner advised that he have to pull the data.
- Town Manager Titcomb noted that Palm Beach County Rescue (PBCR) was present earlier.
- Public Visioning Hearings:
    - May 25th at the Royal Palm Civic Center.
    - June 11th at the Village of Wellington.

Town Attorney

- Vice Mayor Danowski inquired on the code complaint process for weekends.
- Town Attorney Lenihan advised that an email could be sent and noted that a voicemail could be left. If concerned call the Town Manager. There was discussion among Town Council, Town Manager, Town Attorney and Captain Turner.

Assistant Town Manager

- Treasure Coast presentation
- There was discussion among Town Planner, Town Council, and Assistant Town Manager.

Public Works Director/ Assistant Public Works Director

- Backhoe delivery/return of the rental excavator
- Councilmember Maniglia inquired on equipment located at Public Works for auction. There was discussion among Town Council, Town Manager, and Town Attorney.

- Vice Mayor Danowski inquired on Public Works staff protocols for equipment maintenance. Mr. Peters explained the process.
- Mr. Matos commented on equipment use and hurricane season.

Engineering/Planner

- Ordinance that includes Okeechobee Overlay
- Handout that identifies the corridor of Okeechobee Overlay

Town Clerk

TOWN COUNCILMEMBER COMMENTS

Marge Herzog (Seat 5)

- Tires dropped off near her 966 A Road Property. She requested Mr. Peters to have someone come and pick them up.
- Debris build up on A Road and the Okeechobee Canal
- Collecting Canal Road
- Stated she hopes that the Okeechobee Overlay meeting is not a disaster like the TPA was tonight; that was an embarrassment to the Town
- The lake dug on the property located North of 3000 A Road. Town Manager Titcomb advised he will check to see if a permit was pulled.

Phillis Maniglia (Seat 1)

- Okeechobee Overlay
- Votes/Decisions of Council members
- Council Voting with Council members not present

Marianne Miles (Seat 3)

- Position as a Councilmember
- Roads
- FPL Lines/Right-of-Ways; She request residents to contact staff or Councilmembers with questions.
- Town Manager prospects
- She thanked Council for allowing her to attend the meeting remotely.

Laura Danowski (Seat 2)

- $700 raised for Scholarship Program; She thanked the Town vendors and participants.
- Morley Slchoss – Poker Run article in Sunsports Magazine

Mayor Robert Shorr (Seat 4)

- Easement Policy/permissions
- Town Attorney Lenihan advised that the policy could be brought back with a paving plan
- Council issues: he thinks the Town is moving in a great direction.
- Equipment from County thrift store.
-

ADJOURNMENT

There being no further business the Town Council meeting was adjourned at 9:14 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____

Lakisha Q. Burch, Town Clerk

_____

Mayor Robert Shorr

_____

Vice Mayor Laura Danowski

_____

Councilmember Marge Herzog

_____

Councilmember Phillis Maniglia

_____

Councilmember Marianne Miles

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Agenda Item # 3

TO: **Mayor and Councilmembers**

FROM: **Lakisha Burch, Town Clerk**

VIA: **Francine Ramaglia, Town Manager**

DATE: **July 5, 2022**

SUBJECT: **Approval of Resolution No. 2022-34 Ratifying Expenditures with CGP Agency, LLC**

Background:

Section 2-137, Loxahatchee Groves Code, requires Town Council approval of any purchase of or contract for commodities or services in excess of $25,000. The Town Manager approved services from CGP Agency, LLC, for communications content and production services for less than $25,000 for FY 2021-2022. Due to unexpected additional work, particularly related to the transition of code and building department services, special events, and notification of public works projects, the cumulative annual year to date spending for CGP Agency, LLC is $45,353 based on invoices received through June 2022 (which include through the end of May). Town Council is requested to ratify and approve the year-to-date payments to this vendor and to approve an agreement with the vendor for the desired services through the end of the fiscal year, as best interest under the Town's procurement code.

Staff is working with Council on a desired scope of work and timeline for communications content and production services moving forward using a combination of monthly retainers with work authorizations for specific projects not to exceed

Recommendations:

Move that Town Council approve Resolution No. 2022-34 ratifying total purchases and payments for CGP Agency, LLC in the amount of $45,353, in the Town's best interests.

RESOLUTION NO. 2022-34

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RATIFYING THE PURCHASE OF COMMUNICATIONS CONTENT AND PRODUCTION SERVICES FROM CGP AGENCY, LLC., IN AN AMOUNT OF $45,353.00 AS SHOWN ON THE ATTACHED COMPOSITE EXHIBIT "A" AND AUTHORIZING THE PAYMENT FOR SUCH; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town has purchased communications content and production services from CGP Agency, LLC; and

WHEREAS, the Town Manager has authorized the purchase of the services as such has been necessary for the operations of the Town; and

WHEREAS, the Town Council finds it is in the best interest of the Town to ratify the expenditures and finds that authorizing the purchase of communications content and production services in an amount of $45,353, as reflected on Exhibit "A" is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The Town Council hereby ratifies the purchase of communications content and production services from CGP Agency, LLC, in the amount of $43,090.50, as reflected in the attached Exhibit "A" to this Resolution.

Section 3. This Resolution shall become effective immediately upon its passage and adoption.

Council Member _____ offered the foregoing resolution. Council Member seconded the motion, and upon being put to a vote, the vote was as follows:

	Aye	Nay	Absent
ROBERT SHORR, MAYOR	□	□	□
LAURA DANOWSKI, VICE MAYOR	□	□	□
MARGE HERZOG, COUNCIL MEMBER	□	□	□
MARIANNE MILES, COUNCIL MEMBER	□	□	□
PHILLIS MANIGLIA, COUNCIL MEMBER	□	□	□

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ___ DAY OF _____ 2022.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

_____
Robert Shorr, Mayor

ATTEST:

_____
Lakisha Q. Burch, Town Clerk

_____
Laura Danowski, Vice Mayor

_____
Marge Herzog, Council Member

APPROVED AS TO LEGAL FORM:

_____
Marianne Miles, Council Member

_____
Office of the Town Attorney

_____
Phillis Maniglia, Council Member

Exhibit A

Town of Loxahatchee
Invoice Expense Allocation Report

Vendor Name / Tax Identification Number	Transaction Date / Transaction Number	Description / Transaction Type	Status	Account Number	Account Description	Amount
CGP Agency, LLC						
CGP Agency, LLC	11/01/2021	Oct-21 Services		001-10-51-511-54100	Communication Services	$6,219.00
XX-XXX4532	Oct-21	Invoice	Paid			
	12/02/2021	Nov'2021 Service		001-10-51-511-54100	Communication Services	$8,124.00
XX-XXX4532	Nov'21	Invoice	Paid			
	01/11/2022	Dec 2021 Service		001-10-51-511-54100	Communication Services	$5,447.50
XX-XXX4532	Dec-21	Invoice	Paid			
	02/08/2022	Jan 2022 service		001-10-51-511-54100	Communication Services	$9,025.00
XX-XXX4532	Jan-22	Invoice	Paid			
	03/11/2022	Communications Servic		001-10-51-511-54100	Communication Services	$4,465.00
XX-XXX4532	Feb-22	Invoice	Paid			
				105-50-53-538-54100	Communication Services	$705.00
				001-12-51-512-54930	Election Expense	$367.50
	04/18/2022	Website updates for Ma		001-10-51-511-54100	Communication Services	$2,537.50
XX-XXX4532	March-22	Invoice	Paid			
				105-50-53-538-54100	Communication Services	$1,050.00
				001-12-51-512-54930	Election Expense	$650.00
	05/12/2022	Communications ervice		001-10-51-511-54100	Communication Services	$2,817.50
XX-XXX4532	April-2022	Invoice	Paid			
				001-10-51-511-58200	Special Events/ Contirbutions	$1,347.50
				105-50-53-538-54100	Communication Services	$335.00
					Totals for CGP Agency, LLC:	*$43,090.50*

Exhibit A

content + graphics professionals

Vendor	Content + Graphics Professionals
Services	Communications
Representative	Carlos Gabriel Perez
Email	contact@cgpagency.com
Phone	561.503.5030
Address	15213 68th CT N, Loxahatchee FL 3347(
Purchase Order #	520
Vendor ID	909
Dates	May-22

Tasks	Date	Activity	Project / Dept.	Rate	Time	Total
Capturing local scenery	05.02.22	Photography + Videography	Communications	$ 125.00	1.5	$ 187.50
You are entering an equestrian area. Slow for horses.	05.03.22	Community Management	Communications	$ 50.00	0.15	$ 7.50
Town Manager Position page, upload documents, associate page on related pagescolumns, add to menu, homepage news header graphics and content connection. Share for approval with Amber.	05.05.22	Graphic Design	Communications	$ 150.00	3	$ 450.00

Updating website with May's grading schedule	05.06.22	Graphic Design	Public Works	$ 150.00	0.5	$ 75.00
Recover and preserve local history and culture for present and future generations. Town of Loxahatchee Groves History Archives. LOXAHATCHEE GROVES -- UP TO NOW. By Eleanor Hope	05.06.22	Community Management	Communications	$ 50.00	0.3	$ 15.00
Updating town manager's bio as requested by Jamie T.	05.09.22	Graphic Design	Communications	$ 150.00	0.15	$ 22.50
ROAD WORK ANNOUNCEMENTS. (Website + Social Media Channels)	05.09.22	Graphic Design	Public Works	$ 150.00	0.15	$ 22.50
ROAD WORK ANNOUNCEMENT • W B Rd • Road Closure Notice. • Tuesday, May 10 & Thursday, May 12. • Rock placement and grading. • Weather Permitting.	05.09.22	Community Management	Public Works	$ 50.00	0.25	$ 12.50
Resident Discussion Workshops of the Okeechobee Boulevard Overlayl Flyer, edits for postcard print, digital distribution, creating website calendar events, homepage header news banner	05.09.22	Graphic Design	Communications	$ 150.00	2.1	$ 315.00
Please join your fellow residents and Town Councilmembers to discuss the Okeechobee Blvd Overlay. Refreshments will be served.	05.10.22	Community Management	Communications	$ 50.00	0.25	$ 12.50

Loxahatchee Groves Family Fun Day flyer edits, calendar event update, homepage header, versions for digital distribution.	05.10.22	Graphic Design	Communications	$ 150.00	1.5	$ 225.00
Join us for a day of fun with Bounce Houses, Water Slides, Face Painting, Sack Races, Cornhole, Chili Cook-Off, Egg Race, Food and Drinks!	05.11.22	Community Management	Communications	$ 50.00	0.25	$ 12.50
Message shared on town's website community gallery and social channels - Palm Beach State College celebrated the fifth anniversary of its newest campus in Loxahatchee Groves. Founded in 1933 as Florida's first public community college, Palm Beach State College has been an integral player in the growth and prosperity of Palm Beach County. The Loxahatchee Groves campus opened on Feb. 27, 2017, with more than 700 students. Today, the Loxahatchee Groves campus serves over 5,800 students annually. Tuesday, May 10, 2022 | From left: • PBSC Loxahatchee Groves Dean, Kim Lancaster. • SOE Wendy Link. • Town of Loxahatchee Groves Councilmember Phillis Maniglia...	05.12.22	Community Management	Communications	$ 50.00	1.3	$ 65.00
Please join your fellow residents and Town Councilmembers to discuss the Okeechobee Blvd Overlay. Refreshments will be served.	05.13.22	Community Management	Communications	$ 50.00	0.25	$ 12.50
Town Hiring for Town Manager Position. Information modified for social media channels and website news header.	05.17.22	Graphic Design	Communications	$ 150.00	0.8	$ 120.00

The Town Manager is the chief administrative officer of the Town who leads the organization, provides direction, and ensures the Town operates in a fiscally responsible manner. The Town Manager is appointed by, and serves at the pleasure of, the Town Council. The Town Manager is responsible for the day-to-day management of all operations of Town government, and to ensure all laws, Charter provisions, and acts of the Council are faithfully executed consistent with the direction of the Town Council. This is an exempt position requiring the consistent exercise of independent judgment and discretion.	05.17.22	Community Management	Communications	$ 50.00	1	$ 50.00
Website update - remove the links for “multi position town hiring notices” - request by Kenthia White	05.17.22	Graphic Design	Public Works	$ 150.00	0.15	$ 22.50
Website agenda update - linked event agenda to the attorney closed door session. Agenda removed from wrong event and linked the agenda to the 6PM open discussion workshop.	05.17.22	Graphic Design	Public Works	$ 150.00	0.2	$ 30.00
ROAD WORK ANNOUNCEMENTS. (Website + Social Media Channels)	05.18.22	Graphic Design	Public Works	$ 150.00	0.5	$ 75.00
ROAD WORK ANNOUNCEMENT • Road Closure Notice. • Wednesday, May 18, 2022. • Closing sections of South A Rd. • Emergency clean-up and road prep. • Weather Permitting.	05.18.22	Community Management	Public Works	$ 50.00	0.25	$ 12.50
Town Hiring for Town Manager Position. Information modified for social media channels and website news header.	05.19.22	Graphic Design	Communications	$ 150.00	0.3	$ 45.00

Application, resumes or CV and any additional pertinent information must be submitted to the following email address: aschmeider@loxahatcheegrovesfl.gov no later than May 24 at 4:30pm.	05.19.22	Community Management	Communications	$ 50.00	0.6	$ 30.00
Website update - Cheri's email under town staff.	05.20.22	Graphic Design	Communications	$ 150.00	0.15	$ 22.50
Join your fellow residents and Town Councilmembers to discuss the Okeechobee Blvd Overlay. Refreshments will be served.	05.20.22	Community Management	Communications	$ 50.00	0.25	$ 12.50
Video informing community of calendar events.	05.23.22	Video editing	Communications	$ 100.00	2	$ 200.00
Mark Your Calendars Resident Discussion Workshops of the Okeechobee Boulevard Overlay • Wednesday, May 25, 2022 Memorial Day - TOWN HALL CLOSED • Monday, May 30, 2022 Loxahatchee Groves Family Fun Day • Saturday, June 18, 2022	05.23.22	Community Management	Communications	$ 50.00	0.25	$ 12.50
ROAD WORK ANNOUNCEMENTS. (Website + Social Media Channels)	05.25.22	Graphic Design	Public Works	$ 150.00	0.5	$ 75.00

ROAD WORK ANNOUNCEMENT • Road Closure Notice. • Rebuilding of South A Rd will continue until Thursday (05/26/22) • Weather Permitting.	05.25.22	Community Management	Public Works	$ 50.00	0.25	$ 12.50
Website update - Town manager application/header removed from the website. All other website links removed as well.	05.27.22	Graphic Design	Communications	$ 150.00	0.5	$ 75.00
Happy Memorial Day Weekend! • Memorial Day - TOWN HALL CLOSED - Monday, May 30, 2022	05.27.22	Community Management	Communications	$ 50.00	0.15	$ 7.50
The Town would like to wish you a safe and happy Memorial Day. Town Hall will be closed today in observance. Offices will reopen with regular operating schedules Tuesday, May 31, 2022.	05.30.22	Community Management	Communications	$ 50.00	0.5	$ 25.00

20 $ 2,262.50

content + graphics professionals

Vendor	Content + Graphics Professionals
Services	Communications
Representative	Carlos Gabriel Perez
Email	carlos@cgpagency.com
Phone	561.503.5030
Purchase Order #	520
Vendor ID	909
Date	Apr. 13, 2022

Town Website	**Hr**	
New Website Pages & Communication Tools	$	175.00
Update Existent Website Pages and Content	$	150.00
Develop Website Visuals & Compose Information	$	150.00
Platfrom Management	$	125.00
Improve Navigation	$	125.00

Town Communications Channels	**Hr**

Facebook + Instagram + Twitter *Official Town Communication* *Promote Community Lifestyle & Culture* *Promote Town Events*		
Develop Visuals & Compose Information	$	150.00
Publish	$	50.00
Monitor & Report Community Engagement	$	50.00
Platfroms Management	$	125.00
Community Alerts, Notifications & Immediate Circulation Information	**Hr**	
Town Communications Channels // Website & Social Media *Urgent Town-Hall Communication* *Urgent Road-Work Updates* *Other*		
Compose Visuals & Messages	$	175.00
Publish on Appropriate Town Platforms	$	175.00
Community Events	**Hr**	
Development of Promotional & Communication Material	$	175.00
Media Services - Photography & Video	$	175.00
Communications Services	**Hr**	

Media Services - Photography & Video	$	175.00
Document Community & Lifestyle	$	175.00
Graphic Design	$	175.00
Copywriting	$	75.00
Research	$	50.00
Reporting	$	50.00
Calls & Emails	$	50.00
Meetings	$	100.00

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Agenda Item # 4

TO: **Town Council of Town of Loxahatchee Groves**

FROM: **James Fleischmann, Town Planning Consultant**

VIA: **Francine Ramaglia, Town Manager**

DATE: **July 5, 2022**

SUBJECT: **Consideration of Ordinance No. 2020-03 on Okeechobee Corridor Overlay on Second Reading**

Background:

This item is to consider the proposed Ordinance 2020-03 adopting Comprehensive Plan Amendment CPA 2020-01 on Second Reading which was continued from September 21, 2021, in order to obtain additional resident input. CPA 2020-01 includes: (1) the functional classification of Town roadways; and (2) future land use and development along the Okeechobee Boulevard and Southern Boulevard corridors as outlined in the accompanying staff report prepared by Mr. Fleischman outlining the preparation, committee consideration and public input process through the initial consideration in 2021. In addition, Treasure Coast Regional Planning Council provided a report based on the two public listening sessions they facilitated in May and June 2022 which suggests that the Town:

- Further evaluate the list of allowable "low-impact non-residential" uses for agricultural/rural compatibility and scale and eliminate those that are not appropriate for the corridor or those that could generate, with particular consideration of the potential for unforeseen impacts and detrimental interpretations.
- Consider simplifying terminology to refer to "neighborhood serving uses" in place of "low impact non-residential".
- Consider codifying portions or all of the "Rural Vista Guidelines" or "Architectural Design Guidelines for Commercial Development" into OR 5 Overlay Zone as a component of the Town's ULDC with reference in the Comprehensive Plan and require the guidelines be followed to enable utilization of the overlay.
- Develop a simplified, concise, resident-focused explanation of the status of non-conforming uses along the corridor and the code enforcement process for distribution to residents and property owners.

- Make the "Rural Vista Guidelines" and "Architectural Design Guidelines for Commercial Development" available to the public and developers on the Town's website.
- Incorporate site lighting regulations into the ULDC that address light pollution and "dark skies," limit light trespassing across property lines, reduce light fixture heights, and narrow the allowable color spectrum.

Legal Review

This is a legislative matter. Legislative decisions are those in which the local government formulates policy rather than applying specific rules to a particular situation. A local government's approval or denial of an issue in its legislative capacity is typically subject to a fairly debatable standard of review. Fairly debatable means that the government's action must be upheld if reasonable minds could differ as to the propriety of the decision reached. Decisions subject to the fairly debatable standard of review need only be rationally related to a legitimate public purpose, such as the health, safety and welfare of the public, to be valid. Given this broad direction, only decisions that are arbitrary and capricious or illegal are subject to serious legal challenge.

Attachments

The following documents are attached for consideration:

1. Agenda Item Report: Comprehensive Plan Amendment (CPA) 2020-01: FDEO Planning Grant Amendments.
2. Staff Report: Ordinance 2020-03
3. Ordinance No. 2020-03
4. Notice of Publication
5. FAR Examples
6. Treasure Coast Regional Planning Council report

Recommendation:

Move approval of Ordinance 2020-03 on second reading and authorization to submit the Comprehensive Plan Amendment 2020-01 to the Florida Department of Economic Opportunity and other required agencies.

Town of Loxahatchee Groves, Florida
Agenda Item Report
Comprehensive Plan Amendment 2020-01 (Ordinance 2020-03)

PREPARED BY: Jim Fleischmann July 5, 2022

SUBJECT: Town roadway functional classification system and Okeechobee Corridor Overlay Maps and Future Land Use and Transportation Elements Text Amendments 2020-01

1. BACKGROUND/HISTORY

The attached report, titled: *Agenda Item Report: Comprehensive Plan Amendment (CPA) 2020-01: FDEO Planning Grant Amendments* was prepared pursuant to the scope requirements of Florida Department of Economic Opportunity Community Planning Technical Assistance Grant #P0361 and additional review by the Town's JOINT PZB/ULDC REVIEW COMMITTEE. In summary, the following work activities were completed and used as the basis to prepare Comprehensive Plan Amendment 2020-01;

1. Town Visioning Session, and grant-funded public workshop and online survey oriented to clarifying the desired future development character of Okeechobee Boulevard and Southern Boulevard;

2. Review of the "Urban Collector" classification of Okeechobee Boulevard and Town local road classifications;

3. Review of the term "Low Impact Non-Residential Development";

4. Local Planning Agency (LPA) recommendation of approval of CPA 2020-01 with conditions.

5. Town Council approval on First Reading of Ordinance 2020-03, including direction for further review by a Joint Committee composed of Planning and Zoning Board (PZB) and Unified Land Development Review Committee (ULDC) members; and.

6. JOINT ULDC/PZB Committee review and recommendation.

Comprehensive Plan Amendment CPA 2020-01 based upon the results of Tasks 1-6, above, is presented in the attached Agenda Item Report.

2. COUNCIL ACTION

The Council should review amendments to the Comprehensive Plan as recommended in the attached Staff Report, Following its review, the Council should consider a motion to approve or approve with conditions on Second Reading, or deny Ordinance 2020-03.

3. ATTACHMENTS

To aid in its review, Staff has prepared the following two attached documents:

1. Staff Report: Comprehensive Plan Amendment (CPA) 2020-01: FDEO Planning Grant Amendments

2. Ordinance 2020-03

4. RECOMMENDED ACTION

Staff recommends approval of Ordinance 2020-03 on Second Reading and authorization to submit Comprehensive Plan Amendment 2020-01 to the Florida Department of Economic Opportunity and other required agencies.

To: **TOWN COUNCIL**

***From*:** **JIM FLEISCHMANN, TOWN PLANNING CONSULTANT**

Through: **FRANCINE RAMAGLIA, TOWN MANAGER**

Re: **TOWN COUNCIL STAFF REPORT – COMPREHENSIVE PLAN AMENDMENT (CPA) 2020-01: ORDINANCE 2020-03.**

***Date*:** **July 5, 2022**

Amendment 2020-01 is a revision of Comprehensive Plan Transportation and Future Land Use Elements, including text and map amendments initiated by Florida Department of Economic Opportunity Community Planning Technical Assistance Grant #P0361 - *Update the Future Land Use and Transportation Elements of the Comprehensive Plan.*

I. GENERAL INFORMATION

A. APPLICANT: Town of Loxahatchee Groves.

***B. LOCATION*:** Town of Loxahatchee Groves, Palm Beach County, Florida.

II. *INITIAL PROPOSED COMPREHENSIVE PLAN AMENDMENTS*:

The following initial Comprehensive Plan Amendments were generated by Community Planning Technical Assistance Grant work products.

A. MAP AMENDMENTS: The following Map amendments were proposed for the Future Land Use and Transportation Elements of the Comprehensive Plan.

1. Future Land Use Element

- Amend Map #FLU-1.10.1 *Future Land Use* to map the extent of the Okeechobee Rural 5 Overlay (OR 5 Overlay).

2. Transportation Element

- Amend Map TRN 2.3 to re-classify Okeechobee Boulevard as a Minor Collector.
- Add Map TRN 2.3.1 to classify local roads.

B. TEXT AMENDMENTS: Text amendments were proposed for the Future Land Use and Transportation Elements of the Comprehensive Plan.

1. Future Land Use Element (Okeechobee Boulevard)

- Revise Future Land Use Element Policy 1.1A.1 to read as follows:
  Coordinate with Palm Beach County to designate the section of Okeechobee Boulevard within Loxahatchee Groves a Rural Parkway;

- Add Future Land Use Element Objective 1.16 to read as follows:
  Insure compatible, Low impact uses on properties with frontage on Okeechobee Boulevard by establishing and implementing the OR 5 Overlay as a means to control the allocation, location, scale and timing of development along the corridor.

- Add Future Land Use Element Policy 16.1 to read as follows:

  The minimum parcel size of a development within the OR 5 Overlay shall be 5 acres and comply with the land development regulations of the Town's Agricultural Residential (AR) zoning district, unless specifically countermanded by the provisions of this Comprehensive Plan.

- Add Future Land Use Element Policy 1.16.2 to read as follows:
  Low impact development within the OR 5 Overlay may occur only in accordance with designated uses within the following six categories:

  (1) Residential and non-residential principal and accessory uses within the Town's Agricultural Residential (AR) zoning district.

  (2) Conditional Uses previously allowed in the AR zoning district prior to incorporation of the Town: bed and breakfast; landscape service; medical or dental office; farmer's market; or farrier.

  (3) Cottage Business Conditional Uses (Home Office or Residential Enterprise). Permitted businesses shall be defined by the Town Council and incorporated within the ULDC. Numbers of employees and/or customers for individual businesses shall be determined by the Town Council through the Category A Special Exception approval process.

  (4) Low Impact Non-Residential Uses, including: saddle shop/leather works; Agri/Eco tourism, to be defined by the Town Council; coffee shop/breakfast and lunch; farm-to-table restaurant; specialty foods (ice cream, yogurt, bakery, butcher, etc.); and antiques.

  (5) Historical Legacy Uses, as approved by the Town Council.

(6) Community Serving Uses: Town Center; multi-purpose arena; botanical gardens; and park/public events.

- Add Future Land Use Element Policy 1.16.3 to read as follows:
  The Maximum Floor-Area-Ratio of a development within the OR Overlay, with the exception of residential and agriculture uses shall not exceed 0.10.

- Add Future Land Use Element Policy 1.16.4 to read as follows:
  The Town shall require a consistent architectural theme within the OR 5 Overlay.
  .
- Add Future Land Use Element Policy 1.16.5 to read as follows:
  The owners of non-conforming uses within the OR 5 Overlay shall meet with Town staff to establish a program to identify and rectify such non-conformities. The program shall be subject to a Category B Special Exception review and approval process.

2. Future Land Use Element (Southern Boulevard):

- Amend Table 1-8 to: (1) increase the Intensity (Maximum Floor-Area-Ratio) of the Commercial Low Uses Land Use Category from 0.10 to 0.15; and (2) add a reference to Policy 1.2.6 which provides an F.A.R. exception for self-storage facilities.

- Add Policy 1.2.5 to prohibit the following uses: additional big box; gas station; vehicle/car dealerships; and large industrial complexes.

- Add Policy 1.2.6 to read as follows:
  The maximum Floor-Area-Ratio of a self-storage facility may be increased above 0.15 provided that parking, loading, landscape, building height, setback and buffer requirements are satisfied.

3. Transportation Element

- Add Transportation Element Policy 2.2.5 to read as follows:
  The following shall be Town policies: (1) permanent removal of the "E" road, 140th Avenue thoroughfare from the Palm Beach County Thoroughfare Right-of-Way Identification Map; (2) annual exclusion of that portion of Okeechobee Boulevard from Folsom Road to west of "A" Road from consideration of expansion to four lanes from the County's 5-Year Road Program; (3) support for the extension of Seminole Pratt-Whitney Road north to State Road 710, the Beeline Highway; (4) opposition to the extension of Okeechobee Boulevard to State Road 80 (Southern Boulevard); and (5) support of the extension of State Road 7 from Okeechobee Boulevard to Northlake Boulevard.

- Add Table TRN 2.1 to establish a local road classification system.

The Local Planning Agency recommended approval of the Proposed Map Amendments and Transportation Element Text Amendments with additional review needed of the Future Land Use Element Text Amendments.

The Town Council adopted the Map and Text Amendments on First Reading and directed that a Joint Committee, consisting of members of the Planning and Zoning Board (PZB) and Unified Land Development Code Review Committee (ULDC Review Committee), be created and directed to review the Okeechobee Boulevard Future Land Use Element Text Amendments.

III. *PZB/ULDC JOINT COMMITTEE REVIEW*:

The Joint Committee met seven times during the December 17, 2020 to July 7, 2021 period concentrating on the Future Land Use Element Text Amendments related to the proposed Okeechobee Boulevard Overlay. The following is a summary of Joint Committee recommendations for revision of the Initial Proposed Comprehensive Plan Amendments:

A. MAP AMENDMENTS: No proposed revisions.

B TEXT AMENDMENTS: Joint Committee Text Amendment revisions were proposed for the Community Planning Technical Assistance Grant work products. Recommendations are presented in underline (additions to text) and ~~strikethrough~~ (deletions of text) format.

1. Future Land Use Element (Okeechobee Boulevard):

- **Amend Proposed Future Land Use Element Policy 16.1 to read as follows:**

  The minimum parcel size of a development pursuant to Policy 1.16.2 within the OR 5 Overlay shall be 5 acres and comply with the land development regulations of the Town's Agricultural Residential (AR) zoning district, unless specifically ~~countermanded~~ stated otherwise by the provisions of this Comprehensive Plan.

- **Amend Proposed Future Land Use Element Policy 1.16.2 to read as follows**:

  Low impact development within the OR 5 Overlay may ~~occur~~ be granted by Category A Special Exception and Site Plan Approvals pursuant to Sections 170-010(B) and 155-005 only in accordance with designated uses within the following six categories:

  (1) Residential and non-residential principal and accessory uses

permitted on conforming and legal non-conforming parcels within the Town's Agricultural Residential (AR) zoning district.

(2) ~~Conditional Uses previously allowed in the AR zoning district prior to incorporation of the Town: bed and breakfast; landscape service; medical or dental office; farmer's market; or farrier~~. Agricultural Retail Uses not co-located on a bona fide agriculture property including: Agriculture products, including hay, feed and bedding, etc., Retail nursery; Lawn and garden sales and services; Farmer's market (generally year-round operation five to seven days per week); Green Market (seasonal and/or weekend operation); and Agri/Eco Tourism including: Educational and event venues and tours.

~~(3) Cottage Business Conditional Uses (Home Office or Residential Enterprise). Permitted businesses shall be defined by the Town Council and incorporated within the ULDC. Numbers of employees and/or customers for individual businesses shall be determined by the Town Council through the Category A Special Exception approval process~~.

(3) Low Impact ~~Non-Residential~~ Commercial Uses, including: saddle shop/leather works; Agri/Eco tourism, to be defined by the Town Council; coffee shop/family-style restaurant; breakfast and lunch; farm-to-table restaurant; specialty foods (ice cream, yogurt, bakery, butcher, etc.); florist; bed and breakfast; Residential Enterprise; landscape service; and ~~antiques~~ pet grooming..

~~(4) Historical Legacy Uses, as approved by the Town Council.~~

(4) Community Serving Uses: Town Center; multi-purpose arena; botanical gardens; institutional agriculture-related scientific research and development; and park/public events.

(5) Historical Legacy Uses, as approved by the Town Council. Certain uses that were in existence as of December 31, 2020 within the ~~Okeechobee Rural~~ OR 5 Overlay are not contained in the table of permitted uses ~~for~~ in the Agricultural Residential (AR) zoning district or Policies 1.16.2. (1) – (4), above. Such uses, referred to as "Okeechobee Overlay Historical Legacy Uses", may be allowed to continue to exist, subject to the following:

(a) The property owner/operator shall apply for a Category A Special Exception and Site Plan approvals pursuant to ULDC Sections 170-010(B) and 155-005;

(b) The use does not present a threat to public health or safety.

(c) If the property is currently the subject of a Town code enforcement action, the code violation shall be resolved during the Special Exception and Site Plan approval processes.

(d) The property owner shall submit an affidavit: (1) limiting the continued operation of the existing business to the current owner/operator; (2) agreeing not to diversify or expand the existing business; (3) agreeing to maintain an active annual Town local business tax receipt; (4) acknowledging that, in the event of the transfer of the property to a new owner the right to operate the use shall cease; and (5) agreeing to Site Plan Conditions of Approval ~~imposed~~ approved by Town Council including, but not limited to, landscaping and buffering, access, parking, hours of operation, noise generation, location of the business activities upon the property, number of on-site employees, clients or customers allowed, deliveries, waste disposal, proof of insurance, etc.

(e) Uses determined by the Town ~~staff~~ Council to be non-compliant with Articles 45: Property Maintenance and/or Article 50: Public Nuisances shall not be eligible for designation as an Okeechobee Overlay Historical Legacy Use under this section unless and until such maintenance and nuisance issues are resolved to the satisfaction of the Town Council.

(6) Multiple Uses, including combinations of (1) – (5), above.

- **Amend Proposed Future Land Use Element Policy 1.16.3 to read as follows**:

  The Maximum Floor-Area-Ratio of a development within the OR Overlay, with the exception of residential and agriculture uses, which shall comply with the AR zoning district standards, shall not exceed 0.10, with a maximum of 25,000 sq. ft. of buildings per parcel.

- Amend Proposed Future Land Use Element Policy 1.16.4 to read as follows:

  The ~~Town shall require a consistent architectural theme~~ following Business and Design Standards shall apply to non-residential uses within the OR 5 Overlay.

(1) The business shall not alter the identity of the OR-5 Overlay in a way that detracts from its rural character.

(2) The business shall contribute to a diverse and appropriate blend of businesses in the OR-5 Overlay.

(3) The business shall promote and foster the local economic base as a whole.

(4) The business will be compatible with existing surrounding uses.

(5) The business is designed and will be operated in a nonobtrusive manner to preserve the Town's rural character and ambiance and the intensity of uses is appropriate given the uses permitted on the site and on adjoining sites.

(6) The business meets all of the following fixed design criteria:

(a) Uses permitted pursuant to Policy 1.16.2 (2) – (5) shall comply with ULDC design requirements applicable to all developments in Loxahatchee Groves, including commercial standards for the following: Setbacks; height; parking; and signage. Pervious parking for required spaces may be considered by the Town Council.

(b) The following shall be incorporated within each OR-5 Overlay development approval: Front (Okeechobee Boulevard) – 50-foot wide equestrian/recreation easement including a 20-foot landscape buffer ; rear – 100-foot wide buffer; side – 25-foot buffer; side street – 50-foot buffer.

(c). Corporate advertising shall not be used which is visible from ~~the exterior of the premises~~ Okeechobee Boulevard.

(d) Exterior building facade and colors shall comply with the requirements of the OR-5 Overlay additions to Rural Vista Guidelines as amended.

(e) Signage shall be designed to be in harmony with architectural features and elements of the building as approved by the Town and consistent with the requirements of the OR-5 Overlay additions to Rural Vista Guidelines as amended.

- **Amend Proposed Future Land Use Element Policy 1.16.5 to read as follows:**

  The owners of ~~non-conforming uses~~ parcels within the OR 5 Overlay with minor non-conformities, including lot size, F.A.R., setbacks, density, signage, etc. shall meet with Town staff to establish a program to identify and rectify such non-conformities. The program shall be subject to a Category B Special Exception review and approval process.

2. Future Land Use Element (Southern Boulevard): No proposed revisions.

The Joint Committee recommended approval of the above revisions at their July 7, 2021 meeting.

***IV. ADDITIONAL STAFF POLICY RECOMMENDATION*:**

Staff recommends the addition of Transportation Element Policy 2.5.4 in support of recently adopted Town Ordinance 2021-04 to read as follows:.

Policy 2.5.4:

Service Level 4 and Service Level 5 roads, including private access easements, shall not provide ingress to and/or egress from the Town from areas outside of its corporate limits.

V. STAFF ANALYSIS:

The proposed amendments consist of revisions and additions to the Maps and text of the Future Land Use and Transportation Elements necessary to refine Town land use planning policy along the Okeechobee and Southern Boulevard corridors.

Amendments are based upon the support data and analysis presented in Florida Department of Economic Opportunity Community Planning Technical Assistance Grant #P0361 Deliverable #2 - *Update the Future Land Use and Transportation Elements of the Comprehensive Plan*, incorporated by reference herein supplemented by extensive review by the Town's appointed PZB/ULDC Joint Committee.

It is concluded that the proposed amendments are consistent with the goals, objectives and policies of the Town's Comprehensive Plan and community involvement efforts related to the Okeechobee Boulevard and Southern Boulevard planning issues.

VI. AUGUST 3, 2021 Town Council Meeting:

CPA Amendment 2020-01 (Ordinance 2020-03) was on the August 3, 2021 Town Council Agenda for consideration of Second Reading of Ordinance 2020-03. The Council voted to extend consideration of the Ordinance until the September 21, 2021 Town Council meeting.

VII. SEPTEMBER 21, 2021 Town Council Meeting:

CPA Amendment 2020-01 (Ordinance 2020-03) was on the September 21, 2021 Town Council Agenda for consideration of Second Reading of Ordinance 2020-03. The Council voted to extend consideration of the Ordinance until the second September 2022 Town Council meeting. The Florida Department of Economic Opportunity (FDEO) granted the request.

VIII. JULY 13, 2022 Deadline:

FDEO recently informed Town staff that Second Reading and adoption of Ordinance 2020-03, in order to become effective, must occur on, or before July 13, 2022; the date that the Town's periodic Evaluation and Appraisal Report (EAR) of the Comprehensive Plan must be completed.

Per State Comprehensive Planning requirements, unless an EAR has been completed, a local government comprehensive plan cannot be amended after deadline date. As a result, in order to become effective at this time, Ordinance 2020-03 must be adopted on Second Reading prior to July 13th. If the July 13th date is not met, the approval process can be restarted as a new amendment, including review by the Local Planning Agency (LPA) and consideration of First and Second Readings of an ordinance by the Council.

IX. STAFF FINDINGS AND RECOMMENDATION:

Planning staff finds Comprehensive Plan Amendment 2020-01 to be consistent with the intent and direction of the Loxahatchee Groves Comprehensive Plan, historical planning documents and community input regarding the roadway network and development along the Okeechobee Boulevard and Southern Boulevard corridors.. Final amendments, including PZB/ULDC Joint Committee and Staff recommendations are included in Ordinance 2020-03.

Staff recommends approval of the proposed Transportation Element and Future Land Use Element amendments. Staff further recommends that proposed Ordinance 2020-03 adopting CPA Amendment 2020-01 be submitted to the Florida Department of Economic Opportunity (DOE) and other required government agencies for final review and processing.

TOWN OF LOXAHATACHEE GROVES

ORDINANCE NO. 2020-03

COMPREHENSIVE PLAN AMENDMENTS PROPOSED BY THE TOWN OF LOXAHATCHEE GROVES, TO AMEND THE TOWN OF LOXAHATCHEE GROVES COMPREHENSIVE PLAN TO: (1) AMEND MAP #FLU 1.10 FUTURE LAND USE OF THE FUTURE LAND USE ELEMENT TO ADD THE OKEECHOBEE RURAL 5 OVERLAY; (2) AMEND TABLE 1-8 FUTURE LAND USES OF THE FUTURE LAND USE ELEMENT TO INCREASE THE INTENSITY OF THE COMMERCIAL LOW (CL) LAND USE CATEGORY AND ADD THE OKEECHOBEE RURAL 5 (OR 5) LAND USE OVERLAY; (3) ADD OBJECTIVE 1.16 AND SUPPORTIVE POLICIES TO THE TEXT OF THE FUTURE LAND USE ELEMENT TO REGULATE LAND USE AND INTENSITY OF USE ALONG THE OKEECHOBEE BOULEVARD AND SOUTHERN BOULEVARD CORRIDORS; AND (4) REVISE MAP #TRN 2.3 EXISTING FUNCTIONAL CLASSIFICATION AND MAINTENANCE RESPONSIBILITY OF THE TRANSPORTATION ELEMENT AND ADD MAP #TRN 2.3.1 PROPOSED ROADWAY CLASSIFICATION, TABLE 2.1 LOCAL ROAD FUNCTIONAL CLASSIFICATION SYSTEM, AND POLICIES 2.2.5 AND 2.5.4 TO THE TRANSPORTATION ELEMENT TO CLARIFY THE FUNCTIONAL CLASSIFICATION OF TOWN ROADS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167, Florida Statutes, requires that each local government prepare a Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Development Act, as amended; and

WHEREAS, the Town of Loxahatchee Groves, Florida, pursuant to the Local Government Comprehensive Planning Act, and in accordance with all of its terms and provisions, adopted a Comprehensive Plan which has been found to be "in compliance" by, the State Department of Community Affairs (DCA); and,

WHEREAS, Section 163.3184, Florida Statutes allows the Comprehensive Plan to be amended in order to further the Town's planning goals and objectives and address changing conditions; and,

WHEREAS, the Town's Planning Consultant recommends approval of Town of Loxahatchee Groves Comprehensive Plan as provided herein, through Amendment CPA 2020-01 as set forth in a report to the Town Council, which sets forth findings and recommendations, and which report is incorporated herein; and,

WHEREAS, the Local Planning Agency and Town Council of the Town of Loxahatchee Groves have conducted the required public hearings on Amendment CPA 2020-01 to the Town of Loxahatchee Groves adopted Comprehensive Plan; and,

WHEREAS, the reports, records, and materials from the public hearings to adopt Amendment CPA 2020-01 are incorporated herein and relied upon by the Town Council to the extent not inconsistent with this Ordinance; and,

WHEREAS, the Town Council of the Town of Loxahatchee Groves has deemed it to be in the best interest of the citizens and residents of the Town of Loxahatchee Groves to adopt Amendment 2020-01 to the Town of Loxahatchee Groves Comprehensive Plan in accordance with Chapter 163, Florida Statutes to revise the following elements of the Town of Loxahatchee Groves Comprehensive Plan: Future Land Use Element and Transportation Element.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof; all exhibits attached hereto or referenced herein are incorporated herein and made a specific part of this Ordinance.

SECTION 2: The Town Council approves and adopts the recommendations of the Town's Planning Consultant, which are incorporated herein.

SECTION 3: In accordance with the requirements of Section 163.3184, Florida Statutes, the Town Council hereby adopts the following amended elements of the Town of Loxahatchee Groves Comprehensive Plan: Future Land Use Element; and Transportation

Element, as set forth in Exhibits "A-1 to A-7", which are attached hereto and incorporated herein by reference.

SECTION 4: The Town's Planning Consultant is further authorized and directed to make the necessary map and textual changes to the Town of Loxahatchee Groves Comprehensive Plan in order to reflect the above-stated changes consistent with the recommendations of the Town Planning Consultant Report.

SECTION 5: All Ordinances or parts of Ordinances, and all Resolutions or parts of Resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given affect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 7: This Ordinance shall become effective as provided by law.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS 4th DAY OF AUGUST, 2020.

Council Member Maniglia offered the foregoing ordinance. Council Member Danowski seconded the motion, and upon being put to a vote, the vote was as follow

	Aye	Nay	Absent
LISA EL-RAMEY, MAYOR	□	□	□
MARGE HERZOG, VICE MAYOR	□	□	□
PHYLLIS MANIGLIA, COUNCIL MEMBER	□	□	□
ROBERT SHORR, COUNCIL MEMBER	□	□	□
LAURA DANOWSKI, COUNCIL MEMBER	□	□	□

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS _____ DAY OF _____ 2021.

Council Member _____ offered the foregoing ordinance. Council Member _____seconded the motion, and upon being put to a vote, the vote was as follow

	Aye	Nay	Absent
ROBERT SHORR, MAYOR	□	□	□
LAURA DANOWSKI, VICE MAYOR	□	□	□
PHYLLIS MANIGLIA, COUNCIL MEMBER	□	□	□
MARGE HERZOG, COUNCIL MEMBER	□	□	□
MARIANNE MILES COUNCIL MEMBER	□	□	□

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

_____
, Town Clerk

APPROVED AS TO LEGAL FORM:

_____
Town Attorney

_____
Robert Shorr Mayor

_____
Laura Danowski, Vice Mayor

_____
Phillis Maniglia, Council Member

_____
Marg Herzog, Council Member

_____
Marianne Miles, Council Member

EXHIBIT A.1 – Revision of Future Land Use Element Map #FLU-1.10 Future Land Use

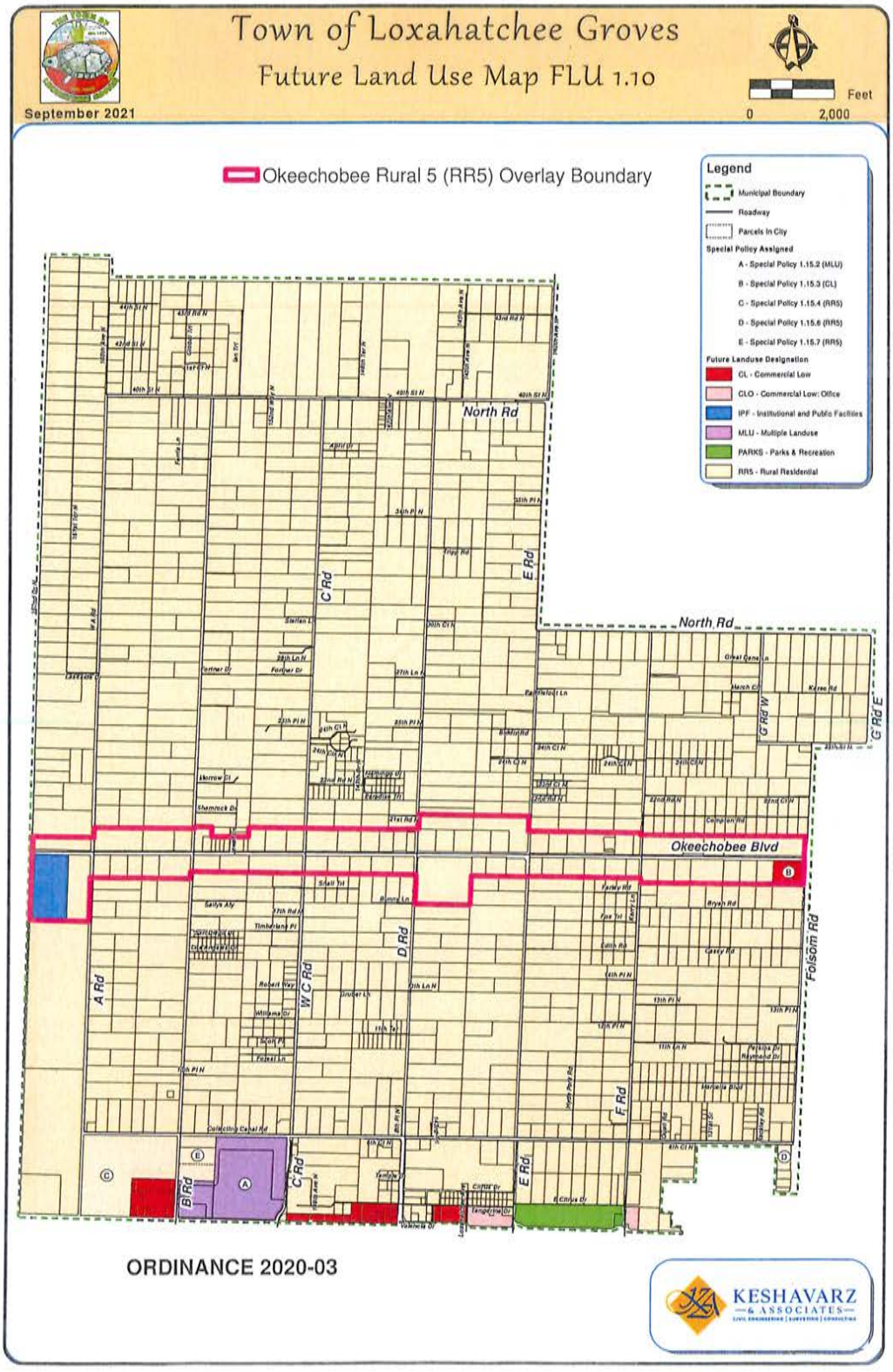


EXHIBIT A.2 – Revision of Transportation Element Map #TRN 2.3

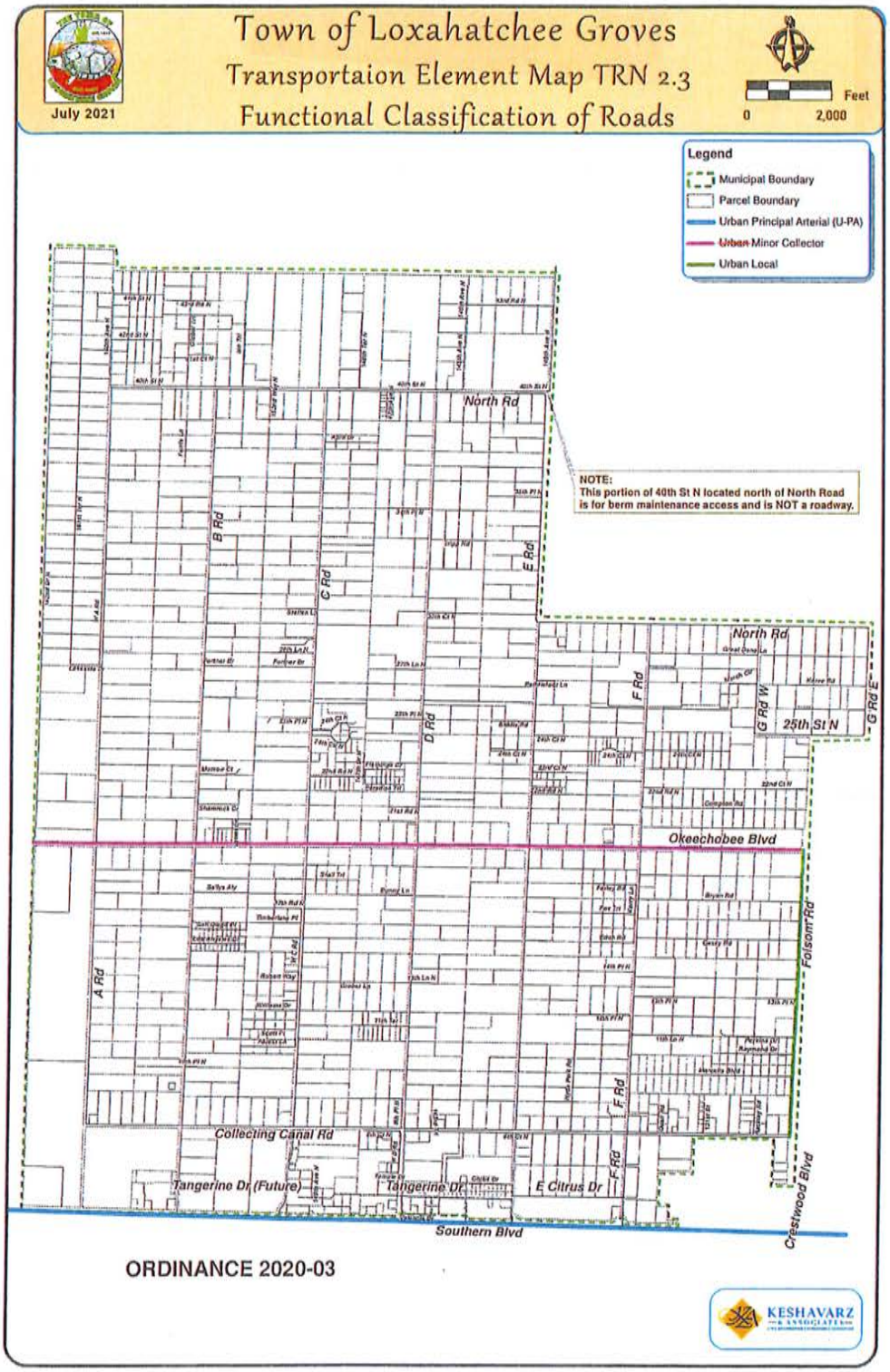


EXHIBIT A.3 – Addition of Transportation Element Map #TRN 2.3.1

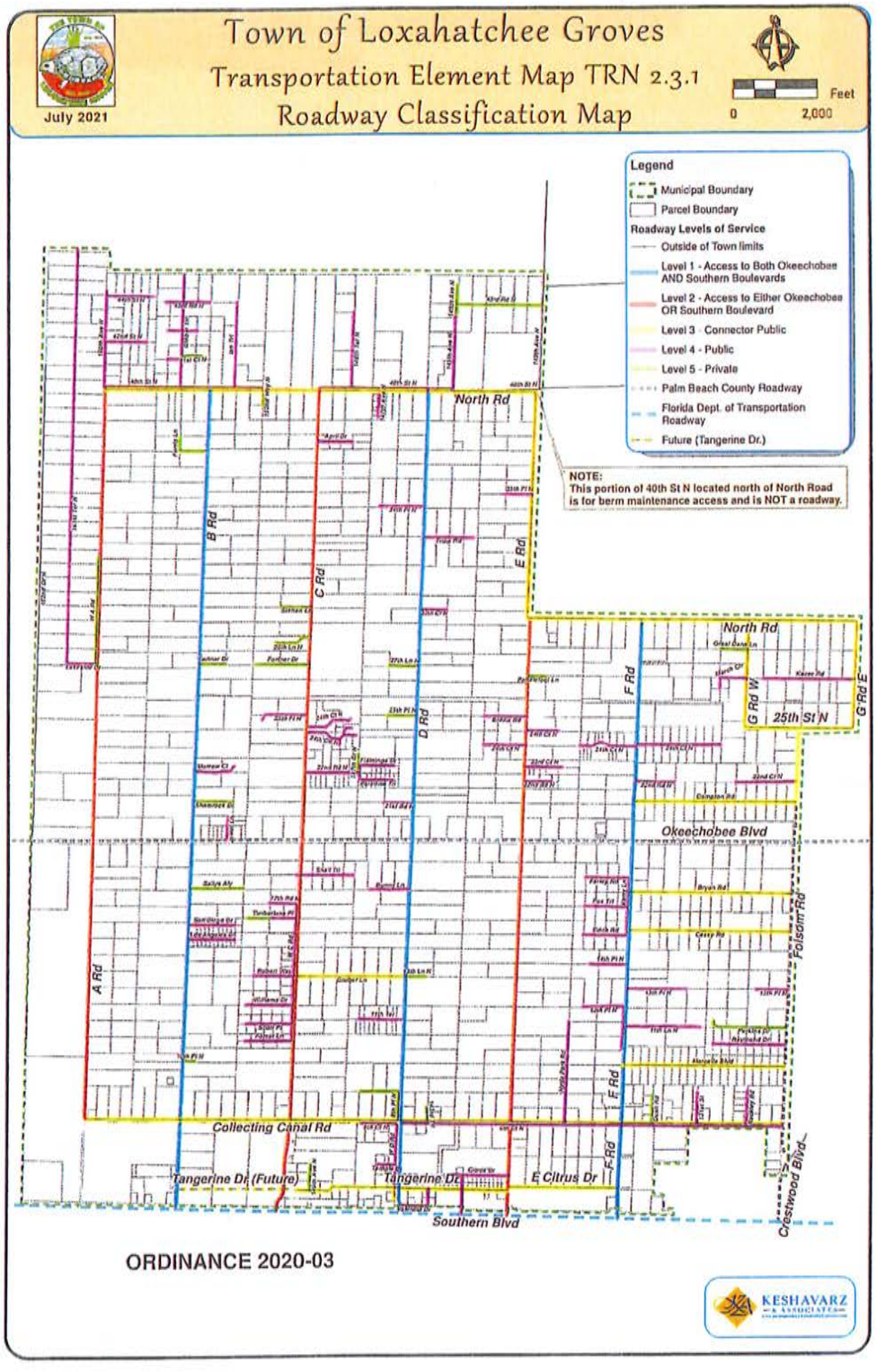


EXHIBIT A.4 – Addition of Transportation Element Table #TRN 2-1 Local Road Functional Classification System

(Underlined text is an addition to and ~~struckthrough~~ text is a deletion from existing text)

Safety, Maintenance and Improvement of Roadways

2.7 *Objective*
The Town shall maintain a safe local roadway network.

2.7.1 Policy:
For the purpose of allocating public maintenance and capital improvements projects funds, the Town's local roads shall be classified as follows:

~~1. Category 1 – Surfaced local public roads under the jurisdiction of the Town.~~
~~1. A. – Paved local public roads.~~
~~1. B. – OGEM-surfaced local public roads.~~
~~2. Category 2 – Unsurfaced local public roads.~~
~~2. A. - Loxahatchee Groves Water Control District roads.~~
~~2. B. – Town of Loxahatchee Groves roads~~
~~3. Category 3 – Private local roads (public access).~~
~~4. Category 4 – Private local roads (no public access).~~

Table #TRN 2-1
Local Road Functional Classification System

Road Classification	Function	Design Objective	~~Funding~~
Service Level 1	Principal public access from Town properties to Okeechobee Boulevard and Southern Boulevard	Improved or unimproved, as determined by the Town	~~Town gas tax, road & drainage assessments, and/or a cost-sharing assessment~~
Service Level 2	Public access from Town properties to Okeechobee Boulevard or Southern Boulevard	Improved or unimproved, as determined by the Town	~~Town gas tax and road & drainage assessments, and/or a cost-sharing assessment~~
Service Level 3	Connector public access between two or more Service Level 1 Roads	Improved or unimproved to be determined by Town and abutting owners	~~Town gas tax and road & drainage assessments, cost sharing assessment~~
Service Level 4	Non-through public direct access to Town properties	Improvement can be requested by abutting owners and approved by Town.	~~Town gas tax and road & drainage assessments, cost sharing assessment~~
Service Level 5	Non-through private direct access to Town properties	Improvements may be made by abutting owners	~~Owner's responsible for improvements and maintenance at Town standards.~~

Source: Town of Loxahatchee Groves Roadway Equestrian Trail and Greenways Advisory Committee; 2019.

EXHIBIT A.5 – Future Land Use Element Text Amendments

(Underlined text is an addition to and ~~struckthrough~~ text is a deletion from existing Future Land Use Element text)

(Underlined text is an addition to and ~~struckthrough~~ text is a deletion from existing Comprehensive Plan text)

Policy 1.1A.1:

In order to maintain the two-lane section, the Town shall support implementation of the following Okeechobee Boulevard improvements:

a) Designation, in cooperation with Palm Beach County, of the section of Okeechobee Boulevard within Loxahatchee Groves a Rural Parkway; specifically ~~Expansion~~ expansion to a two-lane divided median enhanced rural parkway with properly-spaced left-turn lanes.

b) Traffic calming features, to include but not limited to roundabouts at Folsom Road and the Letter Road intersections with Okeechobee Boulevard.

c) Implementation and enforcement of reduced speed limits.

1.2 Objective*: Development of a rural style commercial center shall be limited to the Southern Boulevard Corridor.*

Policy 1.2.5:

The following uses: are prohibited: additional big box; vehicle/car dealerships; and large industrial complexes.

Policy 1.2.6:

The maximum Floor-Area-Ratio of a self-storage facility may be increased above 0.15 provided that parking, loading, landscape, building height, setback and buffer requirements are satisfied,

1.16 Objective: Insure compatible, Low impact uses on properties with frontage on Okeechobee Boulevard by establishing and implementing the Okeechobee Rural 5 Overlay (OR 5 Overlay) as a means to control the allocation, location, scale and timing of development along the corridor.

Policy 1.16.1:

The minimum parcel size of a development pursuant to Policy 1.16.2 within the OR 5 Overlay shall be 5 acres and comply with the land development regulations of the Town's Agricultural Residential (AR) zoning district, unless specifically stated otherwise by the provisions of this Comprehensive Plan.

Policy 1.16.2:

Low impact development within the OR 5 Overlay may be granted by Category A Special Exception and Site Plan approvals pursuant to ULDC Sections 170-010(B) and 155-005 only in accordance with designated uses within the following six categories:

(1) Residential and non-residential principal and accessory uses permitted on conforming and legal non-conforming parcels within the Town's Agricultural Residential (AR) zoning district.

(2) Agricultural retail uses not co-located on a bona fide agriculture property including: Agriculture products, including hay, feed, bedding, etc.; retail nursery; lawn and garden sales and services; farmer's market (generally year-round operation five to seven days per week); green market (seasonal and/or weekend operation); and Agri/Eco Tourism, including educational and event venues and tours.

(3) Low impact commercial uses, including saddle shop/leather goods; coffee shop/breakfast and lunch; family-style restaurant; farm-to-table restaurant; specialty foods (ice cream, yogurt, bakery, butcher, etc.); florist; bed and breakfast; Residential Enterprise; landscape service; and pet grooming,

(4) Community Serving Uses: Town Center; multi-purpose arena; botanical gardens; and park/public events.

(5) Historical Legacy Uses, as approved by the Town Council. Certain uses that were in existence as of December 31, 2020 within the OR 5 Overlay are not contained in the table of permitted uses in the Agricultural Residential (AR) zoning district or Policies 1.16.2. (1) – (4), above. Such uses, referred to as "Okeechobee Overlay Historical Legacy Uses", may be allowed to continue to exist, subject to the following:

(a) The property owner/operator shall apply for a Category A Special Exception and Site Plan approvals pursuant to ULDC Sections 170-010(B) and 155-005;

(b) The use does not present a threat to public health or safety.

(c) If the property is currently the subject of a Town code enforcement action, the code violation shall be resolved during the Special Exception and Site Plan approval processes.

(d) The property owner shall submit an affidavit: (1) limiting the continued operation of the existing business to the current owner/operator; (2) agreeing not to diversify or expand the existing business; (3) agreeing to maintain an active annual Town local business tax receipt; (4) acknowledging that, in the event of the transfer of the

property to a new owner the right to operate the use shall cease; and (5) agreeing to Site Plan Conditions of Approval approved by Town Council including, but not limited to, landscaping and buffering, access, parking, hours of operation, noise generation, location of the business activities upon the property, number of on-site employees, clients or customers allowed, deliveries, waste disposal, proof of insurance, etc.

(e) Uses determined by the Town Council to be non-compliant with Articles 45: Property Maintenance and/or Article 50: Public Nuisances shall not be eligible for designation as an Okeechobee Overlay Historical Legacy Use under this section unless and until such maintenance and nuisance issues are resolved to the satisfaction of the Town Council.

(6) Multiple Uses, including combinations of (1) – (4), above.

Policy 1.16.3:

The Maximum Floor-Area-Ratio of a development within the OR 5 Overlay, with the exception of residential and agriculture uses which shall comply with AR zoning district standards shall not exceed 0.10 with a maximum of 25,000 sq. f t. of building per parcel.

Policy 1.16.4:

The following business and design standards shall apply to non-residential uses in the OR-5 Overlay.

(1) The business shall not alter the identity of the OR-5 Overlay in a way that detracts from its rural character.

(2) The business shall contribute to a diverse and appropriate blend of businesses in the OR-5 Overlay.

(3) The business shall promote and foster the local economic base as a whole.

(4) The business will be compatible with existing surrounding uses.

(5) The business is designed and will be operated in a nonobtrusive manner to preserve the Town's rural character and ambiance and the intensity of use is appropriate given the uses permitted on the site and on adjoining sites.

(6) The business meets all of the following fixed design criteria:

(a) Uses permitted pursuant to Policy 1.16.2 (2) – (6) shall comply with ULDC design requirements applicable to all developments in Loxahatchee Groves, including commercial standards for the following: Setbacks; height; parking; and signage. Pervious parking for required spaces may be considered by the Town Council.

(b) The following shall be incorporated within each OR-5 Overlay development approval: Front (Okeechobee Boulevard) – 50-foot wide equestrian/recreation easement including a 20-foot landscape buffer ; rear – 100-foot wide buffer; side – 25-foot buffer; side street – 50-foot buffer.

(c) Corporate advertising shall not be used which is visible from Okeechobee Boulevard.

(d) Exterior building facade and colors shall comply with the requirements of the OR-5 Overlay additions to Rural Vista Guidelines as amended.

(e) Signage shall be designed to be in harmony with architectural features and elements of the building as approved by the Town and consistent with the requirements of the OR-5 Overlay additions to Rural Vista Guidelines as amended.

(f) No drive thru windows shall be used.

Policy 1.16.5:

The owners of parcels within the OR 5 Overlay with minor non-conformities, including lot size, F.A.R., setbacks, density, signage, etc. shall meet with Town staff to establish a program to identify and rectify such non-conformities. The program shall be subject to a Category B Special Exception review and approval process

EXHIBIT A.6 – Table # FLU 1-8 Amendments

(Underlined text is an addition to and ~~struckthrough~~ text is a deletion from existing Future Land Use Element text)

Table 1-8 Future Land Uses

Land Use Category	*Density*	*Intensity (Maximum Floor Area Ratio)*	*Uses*
RESIDENTIAL			
Rural Residential 5 (RR-5)	1 du/5 acres	0.2 (non-residential uses only)	Single-family dwelling units, public schools, and limited institutional and public facilities. Agricultural uses shall be compatible with a rural residential neighborhood.
COMMERCIAL			
Commercial Low Uses (CL)		~~0.10~~ 0.15. Exception Refer to Policy 1.2.6	A limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas.. Limited institutional and public facilities allowed.
Commercial Office Uses - Commercial Low (CL-O)		0.20	Offices for administrative, professional and business purposes; banking and financial institutions; membership organizations; and, uses that are accessory to the office use including restaurants and public schools. Limited institutional and public facilities allowed.
INSTITUTIONAL			
Institutional and Public Facilities (INST)		0.10	Uses permitted in the Institutional and Public Facilities future land use designation include a full range of regional and community uses such as educational; child care facilities and adult day care facilities: congregate living facilities; medical and accessory offices; hospitals, public health clinics, emergency shelters; governmental, religious, cemetery, civic, cultural, judicial and caretakers' quarters.
PARKS AND RECREATION			
Parks and Recreation (PARK)		0.10	Developed or planned sites owned by a governmental entity that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.

EXHIBIT A.6 – Table # FLU 1-8 Amendments
(Underlined text is an addition to and ~~struckthrough~~ text is a deletion from existing Future Land Use Element text)

Land Use Category	*Density*	*Intensity (Maximum Floor Area Ratio)*	*Uses*
CONSERVATION			
Conservation (CON)		0.05	Natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/ preservation. The Town shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.
MULTIPLE LAND USE			
Multiple Land Use (MLU)	Ref: Policy 1.1.14	Ref: Policy 1.1.14	Parcels planned to incorporate multiple Town land use categories, as defined herein, within a unified development concept. Uses may vary from parcel to parcel, depending upon the approved mix of Town land use categories incorporated therein, consistent with Policy 1.1.14 and site specific policies, per Objective 1.15.
OKEECHOBEE RURAL 5 OVERLAY			
Okeechobee Rural 5 (OR 5) Overlay	1 du/5 acres	0.10	Uses permitted in the Okeechobee Rural 5 Overlay include agriculture, residential and limited commercial and institutional uses consistent with Objective 1.16

Notes:
1. The density calculation for a property is based on the property's gross acreage.
2. That portion of a property dedicated for right-of-way in exchange for compensation may not subsequently be included with the parent property or another property for the purpose of a density or intensity calculation.

EXHIBIT A.7– Transportation Element Text Amendments

(Underlined text is an addition to and ~~struckthrough~~ text is a deletion from existingTransportation Element text)

Policy 2.2.5 to read as follows:

The following shall be Town policies: (1) permanent removal of the "E" road, 140th Avenue thoroughfare from the Palm Beach County Thoroughfare Right-of-Way Identification Map; (2) annual exclusion of that portion of Okeechobee Boulevard from Folsom Road to west of "A" Road from consideration of expansion to four lanes from the County's 5-Year Road Program; (3) support for the extension of Seminole Pratt-Whitney Road north to State Road 710, the Beeline Highway; (4) opposition to the extension of Okeechobee Boulevard to State Road 80 (Southern Boulevard); and (5) support of the extension of State Road 7 from Okeechobee Boulevard to Northlake Boulevard.

Policy 2.5.4 to read as follows:

Service Level 4 and Service Level 5 roads, including private access easements, shall not provide ingress to and/or egress from the Town from areas outside of its corporate limits.

NOTICE OF PROPOSED MAP AND TEXT CHANGE

The Town Council of the Town of Loxahatchee Groves will consider the following proposed Ordinance 2020-03 adopting Comprehensive Plan Amendment CPA 2020-01 on Second Reading:

ORDINANCE 2020-03

COMPREHENSIVE PLAN AMENDMENTS PROPOSED BY THE TOWN OF LOXAHATCHEE GROVES, TO AMEND THE TOWN OF LOXAHATCHEE GROVES COMPREHENSIVE PLAN TO: (1) AMEND MAP #FLU 1.10 FUTURE LAND USE OF THE FUTURE LAND USE ELEMENT TO ADD THE OKEECHOBEE RURAL 5 OVERLAY; (2) AMEND TABLE 1-8 FUTURE LAND USES OF THE FUTURE LAND USE ELEMENT TO INCREASE THE INTENSITY OF THE COMMERCIAL LOW (CL) LAND USE CATEGORY AND ADD THE OKEECHOBEE RURAL 5 (OR 5) LAND USE OVERLAY; (3) ADD OBJECTIVE 1.16 AND SUPPORTIVE POLICIES TO THE TEXT OF THE FUTURE LAND USE ELEMENT TO REGULATE LAND USE AND INTENSITY OF USE ALONG THE OKEECHOBEE BOULEVARD AND SOUTHERN BOULEVARD CORRIDORS; AND (4) REVISE MAP #TRN 2.3 EXISTING FUNCTIONAL CLASSIFICATION AND MAINTENANCE RESPONSIBILITY OF THE TRANSPORTATION ELEMENT AND ADD MAP #TRN 2.3.1 PROPOSED ROADWAY CLASSIFICATION, TABLE 2.1 LOCAL ROAD FUNCTIONAL CLASSIFICATION SYSTEM, AND POLICIES 2.2.5 AND 2.5.4 TO THE TRANSPORTATION ELEMENT TO CLARIFY THE FUNCTIONAL CLASSIFICATION OF TOWN ROADS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

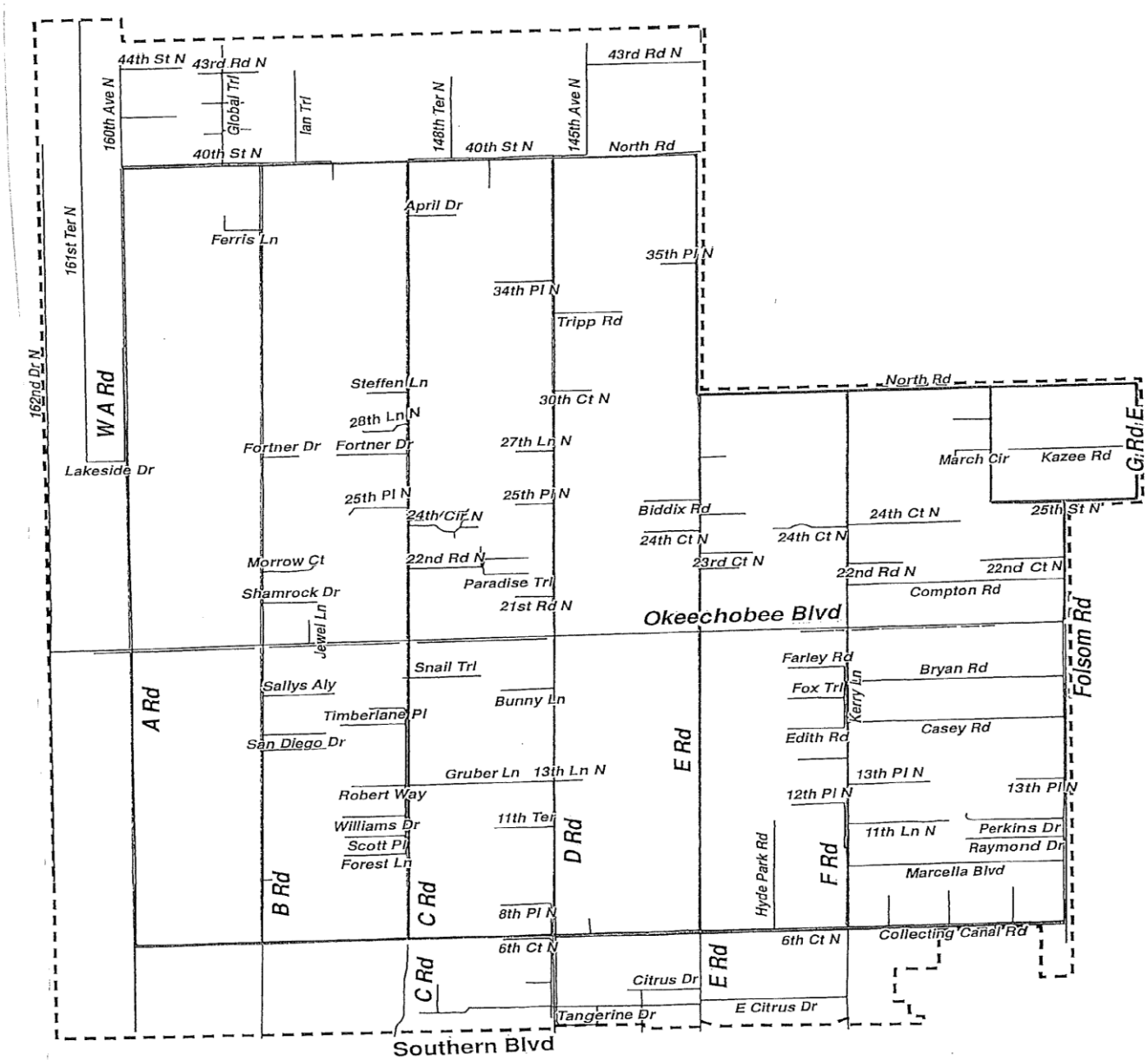
The Town Council of the Town of Loxahatchee Groves will conduct a Public Hearing on Tuesday, July 5, 2022, commencing at 6:30 p.m. to discuss proposed Ordinance 2020-03 to revise the Future Land Element and Transportation Element of the Comprehensive Plan. The Public Hearing of the Town Council shall be held at the Loxahatchee Groves Town Hall, 155 “F” Road Loxahatchee Groves, FL 33470. Following the Public Hearing, the Town Council will consider Second Reading to adopt, adopt with conditions, or deny proposed Ordinance 2020-03.

The aforesaid proposed amendment CPA 2020-01 and related materials may be inspected by the public at the Town Hall website.

Public comment is also accepted by writing or emailing the Town Clerk’s office. Comments received will be received up until 5:00 p.m. on the day of the meeting, filed and acknowledged as part of the official public record for the Public Hearing. This meeting will be streamed and close-captioned as normal. Access instructions are posted on website.

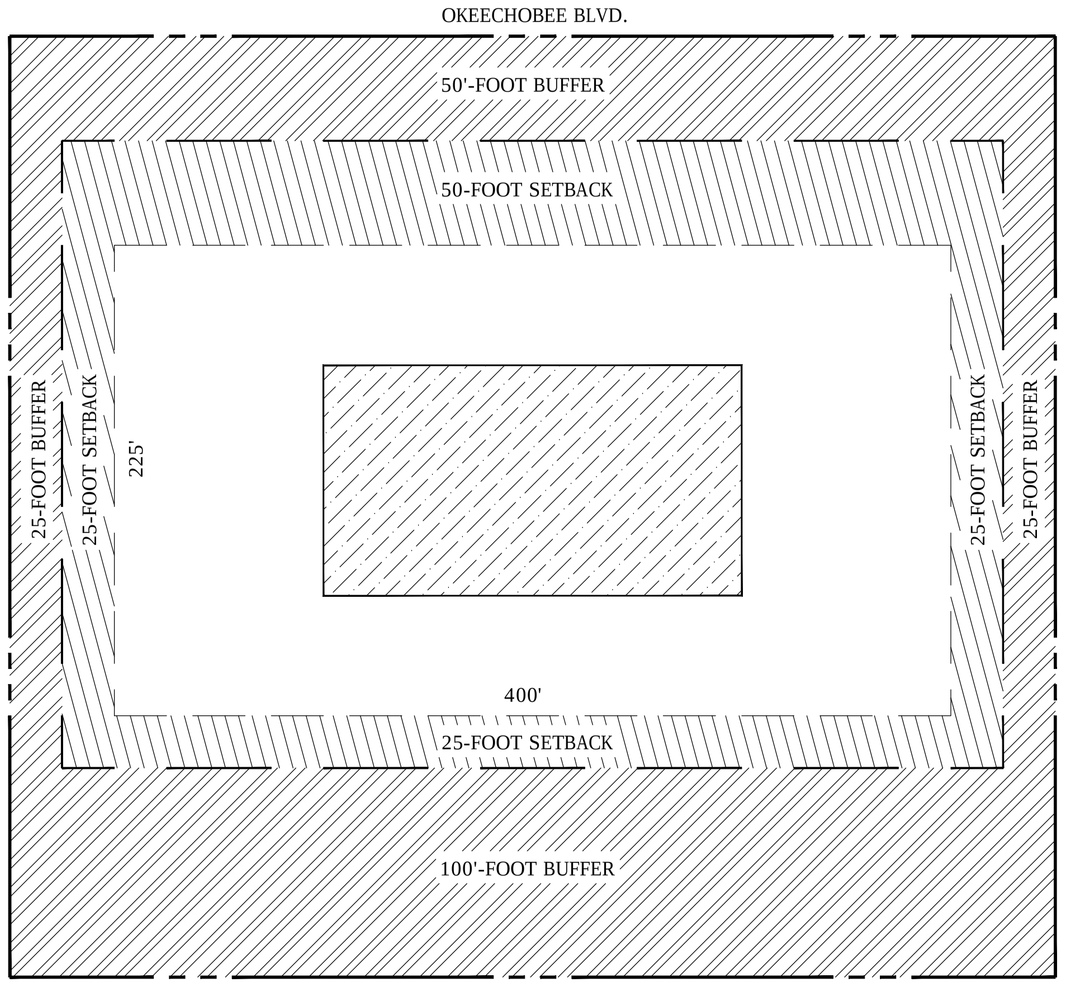
If a person decides to appeal any decision of the Town Council with respect to any matter considered at this meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105).

The Loxahatchee Groves Town Hall is wheelchair accessible and accessible parking spaces are available. Anyone needing auxiliary services please contact the Town Clerk at least five (5) days prior to meeting at 561-793-2418.

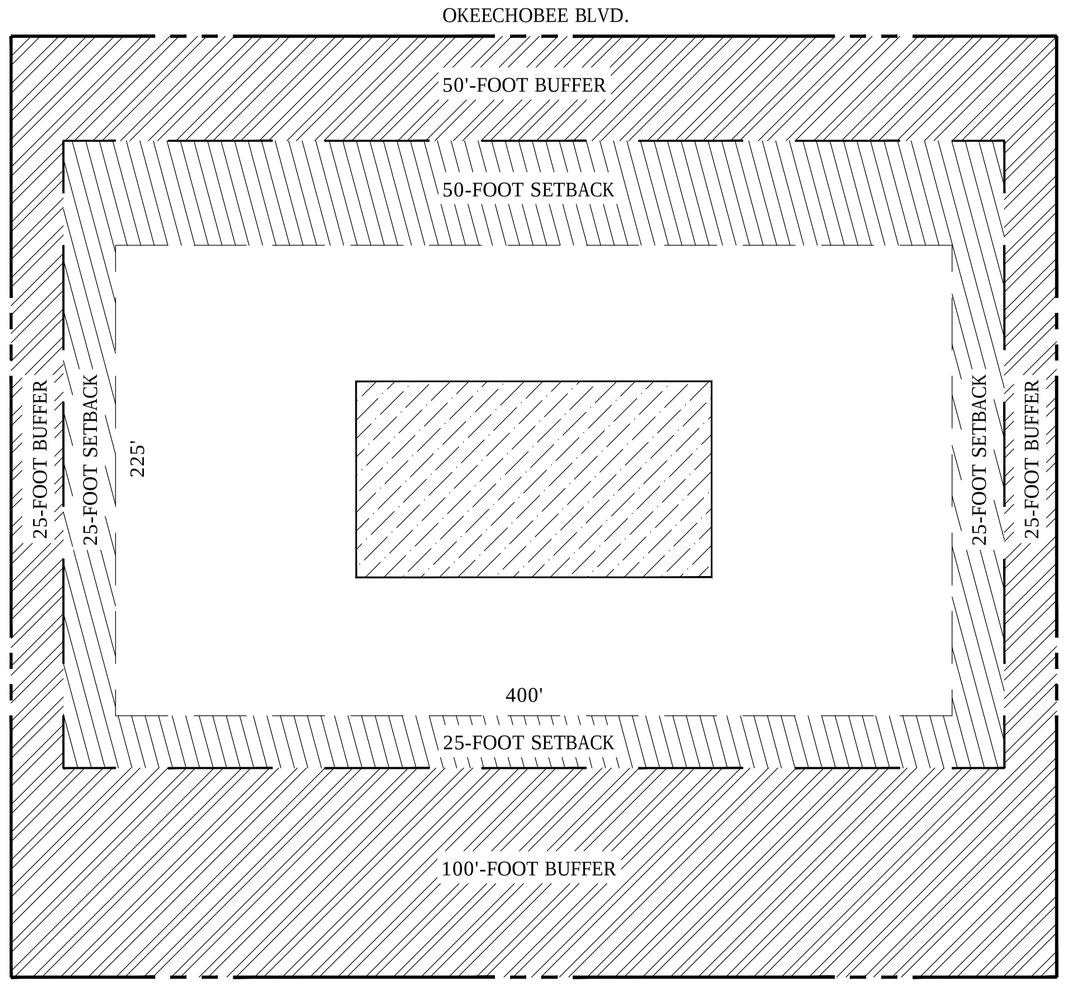


Publish: Display Ad on Wednesday, June 23,2022.

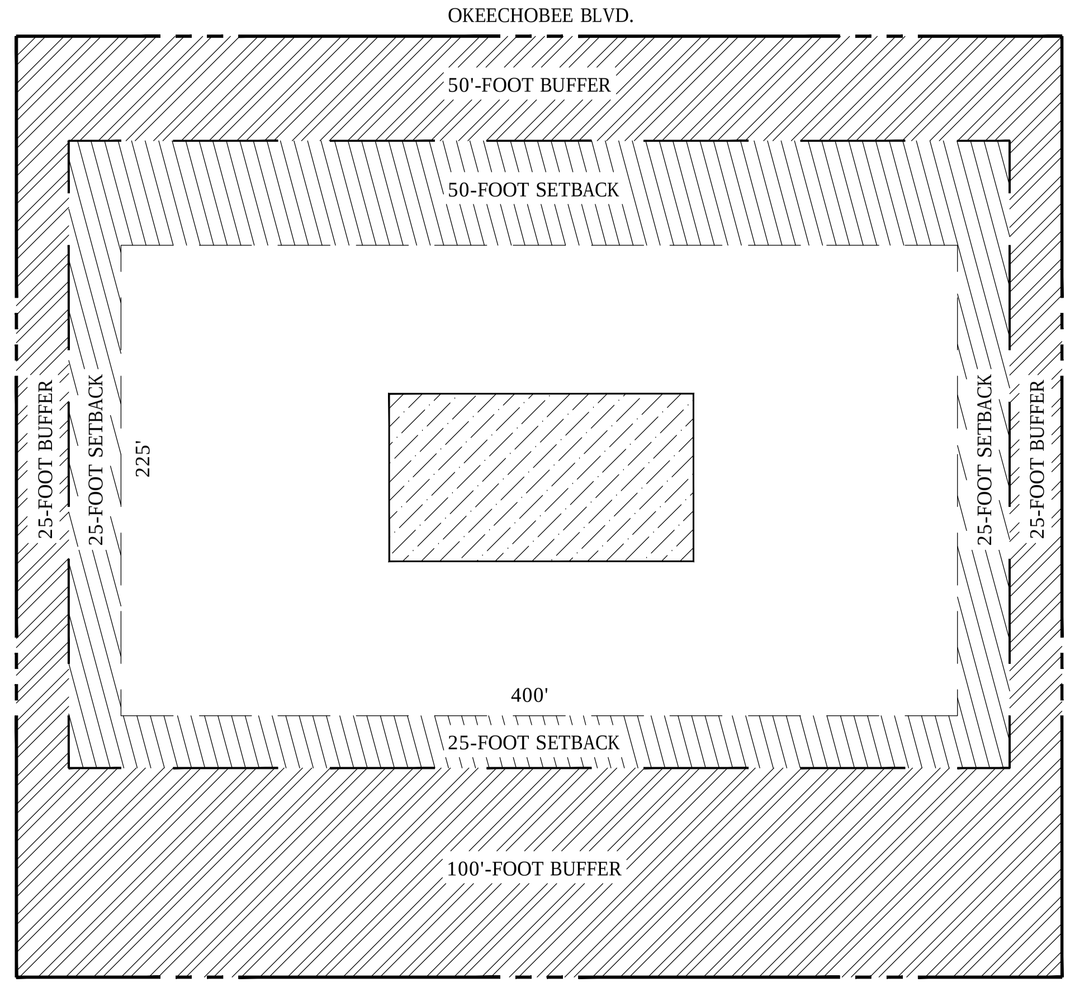
#55 - 13840 OKEECHOBEE BLVD. (5.06 ACRES)



1. MAXIMUM BUILDING AT 0.10 FAR = 22,041 SF.



2. MAXIMUM BUILDING AT 0.70 FAR = 15,429 SF.



3. MAXIMUM BUILDING AT 0.55 FAR = 11,021 SF.

MEMORANDUM	
TO	Francine Ramaglia, Interim Town Manager Town of Loxahatchee Groves
FROM	Kim DeLaney, Ph.D. Director of Strategic Planning and Development
DATE	June 27, 2022
RE	Resident Listening Workshops - Summary

NOTE TO READERS: This memorandum provides summary information regarding two Resident Listening Workshops focused on the Okeechobee Boulevard corridor and associated Okeechobee Overlay that were organized by the Town of Loxahatchee Groves in May and June 2022. For more information, contact Kim DeLaney, Ph.D., Treasure Coast Regional Planning Council, kdelaney@tcrpc.org.

OVERVIEW

For the past several years, the Town of Loxahatchee Groves has been evaluating land use/transportation patterns along the Okeechobee Boulevard Corridor, including consideration of an overlay zone to help guide land development activity. The Town's efforts include draft amendments to the Town's comprehensive plan (Future Land Use and Transportation Elements) to create a new "Okeechobee Rural" (OR 5) overlay zone for properties along Okeechobee Boulevard. The Overlay defines "low-impact non-residential" land uses and includes locational and site design criteria. Key components of the OR 5 Overlay would include:

- List of permitted "low-impact non-residential uses"
- Minimum 5-acre parcel size
- Maximum floor-area ratio (FAR) of 0.10
- Design and architectural standards to control the allocation, location, appearance, and scale of development along the corridor
- Compliance with the Town's Agricultural Residential zoning district regulations unless otherwise specified
- Staff coordination protocol for addressing non-conforming uses

The draft amendments have been reviewed by the Town's advisory committees and Town Council and were adopted on first reading and transmitted to the Florida Department of Economic Opportunity (DEO) for review in August 2020. DEO's review was completed in September 2020, and the Town has continued to evaluate the draft amendments since that time. DEO has indicated the Town must either complete second reading by July 2022 or begin a new series of hearings for consideration of the amendments. It should be noted that Florida Statutes require the Town to complete an "evaluation and appraisal" of its comprehensive plan that is anticipated later in 2022, and the OR 5 amendments could otherwise be included as part of that process.

Prior to the Town's incorporation in 2006, the Loxahatchee Groves Rural Vista Committee developed the "Guidelines for Loxahatchee Groves' Non-Residential Projects," which provide design guidance intended to protect and enhance the area's agricultural/rural identity. The guidelines include general architectural standards addressing building exteriors (e.g., roofs, windows, porches) and site design elements (e.g., signage, lighting, parking, landscaping) as well as photographs of both desirable and undesirable examples of development. These guidelines are voluntary and referenced in the Town's Comprehensive Plan, Unified Land Development Code (ULDC), and the draft OR 5 amendments. The Town also developed a more detailed version of the guidelines in conjunction with the OR 5 amendments called the "Architectural Design Guidelines for Commercial Projects". This more advanced set of guidelines is more specific regarding building and site development standards; however, they were not adopted into the ULDC and therefore are only advisory in the Town's decision-making process.

Okeechobee Boulevard is a component of the Palm Beach County thoroughfare network. Through the Town limits, the roadway right-of-way varies from 100' to 120', and it is currently a two-lane paved facility. There has been extensive Town/County coordination regarding roadway configuration, posted and design speed, traffic controls and calming (e.g., roundabouts, stop signs, traffic signals), bicycle/pedestrian facilities (e.g., multi-use paths, unpaved paths), and beautification. Several years ago, the Town was awarded grant funding from the Palm Beach Transportation Planning Agency to construct various traffic calming and bicycle/pedestrian/equestrian amenities. However, in May 2022, the Town Council rejected the grant award. While there is no immediate funding for roadway improvements, discussions with Palm Beach County Engineering Department staff indicate the roadway is anticipated to be widened to four lanes within a ten-year timeframe.

RESIDENT LISTENING WORKSHOPS

To solicit additional public input regarding the OR 5 Overlay, the Town requested TCRPC provide meeting facilitation assistance for two "Resident Listening Workshops," which were organized by the Town on May 25 and June 11, 2022. In coordination with Town staff and the Town's planning consultant (Jim Fleishmann, Land Research Management, Inc.), TCRPC developed an overview presentation (included as Attachment 1) that integrated Mr. Fleishmann's materials and led discussions at both workshops. The workshops were well-attended, with more than one hundred participants in all. A significant majority of participants in both workshops indicated they were homeowners within the Town. Further, nearly a quarter of participants in both workshops indicated they operated businesses in the Town as well.

FINDINGS

A considerable majority of participants in both workshops voiced concerns regarding the draft amendments, citing desires to limit commercial, industrial, and other non-residential development along the corridor and protect the Town from commercial encroachment. A general summary of public comments is provided below:

- Desire to protect and enhance the agricultural/rural character of Town
- Desire to keep Okeechobee Boulevard as a two-lane road
- Concern regarding increases in traffic, light pollution, and noise generated from new development
- Concern and confusion regarding Town's regulations and code enforcement activities relative to existing non-conforming commercial and light industrial uses (e.g., mining, rock crushing)
- Desire to retain tree canopy and native landscape
- Concern regarding clearing of properties
- Concern regarding businesses operating without permission from Palm Beach County and ability to continue as historic "legacy business"
- Desire to limit commercial encroachment and uses that would be regional in scale and market area rather than neighborhood-serving
- Objections to commercial uses being allowed on Okeechobee Boulevard
- Confusion regarding ability of businesses to continue operations if they cannot demonstrate continuous operations since the Town's incorporation
- Desire for expanded code enforcement by the Town
- Mixed comments regarding addition of roundabouts, multi-use paths, and beautification along Okeechobee Boulevard
- Desire for crosswalks on Okeechobee Boulevard with equestrian features
- Desire for Southern Boulevard to further develop as the Town's commercial corridor but for Okeechobee Boulevard as an agricultural/rural (neighborhood) corridor
- Suggestions that the Town review continued commercial development along Southern Boulevard prior to making changes along Okeechobee Boulevard

POTENTIAL NEXT STEPS

The Town of Loxahatchee Groves represents a vestige of Palm Beach County's historic agricultural/rural heritage in an area of the County that has become increasingly urbanized in the past twenty years. In the area immediately surrounding the Town, the County and adjacent municipalities have approved dozens of large and medium-scale residential and mixed-use development applications that could produce more than 15,000 new residential units and millions of square feet of non-residential development. Over time, new development and redevelopment outside the Town will likely influence land development patterns and transportation demands on the roadway network within the Town, including the Okeechobee Boulevard corridor.

The Town has undertaken considerable effort and public outreach to develop the draft OR 5 Overlay and define and detail potential non-residential uses by type, style, and character. The previously adopted Rural Vista Guidelines provide thoughtful design guidance with a goal of protecting and enhancing the Town's agricultural/rural heritage. The Architectural Design Guidelines for Commercial Projects go further in addressing the scale and compatibility challenges of potential commercial development on the corridor. However, based on input derived from the resident listening workshops, there appears to be considerable concern regarding changes that are perceived to threaten the Town's agricultural/rural character.

To address these concerns, it may be appropriate for the Town to revisit the list of non-residential uses contained in the draft OR 5 Overlay regarding compatibility, appropriateness, and anticipated market area (regional versus neighborhood-serving). Additionally, it may be beneficial for the Town to codify all or a portion of the architectural design guidelines to strengthen their implementation and further address resident concerns regarding design aesthetics and scale.

Residents indicated confusion regarding the continuation of non-conforming uses that existed prior to the Town's incorporation. Due to the complexity of this issue, it may be beneficial for the Town to develop a simplified, resident-focused explanation that can help clarify this challenge and what the Town can and cannot legally do regarding this issue.

In summary, the following recommendations are provided:

- Further evaluate the list of allowable "low-impact non-residential" uses for agricultural/rural compatibility and scale and eliminate those that are not appropriate for the corridor or those that could generate, with particular consideration of the potential for unforeseen impacts and detrimental interpretations.

- Consider simplifying terminology to refer to "neighborhood serving uses" in place of "low impact non-residential".

- Consider codifying portions or all of the "Rural Vista Guidelines" or "Architectural Design Guidelines for Commercial Development" into OR 5 Overlay Zone as a component of the Town's ULDC with reference in the Comprehensive Plan and require the guidelines be followed to enable utilization of the overlay.

- Develop a simplified, concise, resident-focused explanation of the status of non-conforming uses along the corridor and the code enforcement process for distribution to residents and property owners.

- Make the “Rural Vista Guidelines” and “Architectural Design Guidelines for Commercial Development” available to the public and developers on the Town’s website.

- Incorporate site lighting regulations into the ULDC that address light pollution and “dark skies,” limit light trespassing across property lines, reduce light fixture heights, and narrow the allowable color spectrum.