



Town of Loxahatchee Groves

Regular Town Council Meeting

Tuesday, June 26 at 7:00 p.m.

Loxahatchee Groves Water Control District, 101 West "D" Road

MINUTES

1. Opening

- a. Call to Order& Roll Call

Mayor Browning called the meeting to order at 7:00 p.m. Present were Mayor David Browning, Vice Mayor Jim Rockett, and Council Members Ronald D. Jarriel and Ryan Liang, Council Member Tom Goltzené was not in attendance. Also present were Town Manager Mark Kutney, Town Office Coordinator Dennise D. Rodriguez, and Town Attorney Michael D. Cirullo, Jr.

- b. Pledge of Allegiance & Invocation -Mayor Browning
- c. Approval of Agenda

Motion: Vice Mayor Rockett moved approval of the Agenda. Councilman Liang seconded the motion. Motion passed 4/0.

2. Consent Agenda -None

3. Presentations–

- a. CAFR presentation-Terry Morton of Nowlen, Holt & Miner, PA

Terry Morton of Nowlen, Holt & Miner, PA, addressed the Town Council, stating that he would review the Comprehensive Annual Financial Report (CAFR), and then respond to any questions.

Motion: Councilman Liang moved to accept the CAFR report as presented. Councilman Jarriel seconded the motion. Motion passed 4/0.

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4. Committee Reports–

- a. Finance Advisory and Audit Committee (FAAC) Report & Approval of the April & May 2012 Financial Report-Vice Chair Elise Ryan

Cheryl Miller, member of the FAAC presented the FAAC report, and discussed all financial information for the month of April 2012.

Motion: Vice Mayor Rockett moved acceptance of the report of the FAAC. The motion was seconded by Councilman Liang. Motion passed 4/0.

(Please note: The motion below was made at the end of the meeting, after discussion related to this item)

Motion: Vice Mayor Rockett amended his motion made under that item to approve the financial reports to include both the April and May financial reports. The motion was seconded by Councilman Liang. The motion passed 4/0.

5. Ordinances –Attorney Mike Cirullo

- a. 1st Reading–Public Hearings (Ordinance No. 2012-04, Ordinance No. 2012-05, Ordinance No. 2012-07)
 - Ordinance No. 2012-04- Jim Fleischmann (Simon property North B Road Southern Blvd)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA COMPREHENSIVE PLAN TO: AMEND THE COMPREHENSIVE PLAN TEXT TO RESCIND SPECIAL POLICY 1.15.1 UNDER OBJECTIVE 1.15 OF THE FUTURE LAND USE ELEMENT; AND (2) AMEND THE FUTURE LAND USE MAP FLU-1.10 TO RESCIND THE MULTIPLE LAND USE DESIGNATION AND SPECIFIC REFERENCE TO SPECIAL POLICY 1.15.1 ON THE 96.7 ACRES LOCATED AT THE NORTHWEST CORNER OF SOUTHERN BOULEVARD AND “B” ROAD LOXAHATCHEE GROVES, FLORIDA, THUS RESTORING THE RR-5 LAND USE DESIGNATION ON THE PROPERTY; AMENDING THE FUTURE LAND USE MAP TO ASSIGN THE COMMERCIAL LOW DESIGNATION TO THE 21.73 ACRES LOCATED AT THE NORTHWEST CORNER OF SOUTHERN BOULEVARD AND “B” ROAD LOXAHATCHEE GROVES, FLORIDA AS INDICATED ON EXHIBIT 1 HERETO; PROVIDING FOR AMENDMENT TO THE COMPREHENSIVE PLAN TO REFLECT SUCH CHANGES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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Town Planning Consultant Jim Fleischmann provided background information regarding Ordinance No. 2012-04.

Town Attorney Cirullo read Ordinance No. 2012-04 by title.

Bob Bentz of Land Design South, representing the Simon Trust Property addressed the Town Council. He explained a brief timeline: the Town Council would next see this item in approximately two months, for final adoption; the PUD ordinance, which was not specific to this property, but to the overall Town, was currently being reviewed by the Town; the Department of Economic Opportunity would also require some minimal review. After that, the Town Council would see items specific only to the commercial element of the project. He reviewed the access points of the property. He provided an overview of the improvements that would occur to "B" road, (the section from Okeechobee Blvd. to Southern Blvd.) -- two primary improvements would take place: the area between the Collecting Canal and Southern Blvd. would be paved, providing access to the Solar Sports Systems property on the east side of "B" road, as well as the Simon property on the west side. The area from the Collecting Canal to Okeechobee Blvd. would be utilizing the OGEM road surfacing material used in the Town. The responsibility of constructing those sections of roadways would be part of a tri-party agreement between Palm Beach State College, the Simon Property, and Solar Sports Systems. It was anticipated that the improvements would occur shortly after final approval of the property use. He addressed the roundabout at the intersection of Collecting Canal and "B" Road, noting that the cost of the roundabout was approximately \$300,000, and there would be some right-of-way acquisitions that would be needed. He addressed the equestrian concerns related to a roundabout, and suggested that alternative ways to handle traffic could be considered.

Councilman Rockett expressed concern regarding the roundabout and how speed could be controlled; he also asked for further explanation of the access points to the property.

Mayor Browning stated that he thought the roundabout had been intended as a break in the line of sight.

Councilman Jarriel expressed concern regarding the placement and grading of speed humps, and the paving of "B" road.

Public Comment

Thais Gonzalez, 13090 Raymond Dr., - Commented regarding the positive elements of the roundabout.

Nina Corning, 2834 E Rd.,- Commented regarding traffic on "B" Road, and other town roads, once the college is in place, and concern about what is college would do to the town. She noted

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that the town should thoroughly review any traffic studies. She suggested that dorms may cut down on traffic.

Virginia Standish, 15410 North Rd.,- commented regarding her concern regarding the commercial development portion of the project. She mentioned that information regarding traffic studies, etc., had been minimal. She questioned the maintenance of "B" road in the future, and that residents of the town were concerned regarding the residential-agriculture nature of the town.

Ann Parker, 15565 Collecting Canal Rd., - Commented regarding the proposed roundabout and the difficulties with big vehicles, such as horse trailers.

Motion: Vice Mayor Rockett moved to approve Ordinance 2012-04 on first reading Councilman Jarriel seconded the motion. The motion carried 4/0.

Councilman Liang commented regarding traffic concerns related to the project, and suggested that traffic be kept from local roads as much as possible.

Mayor Browning expressed concerns with the speed bumps on the local roads, and that if speed bumps were installed on "B" Road, people may become discouraged and use other local roads instead.

- Ordinance No. 2012-05-Jim Fleischmann (Palm Beach State College)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA COMPREHENSIVE PLAN TO (1) AMEND THE COMPREHENSIVE PLAN TEXT TO CREATE SPECIAL POLICY 1.15.4 UNDER OBJECTIVE 1.15 OF THE FUTURE LAND USE ELEMENT WHICH REGULATES DEVELOPMENT ON THE 74.99 ACRE PROPERTY LOCATED GENERALLY AT THE NORTHWEST CORNER OF SOUTHERN BOULEVARD AND "B" ROAD LOXAHATCHEE GROVES, FLORIDA, AS SPECIFICALLY INDICATED ON EXHIBIT 1, KNOWN AS THE PALM BEACH STATE COLLEGE PARCEL; AND (2) AMEND THE FUTURE LAND USE MAP FLU-1.10 TO INCORPORATE A SPECIFIC REFERENCE TO SPECIAL POLICY 1.15.4; PROVIDING FOR AMENDMENT TO THE COMPREHENSIVE PLAN TO REFLECT SUCH CHANGES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Michael Cirullo read Ordinance No. 2012-05 by title.

Town Planning Consultant Jim Fleischmann provided background information regarding Ordinance No 2012-05. He noted that the five year updates to campus master plan would be

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submitted to the Town of Loxahatchee Groves for informational purposes prior to submission of the plans to the Department of Education. During the development of Educational Plant Survey and the Campus Master plan the Town would be given the opportunity to raise any issues or concerns with the Plan for consideration by Palm Beach State College. He stated that staff found Comprehensive Plan Amendment 12-2 generally consistent with the intent and direction of the Comprehensive Plan, and staff recommended approval.

Vice Mayor Jim Rockett asked for clarification as to the input the Town Council would give input regarding concerns with the development of the project. Mr. Fleishman responded with an explanation of the procedure and the status of the Town as it related to the Master Plan. He noted that the Town would have the ability to provide input. Vice Mayor Jim Rockett referred to Policy 1.15.4-b., which indicated that all of the information listed in that section would be submitted to the Town for approval prior to issuance of the first building permit, and asked, if, that time the Town would have the ability to indicate a “yes” or “no” response. After that, there would be a five year Master Plan update, and then the Town could comment, but would not have a yes or no position. Mr. Fleischman stated that was correct. Vice Mayor Rockett clarified that he wanted to be sure that the Town exercised its rights for a “yes” or “no” at the right time.

Attorney Bill Perry of Gunster Law Firm, addressed the Town Council with a brief presentation on the procedure that would take place regarding the request of Palm Beach State College.

Dr. Dennis P. Gallon, Palm Beach State College President addressed the Town Council, and stated that he represented the faculty and the students of the Palm Beach College. He provided an illustration of what the college would look like, noting that the residents of the Town of Loxahatchee Groves would have the opportunity to attend college right in their own neighborhood. He shared the history of the College, and presented slides and information from the four other campuses of Palm Beach State College, noting that the College had been very sensitive to the environment as it has planned and developed its campuses. He discussed the benefits and opportunities for the Loxahatchee Groves community, such as accessible education, employment opportunities, etc.

Colleen Walter, Urban Design Kilday Studios, summarized the technical side of the presentation. She clarified that the college was before the Town this evening to request special policies to be adopted within the Comprehensive Plan, because the Plan scope did not specifically address colleges and universities. She noted that at the two previous workshops with the Town, the college very much understood that the Town desired that the development of the site would be compatible with the community. She discussed the special policies in the Comprehensive Plan Amendment proposal, as set forth as “Attachment A1 – Future Land Use Element Text Amendment 12-2, pages 9 and 10, of Memorandum dated April 3, 2012; Rev: April 25, 2012; June 18, 2012 from Town Planning Consultant Jim Fleischmann to Town Manager Kutney.

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Public Comments:

Thais Gonzalez, 13090 Raymond Dr.,- commented that she was excited about the College being in the neighborhood, although she still had concerns regarding the roundabout and the traffic on "B" Road.

Nina Corning, 2834 E Rd.,- commented that the residents need to know that there is enough control over what occurs, especially cut-through traffic. She suggested that the Town Council insist that they receive a complete and clear understanding of the project, and consider all traffic impacts throughout the town.

Motion: Vice Mayor Rockett moved to approve Ordinance No 2012-05 on first reading. The motion was seconded by Councilman Liang. Motion passed 4-0.

Comments: Vice Mayor Jim Rockett- Has experience in private enterprise and public service, and that there was a time that a certain confidence and level of trust was needed, and that he expected that the Town would have that trust in the relationship with the College.

Councilman Ryan Liang- commented that he remained concerned with traffic, and the understanding by the Florida Department of Transportation (FDOT) of the roads in the Town, and perhaps there would be another access point needed, where people could go west on Southern Blvd.

Councilman Ron Jarriel – Commented that he agreed regarding the trust that would be needed between all entities, and also expressed concern regarding the use of Town roads.

Mayor Browning commented that he had resisted change to the Town of Loxahatchee Groves, however changes would happen, and as he looked at other college campuses in other areas that had been positive. He stated that he believed that the College would make a great neighbor.

- Ordinance No. 2012-07--Mark Kutney- Mr. Morello Commercial Property

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, PROVIDING FOR THE REZONING OF LAND CONSISTING OF THREE ADJOINING PARCELS, TOTALING APPROXIMATELY 2.1879 ACRES, MORE OR LESS, LOCATED AT OR NEAR 15003 AND 14955 SOUTHERN BOULEVARD, EAST OF "C" ROAD, LOXAHATCHEE GROVES, FLORIDA, LEGALLY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE, FROM PALM BEACH COUNTY ZONING DESIGNATION COMMERCIAL GENERAL (CG) TO THE TOWN'S ZONING DESIGNATION COMMERCIAL LOW (CL); PROVIDING FOR THE APPROPRIATE REVISIONS

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OF THE ZONING DISTRICT MAP; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Michael Cirullo read Ordinance 2012-07 by title.

Town Manager Kutney provided a rendering of the property in question. He referred to his Agenda Report, dated June 20, 2012, which contained the background/history of the property and zoning designation. He noted that the property was currently zoned Commercial General (CG). He noted that this request was more of a housekeeping type of matter, in that it essentially takes a county zoning designation off the property and replaces it with the appropriate Commercial Low (CL) designation within the Town. Approval will permit the Staff to properly administer and enforce zoning/land development regulations on the property and correct the problem of County regulations governing the parcel.

Councilman Jarriel commented that he believed that a church or a commercial strip mall could be built on properties designated CG, but not on CL, and whether a strip mall could be built on CL property. Town Manager Kutney replied that he would review the uses and determine the property uses for the property.

Councilman Jarriel questioned the costs to the owner, and the set-backs. Discussion took place, and Town Attorney Cirullo explained that there was not a "commercial general" designation in the Town Code, so the property had to match the designation in the Comprehensive Plan, which was "commercial low." He explained that redesignations would be done on a case by case basis. Town Manager Kutney explained that the set-back issue would need to be the subject of a more comprehensive study, at some later date, if desired.

Motion: Vice Mayor Rockett moved to approve ordinance 2010-07 on first reading. The motion was seconded by Councilman Jarriel. Motion passed 4-0.

b. 2nd Reading- Public Hearings

Ordinance No. 2012-06-

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, PROVIDING FOR A MORATORIUM UNTIL NOVEMBER 30, 2012, ON THE PROCESSING AND REVIEW OF APPLICATIONS FOR AMENDMENTS TO THE TOWN'S COMPREHENSIVE PLAN, INCLUDING FUTURE LAND USE MAP AMENDMENTS AND TEXT AMENDMENTS, WITHIN THE CORPORATE BOUNDARIES OF THE TOWN AS OF APRIL 17, 2012; PROVIDING FOR EXCEPTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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Town Attorney Cirullo read Ordinance No . 2012-06 by title.

Mayor Browning called for public comment. There was none.

Motion: Vice Mayor Rockett moved to adopt Ordinance No. 2012-06 on second reading. The motion was seconded by Councilman Liang. The motion passed 4/0.

6. Resolutions

Resolution 2012-06-Budget Amendment

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ADOPTING A BUDGET AMENDMENT FOR THE TOWN'S BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2011 AND ENDING SEPTEMBER 30, 2012; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Town Attorney Cirullo read Resolution 2012-06 by title.

In response to Vice Mayor Rockett, Town Manager Kutney explained details of the amendment.

Motion: Councilman Liang moved to approve Resolution No. 2012-06. The motion was seconded by Vice Mayor Rockett. The motion passed 4/0.

7. Administrative Update – Town Manager Mark Kutney

Town Manager Kutney provided the IGC Report: A meeting was held on the 18th of June. The specific topic was the Inter-local agreement between the Town and LGWCD. Management would continue discussing the agreement with the district regarding the share of the gas tax money, invoicing, road grading and hedging. He mentioned that Vice Mayor Rockett attended the meeting.

Vice Mayor Rockett suggested that the LGWCD provide more specific financial information regarding their funding needs from the Town.

Mayor Browning commented that he would like to look into easing the road grading costs for residents.

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Town Manager Kutney recommended not using the gas tax for paying the LGWCD.

Public Comment:

Virginia Standish, 15410 North Rd., commented regarding the charge for the speed hump paving and painting charges by the LGWCD, and the lack of consistency in charges.

Clete Saunier of the LGWCD explained that speed humps cost \$450 per, and the painting costs on one were not the same for every road.

John Ryan, 3508 "A" Road, LGWCD Board of Supervisors, commented regarding meeting date schedules, and he requested that the Town Council request that staff complete the review of the spreadsheet submitted by LGWCD with detailed documentation.

Town Manager Kutney replied that the financial staff was in the review process.

Mayor Browning commented that he did not understand why there would be any delay in holding up the funds for the LGWCD share of the gas tax dollars for the miles allocated to them.

Town Manager Kutney replied that funds were not being held up because of gas tax dollar issues. The funds were being held up because of inappropriate information that was submitted.

Vice Mayor Rockett commented that it was a matter of having sufficient documentation to support the payment.

Frank Schiola, 13434 Marcella Blvd., commented that the LGWCD was currently reviewing its budget. He urged the Town Council to attend the LGWCD budget meetings.

Councilman Jarriel commented that the Town should pay the LGWCD from whatever fund was appropriate. He explained that the purpose of the Town giving the \$150,000 to the LGWCD was to keep the LGWCD from raising assessment fees, which affected every landowner in Loxahatchee Groves. He urged Town Council consensus in this matter.

Discussion:

Vice Mayor Rockett commented that the Town Council was entrusted with funds of the Town, and he did not expect to consider putting money in to balance a budget until the specifics were thoroughly reviewed.

Mayor Browning commented that there were two different government entities, that he wanted to be fair, and that he was not in favor of either one subsidizing the other.

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Motion: Councilman Jarriel moved that the Town Council, by consensus, that the figure to be proposed to the LGWCD would be in the amount of \$150,000 for the proposed interlocal agreement, pending justification.

Town Manager Kutney explained that staff did not believe the funds could be expended from the gas tax money, and that staff was prepared to put the explanation in writing.

Clete Saunier, LGWCD, noted that maintenance on the Town roads would be greatly increased, with significant costs, and he urged that the Town Council acknowledge that it would be willing to give the LGWCD up to \$150,000 for the road maintenance portion of its budget, contingent upon an acceptable agreement to both entities.

John Ryan, on behalf of LGWCD, commented that the spreadsheet document was the basis for the transference of the funds; it contained an itemized listing of all expenditures, with copies of invoices, which exceeded the amount of \$150,000. He stated that he was concerned that action had not yet been taken by the Town.

Town Attorney Cirullo commented that staff had been meeting with the LGWCD and there needs to be a plan as to how to deal with the roads in the Town, whether they are District or Town roads. He stated that staff would provide more information at the next meeting.

Public Comment:

Thais Gonzalez, 13090 Raymond Dr., commented regarding the \$150,000 amount, and where the funding was coming from.

Councilman Liang seconded the motion made by Councilman Jarriel. The motion passed 3/1, with Vice Mayor Rockett opposing.

Town Manager Kutney commented that he and Town Attorney Cirullo had met with the LGWCD on June 21st, and had received a lot of information. There were still some issues to be worked out and one more meeting would probably be necessary, after which staff would be bringing the issue as it relates to the budget back to the Town Council.

Town Manager Kutney reported that he had received a phone call during the break concerning the FAAC report, and Sheryl had mentioned only the April Financial Report, and he requested an amendment to the motion that had been made, so that it would include both the April and May Financial Reports, as per the Agenda item.

At this time, discussion took place regarding the approval of the FAAC reports (Agenda Item 4.a.).

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Motion: Vice Mayor Rockett amended his motion made under that item to approve the financial reports to include both the April and May financial reports. The motion was seconded by Councilman Liang. The motion passed 4/0.

8. Old Business- *None*

9. New Business

a. ULDC Amendment –

Town Manager Kutney referred to the staff report, dated June 20, 2012, and provided an overview of the amendment. He noted that complaints had been filed regarding the sale of hay, and staff had been requested to review the ULDC in that regard. Staff had reviewed the ULDC and determined that an amendment could be crafted that would provide for limited sales of hay and other equine/agricultural products throughout the Town, subject to a number of criteria. The cost of the amendment would be incurred by the Town, due to the project being sponsored and directed by the Town Council. The Management Company would undertake this effort, per the work authorization attached to the staff report. The amendment could be drafted and taken through the adoption process at a cost of \$7,220.00. The quote would not include advertising costs and Town Attorney fees.

Councilman Jarriel made a motion to authorize staff to move forward with the amendment to the ULDC in regard to the sale of hay and other equine/agricultural products, and approval of the work authorization as presented. The motion was seconded by Vice Mayor Rockett. The motion passed 4/0.

Discussion took place regarding the legal existence of the small operations in the Town, and a code section that would allow for a home enterprise operation in Town. Concern was expressed for the scope of retail sales in the Town.

Town Manager Kutney clarified that there were two components to the proposal: the products themselves, and how to regulate sales.

Public Comment:

Nina Corning, 2834 E Rd., commented regarding the costs of a special exception, the types of products that could be sold, and keeping a non-commercial environment.

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Todd McLendon, 3481 D Rd., commented regarding the impacts of retail sales on residents, the enforcement of the code on shade structures, and the opportunity to come before the Town Council if there was an issue regarding grandfathered uses.

Town Manager Kutney explained that the code interpretation was related to two specific cases that were raised by Councilman Goltzené.

Marge Herzog, 966 "A" Road, commented regarding the sale of hay and other products, and suggested that limiting it to hay was fine, but the other items listed sounded more commercial. She also asked what standards would be in place for housing the items for sale. She mentioned the Red Barn paying money to the County, because of being a commercial entity, and questioned whether it would be fair to allow similar sales anywhere else in the Town.

Thais Gonzalez, 13090 Raymond Dr., commented regarding sale of hay and other products, the conflicts with the classifications of the Palm Beach Property Appraiser and the code enforcement within the Town.

b. RETGAC

Town Manager Kutney referred to his memorandum dated June 20, 2012, providing the background and history of the Recreational Trails Program Grant. The review of the submitted grant requests by the Florida Department of Environmental Protection identified state requirements relating to site control. Based upon State requirements it was highly unlikely that the Town would be able to meet the requirements in the short term. Until these issues could be resolved, Town Management was requesting that the Town Council approve placing the Roadways, Equestrian Trails and Greenways Committee (RETGAC) on hiatus for a six month period and reconvene the Committee in 2013.

Public Comment:

Nina Corning, 2834 "E" Road, Chair of RETGAC, commented that it was important to resolve the issues, however, six months was too long; the Committee would need time to prepare for the next grant, and should be more involved with that issue. She noted that there were minutes outstanding for the Committee, and suggested that there were other issues, such as gates on the roads, that could be addressed to accommodate horses in the area.

Town Manager Kutney responded that the minutes were in the process of being converted to action minutes. He suggested that October may be the time to resume RETGC meetings.

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10. Closing Comments

- a. Public:
- b. Town Attorney:
 - 1. Code Enforcement Issues

Attorney Cirullo reported that the code enforcement issues were being reviewed, with continued communication with violators, and staff was proceeding with the direction of the Town Council not to notice violators at this time.

- c. Town Council Members

Councilman Rockett: Thanked everybody for coming.

Vice Mayor Liang: Thanked everyone for coming

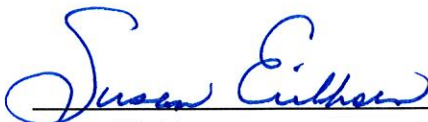
Councilman Jarriel: Thanked everyone for coming.

Mayor Browning: Thanked everyone for coming.

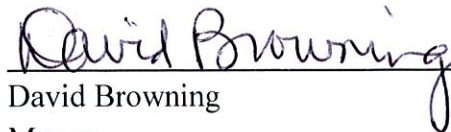
11. Adjournment

Councilman Jarriel moved to adjourn the meeting at 10:55 p.m. **Councilman Liang** seconded the motion, which passed 4/0.

**These minutes were approved by the
Town Council on Tuesday, August 21, 2012**



Susan Eichhorn
Town Clerk
(SEAL)



David Browning
Mayor