



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

**CALL TO ORDER**

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

**ROLL CALL**

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

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

**Absent:** Mr. Raflowitz

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

**Absent:** Ms. Cacioppo

The Town Clerk declared a quorum to be present.

**APPROVAL OF AGENDA**

No audio provided.

**COMMITTEE UPDATE STATUS**

No audio provided.

**PUBLIC COMMENT**

No audio provided.

**REGULAR AGENDA**

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

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

**2. Discussion Items from Previous Meetings:**

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

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

*Audio provided began with this agenda item.*

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

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

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

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

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

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

Discussion ensued about Low Impact Non-Residential Commercial Uses.

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

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

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

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

**4. Additional Okeechobee Overlay Issues**

The Boards did not discuss.

**5. Public Comments**

None.

**COMMITTEE MEMBER COMMENTS**

None.

**SET NEXT MEETING DATE**

There next meeting will be determined by Town Council.

**ADJOURN JOINT COMMITTEE MEETING**

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

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

**TOWN OF LOXAHATCHEE GROVES, FLORIDA**

**ATTEST:**

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Town Clerk

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Chairperson

Prepared by:  
T. Baclawski, Prototype-Inc.