



**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD AS LOCAL PLANNING AGENCY MEETING
DECEMBER 10, 2019**

CALL TO ORDER

The meeting was called to order by Chairperson Bell at 5:30 p.m. (estimated time).

ROLL CALL

Present: Chairperson Bell, Board Members Mr. Ford, Mr. Ortero, Mr. Lipp, Mr. O'Neal, and Ms. Close, Town Manager Mr. Titcomb, Town Planning Consultant Mr. Fleishman, and Town Clerk Ms. Burch.

Absent: Mr. Ortero

The Town Clerk declared a quorum to be present.

Discussion ensued about alternate members and participation. Ms. Burch read Resolution 2019-24 into the record.

APPROVAL OF MINUTES

There were none.

REGULAR AGENDA

1. Elect Chair and Vice Chair

Motion made by Mr. Lipp, duly seconded, to nominate Mr. Bell as Chair. In a voice vote, the motion passed unanimously.

Motion made by Mr. O'Neal duly seconded, to nominate Mr. Ford as Vice Chair. In a voice vote, the motion passed unanimously.

2. 444/556 B Road Comprehensive Plan Amendment: CPA 2019-02

A brief discussion ensued about procedure.

Chair Bell turned the agenda over to Town Planning Consultant Mr. Jim Fleishman.

Mr. Fleishman summarized the proposed amendment. He introduced the applicant's attorney.

Mr. Al Malafado, on behalf of the applicant, introduced himself and reviewed the subject site, surrounding development, and land uses.

Mr. Josh Nichols, agent for the applicant, introduced himself to the Board. He further reviewed the surrounding properties, and existing uses.

Discussion ensued about the documents received by the Board for Mixed-Land Use and the current presentation for Commercial Low. Town Manager Mr. Titcomb added that it was noticed as Mixed-Land Use. Ms. Close noted they need to see an updated application.

Mr. Nichols clarified the applicant would like to move forward with the Mixed-Land Use as originally requested. He continued the presentation.

Discussed ensued about the Special Policy.

Mr. Seth Briar, applicant, introduced himself and provided additional comments on the Special Policy. Discussion continued.

Mr. Fleishman reviewed existing uses from the staff report.

Discussion continued with Mr. Briar about the property and land uses.

Mr. Fleishman resumed his presentation. He summarized the following: Proposed Comprehensive Plan Amendments; Future Land Use Element Text Amendments; Applicant's Support Data and Analysis; Staff's Analysis, and Staff Findings and Recommendation.

Chair Bell opened public comments.

Mr. Ken Johnson spoke about the history of the property.

Ms. Pat Johnson spoke about the traffic impact.

Mr. Paul Coleman spoke about the buffer and stated commercial needs to remain south of Tangerine Drive.

Chair Bell asked the Board if they had any questions.

The Board discussed usages permitted under the MLU, legal nonconforming use, taxes, Special Policy, and Business Tax Receipts.

Mr. Briar stated, for the record, he was provided a certified copy of an October 2, 2006 zoning approval from Palm Beach County. Mr. Fleishman stated a copy has not been received. Mr. Briar disagreed and stated the packet, including the letter, was provided to Town Manager Titcomb.

Discussion continued about zoning, staff's recommendation, Tangerine Drive, nonconforming uses, Commercial Low, and FAR.

Motion made by Ms. Close, duly seconded, to restrict the Commercial Low to the southwest quadrant, allowing 30,000 square feet, of which no more than 7,500 square feet can be retail space, with the remainder as storage space, accessory to the retail space; the balance of the property would

be AR-5 and Conservation; the illegal and nonconforming uses remain that way until it is rezoned and developed; and received permits within 24 months from the date of Town Council's second reading. In a voice vote, the motion passed 4-1 with Mr. Lipp voting in opposition.

COMMENTS FROM THE PUBLIC

There were not additional comments from the public.

COMMITTEE MEMBER COMMENTS

There were none.

SET NEXT MEETING DATE

There next meeting will be held on February 20, 2020 at 5:30 p.m.

ADJOURNMENT

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

The meeting was adjourned at 9:03 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Town Clerk

Chairperson

Prepared by:
T. Baclawski, Prototype-Inc.