



**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD AS LOCAL PLANNING AGENCY MEETING
AUGUST 20, 2020**

CALL TO ORDER

The meeting was called to order by Acting Chairman Ford at 5:30 p.m. (estimated time).

ROLL CALL

Present: Chairperson Ford, Board Members Mr. Ortero, Mr. Bell, Mr. O’Neal, and Ms. Gonzalez, Town Manager Mr. Titcomb, and Town Planning Consultant Mr. Fleishman.

Absent: None.

The Town Clerk declared a quorum to be present.

ELECTION OF CHAIRMAN

Chair Ford stated the election of Chair would be for both Local Planning Agency and Planning and Zoning.

Motion made by Mr. Bell, duly seconded, to appoint Mr. Ford to Chair of LPA and PZB. In a voice vote, the motion passed unanimously.

Motion made by Mr. Bell, duly seconded, to appoint Mr. Ortero to Vice Chair of LPA and PZB. In a voice vote, the motion passed unanimously.

APPROVAL OF AGENDA

Chair Ford requested to hear LPA Regular Agenda Item #1 prior to #2. There was consensus.

PUBLIC COMMENT

None on non-agenda items.

CONVENE LOCAL PLANNING AGENCY

1. Noah's Ark Daycare Small-Scale Land Use Map Amendment

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

Mr. Fleishman provided a brief overview of the amendments that will also be heard by the Planning and Zoning Board.

Chair Ford asked for clarification about the requested zoning change. Mr. Fleishman further explained the application.

Mr. Fleishman introduced the applicant, Mr. Josh Nichols, agent for Mr. Perez, owner of Noah's Ark Daycare.

Mr. Nichols clarified that they are requesting removal of the church use and briefly reviewed the history of the project and approved site plan. He spoke about the increased capacity, traffic, buffer, proposed sit plan, and Comprehensive Plan requirements.

Discussion ensued about traffic, land use buffer, proposed zoning, setbacks, easement, and Okeechobee Corridor overlay. Committee members expressed concern about future development and zoning change.

Motion made by Mr. Bell, duly seconded, to approve CPA 2020-02 with conditions that it is an existing Institutional use and at Town Council approval, a consideration for a recreational easement on the south side of the property, subject to the Okeechobee Corridor overlay. In a voice vote, the motion passed 4-1, with Ms. Gonzalez voting in opposition.

2. Update on the status of the Okeechobee Boulevard/Southern Boulevard Comprehensive Plan Amendments *(heard prior to Item #1)*

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

Mr. Fleishman summarized the proposed amendments, list of Town Council recommendations, and timeline. He recommended the LPA review the seven items, consider additional issues to address, and prioritize a list to present to Town Council.

Discussion ensued about non-conforming uses and code enforcement.

Motion made by Mr. Bell, duly seconded, to have a separate LPA meeting next month, noticed, and allowing public comment.

Discussion ensued about the motion.

Mr. O'Neal arrived at 6:06 p.m.

Mr. Bell withdrew his motion.

Discussion continued about LPA and Planning and Zoning Board meetings.

Motion made by Mr. Bell, duly seconded, to continue the regular meeting schedule. In a voice vote, the motion passed unanimously.

3. Public Comment *(on Regular Agenda Items #2 and #3)*

None.

4. Adjourn Local Planning Agency

The LPA was adjourned at 7:12 p.m. (estimated time).

CONVENE PLANNING AND ZONING BOARD

The meeting of the Planning and Zoning Board was called to order by Chair Ford at 7:12 p.m. (estimated time).

1. Noah's Ark Zoning Map Amendment

Mr. Fleishman recommended approval for consistency with the Land Use Amendment approval by the Planning and Zoning Board.

Motion made by Mr. O'Neal, duly seconded, to approve application 2020-03 application.

No public comments.

In a voice vote, the motion passed unanimously.

2. Noah's Ark Site Plan Amendment

Mr. Fleishman reviewed the Site Plan Amendment and updated conditions of approval.

Motion made by Mr. Bell, duly seconded, to approve SPA 2020-03 subject to conditions of approval in Exhibit 3 with the following additions: #1-5 and #6 to show on site plan 40-50' paper easement to tie the future overlay and also include verbiage for existing Institutional Use.

No public comments.

In a voice vote, the motion passed unanimously.

3. Palms West Plaza Site Plan Amendment

Mr. Fleishman provided a brief overview of the project and updated conditions of approval.

Ms. Lauren McClellan, on behalf of the applicant, introduced herself and additional project team members. She reviewed the request for the Palms West Plaza Site Plan Amendment including the site location, existing approved site plan, and proposed site plan.

Discussion ensued about Tangerine Drive and access.

Motion made by Mr. O'Neal, duly seconded, to approve application SPA 2020-04 as is, subject to the conditions presented.

No public comment.

In a voice vote, the motion passed 4-1, with Ms. Gonzalez voting in opposition.

4. Public Comment *(on Regular Agenda Items #1, #2, and #3)*

None.

COMMITTEE MEMBER COMMENTS

Mr. Bell acknowledged the Board's candor and noted it will be a lot of work going forward.

SET NEXT MEETING DATE

There next meeting will be held on September 17, 2020 at 5:30 p.m.

ADJOURN PLANNING AND ZONING BOARD MEETING

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

The meeting was adjourned at 8:13 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Town Clerk

Chairperson

Prepared by:
T. Baclawski, Prototype-Inc.