



**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD AS LOCAL PLANNING AGENCY MEETING
AUGUST 25, 2022**

CALL TO ORDER

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

ROLL CALL

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

Absent: Mr. Raflowitz, Mr. Ortero

Town Clerk Burch declared a quorum to be present.

SWEARING IN BOARD MEMBERS

Consensus was reached to amend the agenda in order to swear in Board members. Board members were sworn in by Town Clerk Burch.

ELECTION OF CHAIR AND VICE-CHAIR

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. O’Neal, duly seconded, to appoint Mr. Bell to Vice Chair of LPA and PZB. In a voice vote, the motion passed unanimously.

APPROVAL OF AGENDA

Motion made by Mr. Bell, duly seconded, to approve the agenda. In a voice vote, the motion passed unanimously.

PUBLIC COMMENTS

None on non-agenda items.

PRESENTATION BY TOWN ATTORNEY ELIZABETH LENIHAN

Town Attorney Lenihan provided an overview of the Board’s roles and responsibilities as both the Planning and Zoning Board and as the Local Planning Agency.

REGULAR AGENDA

1. AutoZone Sign Variance

Chair Ford welcomed the applicant to present. The representative from AutoZone joined virtually to present.

Ms. Kerri Sabol, Jones Sign Company, introduced herself as AutoZone's sign vendor. She reviewed the provided presentation including the following: sign size; design specifications; and site maps.

Mr. Jim Fleishman provided an overview of the staff summary.

Discussion ensued about the sign location and design.

Motion made by Mr. O'Neal, duly seconded, to approve the request, pursuant to staff recommendations. In a voice vote, the motion passed unanimously.

2. Culvers Restaurant Sign Variance

Chair Ford welcomed the applicant to present.

Mr. Kasey Bethel, Contract Purchaser, introduced himself to the Board on behalf of the applicant. He read prepared responses from the applicant regarding the variance request.

Mr. Jim Fleishman provided an overview of the staff summary.

Motion made by Mr. O'Neal, duly seconded, to approve the request, pursuant to staff recommendations. In a voice vote, the motion passed unanimously.

3. Southern Lawn Site Plan Amendment

Mr. O'Neal abstained from voting due to potential conflict of interest.

Mr. James Hackett, agent, introduced himself to the Board on behalf of the applicant. He explained the site plan and landscape plan changes

Mr. Jim Fleishman provided an overview of the staff summary.

Discussion ensued about the FAR ratio, project design, fencing, and neighbor support.

Motion made by Mr. Bell, duly seconded, to approve the request, pursuant to staff recommendations. In a voice vote, the motion passed unanimously. Mr. O'Neal abstained.

4. Public Comments

None.

COMMITTEE MEMBER COMMENTS

A brief discussion ensued about the sign code.

SET NEXT MEETING DATE

To be determined.

ADJOURN PLANNING AND ZONING BOARD MEETING

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

The meeting was adjourned at 6:53 p.m. (estimated time).

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Town Clerk

Chairperson

Prepared by:
T. Baclawski, Prototype-Inc.