



TOWN OF LOXAHATCHEE GROVES
Planning and Zoning Board and Local Planning Agency Minutes
July 16, 2020

****IT IS NOTED THE AUDIO STARTS AT THE BIG DOG RANCH SITE PLAN AMENDMENT****

CALL TO ORDER

OPENING

1. Swearing-In of PZB members
2. Call to Order & Roll Call
3. Election of Officers (Chairman and Vice-Chairman)
4. Approval of Agenda
5. Public Comments*

REGULAR AGENDA

1. Big Dog Ranch Site Plan Amendment

Staff presented the site plan amendment to the Board and stated that the Big Dog Ranch proposal includes the elimination of the caretaker house and while the amendment includes the increase or decrease of the square footages of the 5 buildings it does not change the overall approved square footage or floor area ratio for the entire site. The changes involve moving things around the site but staying in the parameters of the approved plan. Staff recommendation was read into the record. A representative from the Big Dog Ranch gave an overview of the proposed changes. After a short discussion, the Board was in consensus that the proposed changes should be approved.

A motion was made to approve the Big Dog Ranch Site Plan Amendment as proposed by staff by Mr. Ford. The motion was seconded by Ms. Gonzales. Motion passed unanimously.

2. Brown Open Storage

Staff gave an opening summary to describe why these applications are being taken together which include a ULDC Text Amendment and Special Exception and Site Plan for Brown Open Storage. A ULDC amendment would need to be approved as a conditional use to allow the open storage as a permitted use in the AR zoning district. This action will need to be approved by Town Council by Ordinance. Secondly, a Special Exception for Conditional Use will be required to approve a site plan for the 47-acre property. This would be approved by Resolution by the Town Council. The combination of the two would not be approved until the Second Reading of the Ordinance. A discussion pursued on the definition of open storage.

The applicant was asked to give an overview of the site plan which includes preserve areas, wetlands, landscape buffers, equestrian trail and parking area for trailers and city vehicles. The facility will be open to the public and buffered with landscaping. The Board proceeded to ask questions of the applicant and noted concerns about the use and the type of vehicles being stored on the property as well as changing the ULDC.

A motion was made by Mr. Ford to deny the application for the changes to the ULDC for Brown Open Storage. The motion was seconded by Ms. Gonzales. A discussion pursued on non-compliance uses. Motion passed unanimously.

A motion was made to include the pictures as part of the record by Ms. Gonzales and seconded by (name not recognizable). Motion passed unanimously.

3. Florida Department of Economic Opportunity Technical Assistance Planning Grant Comprehensive Plan Amendments –

Staff stated that the proposed Comprehensive Plan Amendments must go to Council before August 15th pursuant to the grant and he would like to set a meeting on July 30th to discuss the amendments. Copies of the Amendments were handed to the Board members for their review prior to the next meeting.

COMMITTEE MEMBER COMMENTS - None

SET NEXT MEETING DATE

The next meeting date was set for July 30th at 6:30 p.m.

Mr. O'Neil was sworn into the record as he was not present at the beginning of meeting.

ADJOURNMENT

The meeting was Adjourned no time noted.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Town Clerk

Chairperson

Minutes prepared by
J. Meeks, ProtoType, Inc.