



155 F Road Loxahatchee Groves, FL 33470

**AGENDA ITEM #**

**TO: AGRITOURISM COMMITTEE**  
**FROM: JEFF KURTZ, PROJECT COORDINATOR**  
**DATE: NOVEMBER 18, 2024**  
**SUBJECT: POTENTIAL KODAK BLACK EVENT**

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**Background:**

On Saturday, November 9th, the Town received a request from a property owner to hold an event on an agritourism property that would potentially bring 4,500 people onto the 10-acre site. The event was to be held on November 11, 2024, less than 48 hours from the time of the request. The event was the Kodak Black Day, a charitable event sponsored by the well-known musician Kodak Black.

Although Town Hall was closed at the time the request was received and would remain closed through Veteran's Day, the day of the proposed event, the Town Manager brought staff in to review the proposed event as a special event. Initially, it was decided the event would be limited to no more than 1,000 people on site at a time, as it was represented to the Town that the agritourism property had held events of that magnitude on the site previously.

Numerous conditions were discussed including a requirement that attendees be shuttled onto the property from other parking areas in Town. This would have necessitated the event's promoter arrange contracts with churches to utilize their parking lots and provide shuttle service to the property.

Parking collection sites for the Kodak Black event could be in or out of town, either on the southern end or at one of the churches on Okeechobee. The event organizers required insurance naming the Town as an additional insured, a trolley contract, PBSO attendance, and Maintenance of Traffic (MOT) on all streets leading toward the event to prevent traffic buildup. Additionally, they required onsite Fire Rescue emergency presence, a site plan, and permits to be filled out, with inspections performed by the Chief Building Official (CBO) and Fire Marshal. They also needed to provide details about lighting and sound, and access for setup. No parking was allowed on streets.

The agritourism property owner was to contact their neighbors and inform them of the event and the anticipated noise that would be emanating from the property. The event was supposed to close down by 9 pm on Monday. Coordination with PBSO to provide traffic control and fire department



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to inspect the site and event, which was going to include amusement/carnival rides was also required. Ultimately, there was not enough time to get the required assistance and approval from the various agencies and parties and the event did not take place.

This potential event does demonstrate the need to differentiate a special event from normal agritourism activities. A special event is supposed to be supported by an application filed at least 30 days prior to the event. When the Town becomes aware of an event that has not timely filed for a special event permit, the Town staff does try and work with property owners and make accommodations, when possible, to approve or at least consider approving the event despite the application being submitted late.

What should the limitations on regular agritourism events be? In this case, the property owner was amenable to considering the event to be a special event and getting it permitted, albeit late. Some items to consider are:

1. Number of people – should there be a limitation on the number of people attending an event, perhaps on a per-acre basis or an overall maximum, above which the event on an agritourism property should have to get a special event permit? Based on staff's review of the situation and potential parking/traffic issues, 1,000 people on-site at one time or 100 people per acre was too great for the property to handle absent special arrangements being made. The Town has a permanent population of less than 4,000 people. If an event is anticipated to increase that population on a temporary basis by over 10%, should that trigger a special event permit?
2. Noise – should amplified music be permitted on an outdoor site that is intended to be heard by 1,000 people?
3. Traffic/Parking – 1,000 people means a minimum of 250-500 cars. At what level should an agritourism site have to demonstrate it has the capacity to accommodate cars? The average parking spot is 18 feet by 10 feet or 180 square feet plus a 20-foot drive aisle. To accommodate 100 cars, a property would probably have to dedicate at least a half-acre of land. Is it reasonable that if an event is anticipated to have more than 100 cars on-site at any one time, a parking and traffic circulation plan be submitted for approval?
4. Amusement/carnival rides – If, as a part of your event, you have amusement/carnival rides, is it reasonable that the property owner be requested to have them inspected and provide a traffic circulation plan for emergency vehicles? Once again, this needs to be associated with a minimum number of rides or people, so as not to require every child's birthday party to require a special event.



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These questions are put to the Committee so they can make recommendations as to what standards/limitations should be to distinguish between normal agritourism operations and special events.

The property owner and Town staff (Richard Gallant, Craig, and Jacek Tomasik) are required to attend, as well as Captain Michael Turner of PBSO and the Fire Marshal. The property owner will provide details of the event.

This memo serves as an outline of some, but not all, of the considerations and is solely intended to provide brief background for committee members to start thinking about the issue and to stimulate discussion at the meeting. The involved staff members include Jacek Tomasik (Building Official), Richard Gallant (Public Works Director), and Captain Michael Turner (PBSO).

**Recommendation:**

Committee review and discussion.