



**TOWN OF LOXAHATCHEE GROVES  
PLANNING AND ZONING BOARD MEETING  
SEPTEMBER 16, 2019**

**CALL TO ORDER**

The meeting was called to order by Chair Bell at 5:31 p.m. (estimated time).

**ROLL CALL**

**Present:** Chairperson Bell, Vice Chair Ford, and Board Member Mr. O'Neal and Town Manager Titcomb, Town Planning Consultant Mr. Fleishman and Town Clerk Ms. Burch.

**Absent:** N/A

The Town Clerk declared a quorum to be present.

**APPROVAL OF MINUTES**

There were none.

**REGULAR AGENDA**

**1. Elect Chair and Vice Chair**

Ms. Burch confirmed Mr. Bell has assumed the Chair position and Mr. Ford has assumed the Vice Chair position. She noted there are two vacant seats on the Board and one nomination will come before the Town Council on October 3, 2019. If approved by Town Council, there will be a fourth member of the Board.

**2. Status of Planning and Zoning Board as Local Planning Agency**

Mr. Fleishman provided an update on the status of the Planning and Zoning board as the Local Planning Agency. The Town Council approved the ordinance on first reading. The second reading will take place on October 3, 2019. If approved the Board will be both the Planning and Zoning Board and Local Planning Agency. He summarized the role of the Local Planning Agency.

**3. Groves Town Center PUD Amendment: REZ 2019-01**

Mr. Fleishman reviewed the Groves Town Center PUD Amendment, including a list of approvals since project inception. Additionally, he clarified the attachments.

*The Board moved room locations at 5:40 p.m. (estimated time).*

Mr. Matthew Barnes, on behalf of the property owner, introduced himself and additional team members. He noted it is the same exact uses.

Mr. Bradley Miller, Miller Land Planning, introduced himself and displayed the Master Plan and the 2018 approved plan. He reviewed the changes, including the Town Commons equestrian trails, drainage, and wetlands.

The Board discussed the southern buffer, parcels, ingress, egress, site plan, wetlands, and Town Commons.

Chair Bell argued the Briar property easement should not be included in the plan. Discussion ensued.

Mr. Fleishman summarized Chair Bell's concern that Briar property easement does not apply a recommendation of approval from the Board.

**Motion duly made by Mr. Ford and duly seconded to approve the Master Site Plan change as presented with the provision that the equestrian trails from 3rd party properties does not denote approval for other uses, The motion passed 3-0.**

**COMMENTS FROM THE PUBLIC**

There were none.

**COMMITTEE MEMBER COMMENTS**

There were none.

**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 6:17 p.m. (estimated time).

**TOWN OF LOXAHATCHEE GROVES, FLORIDA**

**ATTEST:**

\_\_\_\_\_  
Town Clerk

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Chairperson

Prepared by:  
T. Baclawski Prototype, Inc.