



TOWN OF LOXAHATCHEE GROVES
UNIFIED LAND DEVELOPMENT CODE ADVISORY COMMITTEE MEETING
MONDAY, JUNE 17, 2019
audio available in the Town Clerk's Office

CALL TO ORDER

Chair Marianne Miles called the meeting to order at 6:30 p.m.

ROLL CALL

Present: Chair Marianne Miles, Committee Members Karen Plante, Jo Siciliano, and Cassie Suchy

Absent: Burgess Hanson and Lisa Trzepacz

Staff: Town Planning Consultant James Fleishmann, Town Attorney Brian Shutt, and Town Clerk Lakisha Q. Burch

APPROVAL OF MINUTES

Chair Miles noted a clarification needed under Item 2, and consensus was to change the language to “no replacement trees shall be located” and take the “not” out. She pointed to a typographical error under Item 3.

Motion was made by Committee Member Karen Plante, seconded by Committee Member Jo Siciliano, to approve the minutes as amended. Motion **passed** unanimously.

REGULAR AGENDA

1. Review of ULDC Section 50-030 Outdoor Lighting

Town Planning Consultant James Fleishmann provided a brief overview of ULDC Section 50-030, including definitions and standards.

Chair Miles suggested athletic field lighting be removed from the prohibited list. Discussion ensued regarding soccer at Palm Beach State College and other properties, options for variances, and concerns regarding unintended consequences.

Doug Shaffer, Hyde Park Road, shared concerns regarding light pollution.

Consensus was to leave athletic field lighting on the prohibited list.

Town Attorney Shutt shared that he and the Mayor had been meeting with Palm Beach County to discuss collaboration on improvements to the park.

Mr. Fleishmann explained overspill as described in subsection D.1. and provided background on associated analysis conducted.

Committee Member Siciliano asked about options for turning lights down. Mr. Fleishmann responded and shared photos. Discussion continued.

Chair Miles highlighted subsection D.5. and stated she wanted to remove the word “extinguish,” in reference to lights from 11 p.m. to dawn, noting she felt having no lighting was a bad idea. Discussion continued regarding security lighting, safety, and the waiver process. Mr. Fleishmann agreed to bring options for alternate language to the Committee for further review.

Doug Shaffer, Hyde Park Road, noted thieves are not deterred by lights or alarms. He agreed that commercial lighting could be reduced rather than extinguished and noted the need for rural agricultural lighting to be responsible and considerate of neighbors.

Discussion continued. Mr. Fleishmann clarified that under State Statute, agriculture is exempt from local Land Development Regulations.

The Committee and staff discussed correction of non-conforming lighting and potential changes to the associated language.

Doug Shaffer, Hyde Park Road, asked about the Code Enforcement moratorium. Town Attorney Shutt responded briefly.

Mr. Fleishmann recommended two (2) changes to section E, including adding “legally installed prior to the adoption of the Town’s Unified Land Development Code in November 2010” prior to “lighting that does not conform” in the first sentence, and the addition of a sentence at the end of the section that states “lighting that is installed legally under the Town’s ULDC is exempt from this requirement.”

Motion was made by Committee Member Cassie Suchy, seconded by Committee Member Karen Plante, to recommend inclusion of the language as discussed in section E. Motion **passed** unanimously.

Motion was made by Committee Member Cassie Suchy, seconded by Committee Member Karen Plante, to recommend the language in subsection F.3 be moved to create a subsection H. Motion **passed** unanimously.

2. Council Direction for UDLC Work Activity

Mr. Fleishmann advised there had been some discussion at the last meeting as to what the Committee would be working on following lighting, and he had brought that question to Council. He stated the Town Council had directed that the Committee review the entire UDLC and identify sections that should be revised or deleted. Discussion continued as to how to best approach the project and creation of a working document.

COMMENTS FROM THE PUBLIC

Doug Shaffer, Hyde Park Road, commented on the addition of commercial businesses to the Town and the Town's tax base.

The Committee and staff discussed the tax base and tax burden, cost of infrastructure, priorities, and the Water Control District.

ADJOURNMENT

The next meeting was tentatively set for Thursday, July 25 at 3 p.m. to review the ULDC from the beginning, starting with the Zoning Districts.

There being no further business the meeting was adjourned at 8:38 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Prepared by: ProtoType, Inc.
Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

Paul Coleman
Chairperson