

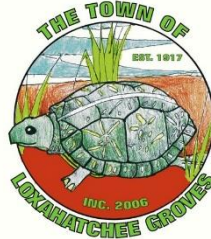
TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F ROAD, LOXAHATCHEE GROVES, FLORIDA. 33470

UNIFIED LAND DEVELOPMENT REVIEW COMMITTEE MINUTES

MONDAY, AUGUST 12, 2024 – 6:04 P.M. – 7:30 P.M.



Meeting Audio Available Upon Request in the Office of the Town Clerk

CALL TO ORDER

Chair Jo Siciliano called the meeting to order at **6:06 PM**. She welcomed all members and expressed appreciation for their dedication to serving on the committee.

1. Swearing in of Committee Members

The newly appointed committee members **Jo Siciliano** and **Paul Coleman** were absent at the last August 12, 2024, ULDC Meeting. The Town Clerk Assistant swore them in collectively, affirming their commitment to upholding the Constitution of the United States, the State of Florida, and the Town of Loxahatchee Groves charter.

- **Oath Recited:** The newly sworn members recited the following oath:

"I, [name], do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and government of the United States and the State of Florida and the charter of the Town of Loxahatchee Groves. I am duly qualified to hold office under the Constitution of the State of Florida, and the charter of the Town of Loxahatchee Groves, and I will well and faithfully perform the duties of Committee Member upon which I am now about to enter."

Chair Jo Siciliano congratulated the new members, stating, "Welcome aboard. We appreciate your commitment to serve our community." she emphasized the importance of their roles in shaping the future development of Loxahatchee Groves.

Selection of Chairperson and Vice Chairperson

- **Previous Meeting Reminder:** Chair Jo Siciliano reminded members that she was selected as chairperson during the last meeting on August 12, and Paul Coleman was selected as vice chair.
- **Jo Siciliano's Response:** Siciliano expressed, "I've enjoyed serving as chair, but I believe Paul Coleman would be a great fit for the role moving forward." She highlighted Coleman's insights and contributions during discussions.

- **Motion for New Chair:**
 - Jo Siciliano motioned to nominate Paul Coleman as the new chairperson.
 - **Seconded by:** Karen Plante, who added, “Paul has a great vision for the committee.”
 - **Vote:** The motion passed unanimously with all members in favor.

- **Vice Chair Nomination:**
 - Paul Coleman expressed his preference not to serve as Vice Chair, given his appointment as the Chairperson. He stated that Jo Siciliano, given her invaluable experience, would best serve as the Vice Chairperson.
 - **Motion Made:** Paul Coleman nominated Jo Siciliano for the vice chair position.
 - **Seconded by:** Karen Plante, who remarked, “Jo has been doing an excellent job.”
 - **Vote:** The nomination passed unanimously with all members in favor.

PLEDGE OF ALLEGIANCE

The committee and staff stood and recited the **Pledge of Allegiance**, reinforcing their commitment to the values and principles of the community.

ROLL CALL

The roll was taken by the Town Clerk Assistant, confirming a quorum was present with three committee members in attendance and two absent. Town staff in attendance were also confirmed.

Committee Members Present:

Jo Siciliano

Paul Coleman

Robert Austin

Karen Plante

Committee Members Absent:

Robert Sullivan was noted as absent, and the committee acknowledged his contributions in previous meetings.

Staff Present:

- Sammie Brown, FRA-RP, MEDP, Town Clerk Assistant
- Jeffrey Kurtz, Project Coordinator & Committee Liaison

APPROVAL OF THE AGENDA

Chair Paul Coleman called for a motion to approve the agenda.

Committee Vice Chair Siciliano moved to approve the agenda as presented. Committee Member Robert Austin properly seconded the motion.

The Town Clerk Assistant conducted the roll call for a vote; This passed unanimously 4-0.

REGULAR AGENDA

1. Review of The Rural Vista Guidelines

Jeff Kurtz provided a brief overview of the guidelines, noting their historical context and relevance to current development practices.

Chair Coleman stated, “We need to ensure these guidelines are more specific regarding architectural standards. Clearer guidelines will help developers understand our expectations and maintain our community’s character.”

The historical significance of the guidelines was noted, with Jo Siciliano stating, “These guidelines have served us well, but we must formalize them to reflect our current needs.” He stressed the need for clarity and specificity in the guidelines.

Members discussed the necessity of balancing development with the preservation of the unique rural character of Loxahatchee Groves.

Concerns were raised about past development projects that did not align with the intended rural aesthetic, with Karen Plante commenting, “We have seen developments that stray from our vision. It is vital we address this in our guidelines.”

The committee members agreed that the community’s unique rural character is paramount and should not be compromised.

Karen Plante voiced her concerns about previous developments, stating, “We need to ensure that all future developments are held accountable to these guidelines to maintain the integrity of our community.” Vice Chair Siciliano suggested establishing a clear enforcement mechanism for the guidelines, adding, “If we don’t enforce these standards, we risk losing the very essence of what makes Loxahatchee Groves special.”

Members suggested that updates to the guidelines should explicitly outline aesthetic requirements, including architectural styles and materials that align with the town's rural identity.

Robert Austin proposed adding a section on landscaping requirements, stating, “Natural buffers should be emphasized to maintain our rural feel.”

The committee members discussed the importance of defining specific architectural features that resonate with the community’s character, including:

Exterior Designs: Paul Coleman stressed, “We should recommend styles that complement our rural landscape, steering clear of overly modern designs that clash with our aesthetic.” He suggested examples of traditional styles that have been well-received in the community.

Roof Types: Jo Siciliano emphasized the need for rooflines that fit the natural environment, stating, “We want roofs that blend in, not ones that stand out awkwardly.” He proposed exploring different materials and slopes that are more traditional.

Landscaping and Parking Standards: Karen Plante suggested, “Natural landscaping techniques should be prioritized, along with parking layouts that minimize visual impact.” She advocated for more green spaces within developments to enhance community aesthetics.

Committee’s Objective: Members agreed that ensuring all future developments adhere to the proposed architectural guidelines is essential for preserving the town's unique charm.

Next Steps Identified: The committee agreed to explore further specific sections of the Rural Vista guidelines at upcoming meetings.

Focus Areas for Future Discussions: The next meetings will include in-depth discussions on exteriors, roof designs, landscaping, and parking standards to refine the guidelines further. Jo Siciliano emphasized the importance of gathering community input in the next meeting, suggesting a public forum to encourage resident participation.

COMMENTS FROM THE PUBLIC

No public comment was submitted prior to the start of the meeting, and no public comment cards were submitted during the meeting.

COMMENTS FROM COMMITTEE MEMBERS

Committee Member Karen Plante

No comments were provided by Committee Member Plante.

Committee Member Robert Austin

No comments were provided by Committee Member Austin.

Committee Vice Chair

No comments were provided by Committee Member Jo Siciliano.

Committee Chairman

No comments were provided by Committee Member Paul Coleman.

CONFIRM NEXT REGULAR MEETING DATE:

The next Unified Land Development Code Review Committee Meeting will be on Monday, October 14th, 2024, at 6:00 P.M.

ADJOURNMENT

Motion to Adjourn:

Jo Siciliano motioned to adjourn the meeting, noting, “We’ve made great progress tonight, and I look forward to our continued discussions.”

The meeting was adjourned unanimously at **7:00 PM**.