



**TOWN OF LOXAHATCHEE GROVES**  
**UNIFIED LAND DEVELOPMENT CODE ADVISORY COMMITTEE MEETING**  
**NOVEMBER 18, 2020**  
*audio available in the Town Clerk's Office*

**CALL TO ORDER**

Acting Chair Cassie Suchy called the meeting to order at 4:13 p.m.

**ROLL CALL**

Present: Committee Members Todd McLendon, Jo Siciliano, Cassie Suchy, Alternate Members Simon Fernandez and Tom Golzene

Absent: Chair Laura Cacioppo and Lisa Trzepacz

Staff: Town Planning Consultant James Fleishmann, Town Manager Jamie Titcomb, and Town Clerk Lakisha Q. Burch

**APPROVAL OF AGENDA**

Town Manager Titcomb advised that the Alternate Members were serving as Board Members for this meeting.

**Motion** was made by Committee Member Todd McLendon, seconded by Committee Member Tom Golzene to approve the agenda as printed. Motion **passed** unanimously.

**COMMENTS FROM THE PUBLIC**

None.

**REGULAR AGENDA**

**1. Review of Ordinance 2020-07: Recreational Vehicles**

The Town Council directed the ULDC to review and comment on Ordinance 2020-07 in time to present a recommendation to the Town Council at its January 5, 2021 meeting. The ULDC therefore needs to make a recommendation regarding the ordinance no later than its December meeting.

Town Planning Consultant James Fleishmann introduced a discussion of Ordinance 2020-07, related to Recreational Vehicles (RVs). He advised that a first reading was scheduled before the Council on January 5, 2021. He explained the changes were primarily related to regulating temporary RVs. Discussion ensued regarding the definitions of RVs and mobile homes, the intent

of the ordinance, permits to use RVs during construction, and seasonal use for equestrian properties.

Committee Member Golzene asserted the unintended consequence of this ordinance would be to legalize for 180 days the substandard housing which has existed in the community for years, while a property with a barn and no house would not be authorized to have RV on the site.

Acting Chair Suchy expressed concern that homeowners storing their own RVs and not living in them be protected under the ordinance. Discussion continued. Mr. Fleishmann reviewed the section of the ULDR which references property owners.

Committee Member McLendon asserted that he did not support a requirement that an agricultural delineation be a prerequisite and explained the reasons for having the property owner on site. The Board and staff discussed equestrian properties, Code violations, risk of proliferation of RVs, and minimum lot size.

Consensus was to recommend the number of RVs be changed to zero for parcels less than one (1) acre, one (1) RV for more than one (1) and less than two (2) acres, a maximum of two (2) RVs on two (2) acres to less than 10 acres, and a maximum of four (4) RVs on plots of 10 acres or more.

Discussion continued as to whether the terminology should be parcels or plots, and staff was directed to research the matter. Discussion continued as to whether the requirement for a structure on the property should be a barn or a dwelling unit.

Acting Chair Suchy suggested an amendment to state, "provided there is a residential building on the property for living and sleeping purposes, and/or the property has an equestrian designation." The Committee discussed potential recommendations.

Consensus (3-2) was reached to require the property owner live on site. Committee Members Golzene and Fernandez were opposed.

Consensus was reached that property owners with outstanding Code Enforcement violations should not be eligible to have RVs on their parcel.

Discussion continued as to whether the property owner should be required to live on site and how trash collection would be managed.

Acting Chair Suchy opened a public hearing on the item.

Virginia Standish, 15410 North Road, stated the pilot program is dead, and is irrelevant. She noted there are existing RV sites in Town which were permitted by Palm Beach County and should be protected under the ordinance. She suggested a designated caretaker should be sufficient in place of the homeowner residing on property, expressed concern for enforcement, and cautioned against discrimination.

Acting Chair Suchy closed the public hearing. Mr. Fleishmann responded briefly.

Mr. Fleishmann recommended the addition of "temporary" before "recreational vehicles" in the title, and stated 8, 9, 10, and 11 should be moved from the ordinance to a separate ordinance regarding owned RVs and park trailers. Discussion continued.

**Motion** was made by Committee Member Fernandez, seconded by Committee Member Golzene to add language to section A of Ordinance 2020-07 which states “or an agricultural structure of at least 1,000 square feet” following “for living and sleeping purposes” and to clarify that the RV must be temporary. Motion **passed** 4-1. Board Member McLendon was opposed.

Town Clerk Burch asked for clarification on whether the motion superseded the previous consensus. The Committee agreed to make individual motions.

**Motion** was made by Committee Member McLendon, seconded by Committee Member Golzene that property owners with outstanding Code Enforcement violations should not be eligible to have RVs on their parcel. Motion **passed** unanimously.

**Motion** was made by Committee Member McLendon, seconded by Committee Member Siciliano to recommend the number of RVs be changed to zero for parcels less than one (1) acre, one (1) RV for more than one (1) and less than two (2) acres, a maximum of two (2) RVs on two (2) acres to less than 10 acres, and a maximum of four (4) RVs on plots of 10 acres or more. Motion passed unanimously.

Discussion ensued briefly regarding the need for inspection of tanks or clarification that tanks be in good working order and not leaking. The Board decided to pick up the topic at the next meeting.

**2. ULDC Review: Zoning Districts, Administration, and Definitions (time permitting)**

Item not addressed.

**COMMITTEE MEMBER COMMENTS**

None.

**ADJOURNMENT**

The next meeting is a joint meeting with the Planning and Zoning Board scheduled for December 17, 2020, at 5:30 p.m.

There being no further business the meeting was adjourned at 6:02 p.m.

**TOWN OF LOXAHATCHEE GROVES, FLORIDA**

ATTEST:

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

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Paul Coleman  
Chairperson