

Town of Loxahatchee Groves

Town Council Workshop

Tuesday, March 20, 2012 at 7:30 p.m.

Loxahatchee Groves Water Control District, 101 West "D" Road

MINUTES

1. Opening

- a. Call to Order & Roll Call

Mayor Browning called the meeting to order at 7:48 p.m. Present were Mayor David Browning, Vice Mayor Liang, and Council Members Tom Goltzené, Ronald D. Jarriel and Jim Rockett. Also present were Town Manager Mark Kutney, Town Clerk Janice M. Moore, and Town Attorney Michael D. Cirullo, Jr.

- b. Pledge of Allegiance & Invocation - Mayor Browning

2. Discussion of Development Proposals of Simon Property

- a. Loxahatchee Groves Commons

- Bob Bentz, Land Design South

Mr. Bentz provided a detailed presentation on the site plan for the commercial property located on the corner of B Road and Southern Blvd. He also presented a "B" Road plan.

Councilman Goltzené suggested using the drainage areas for the buffer. Mr. Bentz noted that the retention pond for both properties could be one (1) retention area. Bryan Seymour, Gunster Attorneys representing PBSC, spoke about the shared areas having liabilities. He noted that the shared drainage could create long-term problems for the College. He explained that the change to the MLU was for the College to have a more appropriate designation allowing for public schools.

Vice Mayor Liang inquired about egress/ingress on Southern, east bound traffic on Southern onto the property. Mr. Bentz responded that the Department of Transportation did not approve it.

Councilman Jarriel inquired about funds applying OGEM to B Road. Mr. Bentz reported that following approval and construction plans, finance would happen by the end of this year.

Councilman Rockett inquired about the square footage on the grocer. Mr. Bentz explained that it was showing as 45,000 square feet, comparable size to a Publix. He spoke about open space areas.

Councilman Jarriel noted that the Town was applying for a multipurpose trail grant. He asked the representatives to keep in mind a trail for horses, bikes, etc.

Marty Perry, 2401 PGA Blvd, Palm Beach Gardens, representing SolarSports (90 acres east of B Road). He reported that he attended a meeting at Town Hall with the town manager and various parties. Mr. Perry hoped that everyone could get permitted by the end of the year. He spoke about a redesign of his site due to the changes to Tangerine Drive exit off on to B Road.

Marge Herzog, 966 A Road, spoke about the alignment of Tangerine Road not being a concern. She also spoke about B Road and the exit points and suggested “right turns only” to minimize the traffic and a “left turn only” onto SolarSports. She also inquired about roundabouts.

Ann Parker, 15565 Collecting Canal, noted she was not in favor of another Publix.

Councilman Jarriel expressed that he was not in favor of “right turns only.”

b. Palm Beach State College

- Collene Walters, Urban Design Kilday Studios

Ms. Walters introduced all those present representing the College. She provided a detailed presentation regarding the status of the College’s applications and the development documents.

- Bernard Zyscovich, Zyscovich Architects

Mr. Zyscovich provided a detailed overview of the Master Plan: 50’ Buffer, Storm Water Management System, Wetland, Height Restriction Zone, and Open Space. Jose Miguido of Zyscovich Architects, provided a detailed overview of the Design Guidelines: Building Placement; Massing and Scale; Building Articulation, Façade & Architectural Treatment; Sustainable Design; Signage. Mr. Zyscovich spoke about the following advantages of Palm Beach State College: supporting the local community with lifelong learning; aligning with the character of the community with architectural design; economic development to the community; source of community pride; long-term commitment; and local jobs.

Bryan Seymour, Gunster Attorneys representing PBSC, briefly spoke about the state restrictions that went into the development. He requested feedback from the Town Council at this time.

Councilman Goltzené explained that the buffer was in addition to all of the requirements. He spoke about why they are building into the area north of the 300’; the athletic fields and lighting standards; the 5 story buildings; not complying with the Town’s Rural Vista Guidelines; Palm Tran lines that run through the Acreage, bringing additional traffic from the coast and the west; a problem with no alcohol sales within 50 feet of an educational establishment; received community feedback regarding small convenience stores like sandwich shops and beer sales.

Vice Mayor Liang spoke about having an 80 foot buffer for the first 10-15 years of Phase 1. Councilman Goltzené noted that this issued needed to be addressed before the approvals.

Mayor Browning expressed that it was one of the larger pieces of property and that the College would be a great neighbor to the Town and that he was hoping to work together.

Dennis Lipp, 13402 North Road, welcomed Dr. Galleon to the meeting. He spoke about working with the state legislature to allow and use "hearty plank" for the use of a pitch on a roof, so the Town could keep the rural vista look.

Grace Joyce, 3886 147th Avenue North, urged the Town to look at this as a partnership for a very long time, spoke about the possibility of grant opportunities and recommended stepping out the "MLU Box." She commended everyone involved for their efforts.

3. Open Discussion - None

4. Public Comment - None

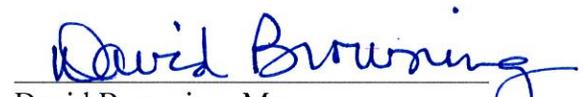
5. Wrap-Up – None

6. Adjournment

The meeting was adjourned at 9:24 p.m.

**These minutes were approved by the
Town Council on Tuesday, April 3, 2012.**


Janice M. Moore, Town Clerk


David Browning, Mayor

SEAL