

Town of Loxahatchee Groves
Planning and Zoning Board Meeting Minutes, Thursday, April 12, 2012



Town of Loxahatchee Groves
Planning and Zoning Board Regular Meeting
Thursday, April 12, 2012 at 7:00 p.m.
Palm West Chamber of Commerce
13901 Southern Boulevard, Loxahatchee Groves, FL 33470

MINUTES

PLANNING & ZONING BOARD

1. Opening

- a. Call to Order & Roll Call

Chair Dennis Lipp called the meeting to order at 7:03 p.m. Present were Chair Dennis Lipp, Vice Chair Robin Crawford and Board Members Lawrence Corning, Keith Harris, Grace Joyce, Debi Castiglione (Alternate #2). Veronica Close (Alternate #1), was absent. Also present were Town Manager Mark Town Manager Kutney; Office Coordinator Stephen Hainline; Town Planner Jim Fleischman; and Town Attorney Michael D. Cirullo, Jr.

- b. Swearing In of Alternate Member #2 Debi Castiglione

Town Attorney Cirullo presented the Oath of Office to Alternate Member #2 Debi Castiglione.

2. Adjournment

Motion: Board Member Harris moved to **adjourn** the meeting at 7:06 p.m. Board Member Joyce seconded the motion, which passed unanimously. **(Motion carried 5-0).**

LOCAL PLANNING AGENCY/PUBLIC HEARING

1. Opening

- a. Call to Order & Roll Call

Chair Dennis Lipp called the meeting to order at 7:07 p.m. Present were Chair Dennis Lipp, Vice Chair Robin Crawford and Board Members Lawrence Corning, Keith Harris, Grace Joyce, and Debi Castiglione (Alternate #2). Veronica Close (Alternate #1), was absent. Also present were Town Manager Mark Town Manager Kutney; Office Coordinator Stephen Hainline; Town Planner Jim Fleischman; and Town Attorney Michael D. Cirullo, Jr.

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Town Planner Jim Fleischman anticipated that the items to come before the LPA would be for discussion only and that no action would be taken tonight. This would allow any changes that are discussed tonight to be implemented by Staff prior to next month's meeting.

After discussion, it was agreed, without objection, that they would move the item to LPA for discussion purpose only.

Town Planner Jim Fleischman requested an addition to the Planning & Zoning Board Agenda under New Business. Add (a) Loxahatchee Groves Simon's Property – Discussion Only and (b) Palm Beach State College – Discussion Only.

2. Large -Scale Land Use Map Amendments:

Town Planner Fleischman gave a brief history of the projects and parcels. He pointed out the main items to be discussed tonight: Palm Beach State College development and the Loxahatchee Groves Commons Project. A discussion took place from the Board Members and also the Town Attorney Mike Cirullo.

- a. Project # LUP 12-1 (LS): Simon Trust Property
Request to: Rescind Multiple Land Use (MLU) and Revert to Rural Residential 5 (RR-5), in Part, and Assign Commercial Low (CL), in Part.

Town Planner Fleischman explained the rescinding of the MLU and the current standings of the zoning category for the property. He explained the limitations of the property as it stands now and thus the reason of his request.

Vice Chair Robin Crawford arrived at 7:32 p.m.

The Board discussed the project and opened up the floor for public comments.

Motion: Board Member Grace Joyce moved to recommend the approval to Council of the application as presented with the finding that it is consistent with the policies and our Comp Plan. Board Member Keith Harris seconded the motion. In a roll call vote, Chair Dennis Lipp, Vice Chair Robin Crawford, Committee Member Keith Harris, Committee Member Grace Joyce all voted in favor of the motion, with Committee Member Lawrence Corning voting against the motion. **(Motion carried 4-1).**

- b. Project # LUP 12-2 (LS): Simon Trust Property
Request to: 1) Amend Objective 1.15 of the Future Land Use Element to Add Special Policy 1.15.4 to Govern Future Development of a Palm Beach State College Campus;

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and 2) Revise the Future Land Use Map to Incorporate a Geographical Reference to Special Policy 1.15.4.

Town Planner Fleischman explained the amendment and pointed out the extra attachments in his report.

Presentations were then made by Brian Seymour, Attorney with the Gunster Law firm, which represents the Palm Beach State College on their application before the Board and Colleen Walters of Urban Design, Planning Consultant for the Palm Beach State College.

The Board discussed the project and opened up the floor for public comments.

Alternate Member #2 Debi Castiglione left the meeting at 9:08 p.m.

Motion: Board Member Joyce moved to **approve** the amendments except for an addition in Policy 1.14.g for the design guidelines to add the rural vista guidelines in 11.adding town council approval for the 150' northern buffer reducing that in 5 year buffers. Board Member Harris seconded the motion, which passed unanimously. **(Motion carried 5-0).**

Board Member Joyce rescinded the original motion. Board Member Harris seconded.

Attorney Seymour commented on the new guidelines.

Kirk Jetson commented that as soon as they close on the project, he will make the 5 year plan to present to the state.

Board Member Joyce made Substitute motion to keep approval but amend J to include "250' buffer not be reduced in 10 years from the certificate of occupancy of the 1st classroom building with a minimum of 50', seconded by no one. Motion failed.

Motion: Board Member Harris moved to **amend** 1.15.4bg to add the rural vista guidelines and adding the input of the Town the previous motion eliminating the 10 year buffer requirement. He wants the addition of the rural vista guidelines but the elimination of the buffer requirement in whole. Vice Chair Crawford seconded the motion.

Vote: All voted in favor of the motion with the exception of Board Members Joyce and Corning who voted in the negative. **(Motion passed 3-2).**

There was a five (5) minutes recess and the meeting was reconvened at 9:53 p.m.

Chair Lipp stated that Town Staff agreed to **table** the ULDC changes.

3. Adjournment

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Motion: Board Member Harris moved to **adjourn** the meeting at 9:54 p.m. Vice Chair Crawford seconded the motion, which passed unanimously. (**Motion carried 5-0**).

PLANNING & ZONING BOARD

1. Opening

- a. Call to Order & Roll Call

Chair Dennis Lipp called the meeting to order at 9:56 p.m. Present were Chair Dennis Lipp, Vice Chair Robin Crawford and Board Members Lawrence Corning, Keith Harris, and Grace Joyce. Also present were Town Manager Mark Kutney; Office Coordinator Stephen Hainline; Town Planner Jim Fleischman; and Town Attorney Michael D. Cirullo, Jr.

Reorder the agenda to have college make their presentation then do the appointment of members.

Attorney Brian Seymour, on behalf of Palm Beach State College, made his presentation:

He presented his design showing the PBG campus and how this is the objective they are planning for this campus. Presented his plan for the school and how the design is implemented with the natural environment.

Attorney Seymour asked for questions.

Robin asked the purpose for the B Road access. Seymour commented due to safety. Adam Horn of Kimley Horn Associates, explained that the directional access is why this is in place. Town Attorney Cirullo explained that this will come back to them again for further review.

Land Design South made presentation.

Bob Bentz made presentation on the Loxahatchee Groves Commons project. Chair Lipp asked about water retention into the lake. Bentz stated only from B Rd, not Southern. Chair Lipp commented on the signage stating that it looks to industrial for him. He made recommendations. Mr. Bentz agreed and also said they could do wood sandblasted signs as an option. Board Member Joyce commented about the parking size reduction. She recommended allowing different size requirements and expressed concerns on how much pavement there is.

Public Comment

Marge Herzog, 866 A Road, asked about the lake property possibly being moved to the northern boundary with the college. Bob Bentz said it could do it but the college would have to approve.

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Attorney Seymour said it would make it a very complicated legally thing to do that. She questioned the road names as to making them in honor of founding members.

b. Approval of Agenda

Motion: Board Member Joyce moved to **approve** the agenda. Vice Chair Crawford seconded the motion, which passed unanimously. **(Motion carried 5-0).**

c. Appointment of Chair and Vice Chair

Motion: Vice Chair Crawford moved to **approve** Dennis Lipp as Chair. Board Member Joyce seconded the motion, which passed unanimously. **(Motion carried 5-0).**

Robin Crawford was appointed as Vice Chair by Board Members 5/0.

2. Minutes: February 9, 2012

The minutes were tabled to be approved at a future meeting, after corrections were made.

3. Old Business – None

4. New Business

- a. Amendment to the Loxahatchee Groves Unified Land Development (ULDC) to Add Article 41 - Planned Unit Development

It was the consensus of the Board to continue discussion of this item on the next Board Meeting, scheduled for May 10th, 2012.

5. Comments From The Board

Board Member Joyce Grace noted that maybe it would be helpful to address public comment restrictions to eliminate ongoing public comments. She also requested the agenda packet at least one (1) week in advance.

Board Member Corning spoke about the 20th Congress for the New Urbanism Conference May 9th – 12th in West Palm Beach. He requested the Town pay for a course at \$240 per individual for any members that would like to go. Board Member Joyce noted she would provide a flyer to Town Manager Kutney.

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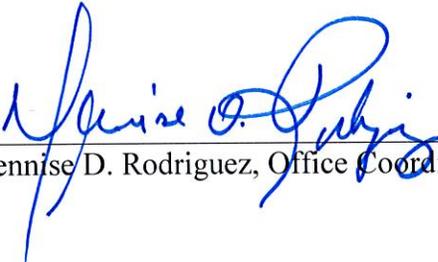
Board Member Corning noted he would like to have Treasure Coast to revise the Master Plan.

Chair Lipp mentioned adding a comprehensive plan review for an agenda item at the May meeting. Board Member Joyce commented on reviewing the Southern Blvd Floor-Area-Ratio.

6. ADJOURNMENT

Motion: Board Member Harris moved to **adjourn** the meeting at 11:05 p.m. Board Member seconded the motion, which passed unanimously. **(Motion carried 5-0).**

**These minutes were approved by the Planning
& Zoning Board on Thursday, April 11, 2013.**


Dennise D. Rodriguez, Office Coordinator


Dennis Lipp, Chair

SEAL