

Mayor David Browning, Seat 4
Vice Mayor Ronald D. Jarriel, Seat 1
Councilman Tom Goltzené, Seat 5
Councilman Jim Rockett, Seat 2
Councilman Ryan Liang, Seat 3



Town of Loxahatchee Groves
Planning & Zoning Board/LPA Meeting
And Roadway, Equestrian Trails and Greenway Advisory Committee
Thursday, October 10, 2013 at 7:00 p.m.

Central Palm Beach County Chamber of Commerce – West Office
13901 Southern Boulevard, Loxahatchee Groves, FL 33470

Chair Dennis Lipp
Vice Chair Robin Crawford
Board Member Lawrence Corning
Board Member Keith Harris
Board Member Grace Joyce
Alternate Member #1 Veronica Close
Alternate Member #2 Byrnes Guillaume

Town Manager Mark Kutney
Town Clerk Susan Eichhorn
Town Planner Jim Fleishmann

MINUTES

1. OPENING

a. Call to Order & Roll Call

Chair Dennis Lipp called the meeting to order at 7:00 pm. Upon roll call, the following members of the Planning and Zoning Board were present: Chair Lipp, Vice Chair Crawford, Board Member Harris, Board Member Joyce, and Alternate Board Member Veronica Close. Board Member Lawrence Corning arrived at 7:10 p.m. Alternate Board Member Byrnes Guillaume arrived at 7:15 p.m. Also in attendance were members of the Roadway, Equestrian Trails and Greenway Advisory Committee (RETGAC): Chair Nina Corning, Vice Chair Kathy Strehlow, Board Member Bill

Louda, and Board Member Jo Siciliano (Keith Harris was present as a member of RETGAC, as well as the Planning and Zoning Board). Also present were Town Planning Consultant Jim Fleischmann, Town Planning Technician Braeden Garrett, Town Manager Mark Kutney, and Town Clerk Susan Eichhorn.

b. Approval of Agenda

c. Motion: Alternate Board Member Close made a motion to approve the Agenda. The motion was seconded by Vice Chair Crawford. The motion passed 5/0

2. MINUTES

a. Planning and Zoning Board Minutes for Approval - September 12, 2013

Motion: Alternate Board Member Close made a motion to approve the minutes of September 12, 2013. The motion was seconded by Vice Chair Crawford. The motion passed 5/0.

3. **OLD BUSINESS** - *None*

4. **NEW BUSINESS** – *None*

5. LOCAL PLANNING AGENCY

Old Business

a. Comprehensive Plan Amendment: 2013-01 (continued public hearing)

Comprehensive Plan Amendment: 2013-01

Text Amendments to the following Comprehensive Plan Elements:

- (1) Transportation Element Text;
- (2) Drainage Sub-Element Of The Infrastructure Element;
- (3) Recreation And Open Space Element;
- (4) Capital Improvements Element.

Town Planning Consultant Jim Fleischmann addressed the Board and noted that RETGAC had reviewed the plan elements at its meeting on September 25, 2013, and recommended approval of the amendments subject to several revisions. He referred to the staff report on pages 14 through 49 of the Agenda Packet. He noted that he had attempted to include all of the changes made by RETGAC, and had been informed that there were several minor changes that he had missed, which he then pointed out: pg. 22 under item 2.3.3 the word “master” should be stricken (REGAC had proposed that every time there was a reference to “master” plan, the word “master” should be stricken). Pg. 23 item 2.4.4.1. Collecting Canal should be capitalized and word canal spelled properly. .Item 2.8 - word transit be lower case t, rather than a capital t.

Mr. Fleischmann reviewed the components of the capital improvement elements. He explained that the normal process for updating the schedule and improvements was taken a little bit out of order. The Town's initial Comprehensive Plan did not have a five year schedule, however, there is a requirement in the Florida Statutes that says the five year schedule needs to be updated on an annual basis. The Town decided this year that they wanted to incorporate the five year schedule within its Comprehensive Plan. They wanted to do it simultaneously with their budget, and the five year schedule of improvements list, which does not have to be adopted as an amendment, and the Town adopted that by ordinance. The five year schedule, as it appears in this document is the current five year schedule of improvements. Now, we are going back to prepare text amendments to support the five year schedule of improvements and to do some housekeeping on these elements, since they have not been looked at since the Comprehensive Plan was written in 2009.

Mr. Fleischmann summarized the transportation element revisions.

Chair Lipp requested comments from the members of the Planning and Zoning Board. Chair Lipp indicated that we are just looking at things that are underlined, crossed out or highlighted.

Board Member Grace Joyce commented that it might be a good idea to actually create a policy to create the RETGAC – that the Committee was created to do the following things, and then list those. Mr. Fleischmann responded that he believed that Committee was formally created by the Town Council. Ms. Joyce replied that she thought it would be helpful to include it as part of the history. Mr. Fleischman will include that too.

Ms. Joyce continued: Item 2.3.3.: Suggested that the last statement might actually work better in 2.3.7. it seemed out of place in 2.3.3. and seemed to fit better in 2.3.7. Mr. Fleischmann replied that he understood, and would make that change.

Ms. Joyce continued: Pg. 23 of 49 2.4.4., she wondered if we wanted to be that specific, because if another location became available that would involve a Comprehensive Plan amendment. She suggested adding language "as the Town sees fit". Mr. Fleischmann replied that these projects came right out of the MREG Plan - which is the Town's adopted plan at this point. There were some modifications suggested by RETGAC to make them more current. He suggests that we add a No. 6 to give the Town some more flexibility in case something does pop up.

Alternate Board Member Close suggested the language “other locations that are deemed appropriate.”

Ms. Joyce continued: Under 2.7.1. Under No. 4 that statement does not make sense to her. Mr. Fleischmann says that this language is directly out of the Florida Statutes, and it had been thought wise to incorporate it in order to make it abundantly clear that the gas tax money is supported.

Nina Corning, Chair of RETGAC said that she also struggled with this item, especially the language regarding new roads.

Ms. Joyce continued: Referred to page 38 of 49, 9.1.1.d. where the language is stricken regarding the Town shall continue to obtain additional public roadways as a means of increasing the gas tax revenue. She noted that if this policy remains in, if someone donated property to the Town that would allow the Town to create a connection, this policy would at least allow the Town to create a new Town Road. It would allow the Town to keep its options open if that language remained in there. Ms. Joyce said that the objective of goal 9 was fiscal, and if the language was taken out of goal 9, then you can remove anything about gas tax generation.

Mr. Fleischmann replied that RETGAC did not want to include language in the Comprehensive Plan that a potential developer could come in and say to approve their project because they were increasing the gas tax money. That is why RETGAC wanted the word "increase" taken out. On the other hand there are certainly opportunities in Town, such as donations of easements, which would create additional new roads with that benefit.

Discussion took place.

Alternate Board Member Close suggested alternate language under Item 2.7.1 regarding local roads. There was no debate that the language on pg. 38 would remain stricken.

Further discussion took place regarding suggested changes throughout the document.

Mr. Fleischmann reviewed all of the changes made to the Planning and Zoning Board in the Transportation Element.

Motion: Board Member Joyce made a motion to approve the recommendations to the Transportation Element amendments to the Comprehensive Plan, as amended by the Planning and Zoning board. The motion was seconded by Board Member Harris. The motion passed 5/0.

Motion: Board Member Harris made a motion to approve the recommendations to the Infrastructure Element Drainage Sub-Element amendments to the Comprehensive plan. The motion was seconded by Board Member Joyce. The motion passed 5/0.

Motion: Board Member Joyce made a motion to approve the recommendations made to the Recreation and Open Space Element, as amended. The motion was seconded by Vice Chair Crawford. The motion passed 5/0.

Motion: Board Member Joyce made a motion to approve recommendations to the Capital Improvements Element, as amended. The motion was seconded by Board Member Harris. The motion passed 5/0.

Discussion took place regarding the home occupation/residential enterprise information that had been provided to the Board for review.

New Business - None

6. COMMENTS FROM THE BOARD

Board Member Corning: Commented that there are two major factions within the Town and a lot of that conflict kept us very inward focused, which allowed developments to move -- I would like to see a map that shows the development to the west and the north, along with our map so that we can begin to pictorially see what is going on around us.

Board Member Joyce: Commented that she could arrange a presentation regarding stopping the development growth, from the North County Coalition, if the Town so desired. They have a power point presentation that has all of the density and the maps. She suggested that we get the Town on board with them. She will provide Me. Fleischmann with the information.

Mr. Fleischmann advised that he could put together some maps.

Chair Lipp: Commented that Mayor Browning and he have attended most of the meetings regarding the developments to the west and north.

7. ADJOURNMENT

There being no further business, the Planning and Zoning Board Meeting of October 10, 2013, was adjourned at 8:40 p.m.


for Susan Eichhorn, Town Clerk


Dennis Lipp, Chair

(SEAL)