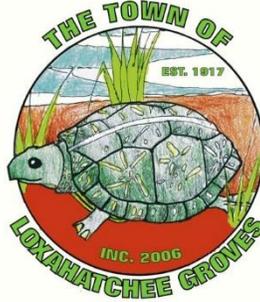


**TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
TOWN COUNCIL WORKSHOP MEETING**

AGENDA

January 21, 2020 - 6:00 – 9:00 P.M.



Robert Shorr, Mayor (Seat 4)

Phillis Maniglia, Councilmember (Seat 1)

Laura Danowski, Councilmember (Seat 2)

Lisa El-Ramey, Councilmember (Seat 3)

Dave DeMarois, Vice Mayor (Seat 5)

Administration

Town Manager, James S. Titcomb
Assistant Town Manager, Francine L. Ramaglia
Town Attorney, R. Brian Shutt, Esq.
Town Clerk, Lakisha Q. Burch
Director of Public Works, Larry A. Peters, P.E.

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That's why we say "Character Counts" in Town of Loxahatchee Groves. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

Quasi-Judicial Hearings: Some of the matters on the Agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Calendar: Those matters included under the Consent Calendar are typically self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

TOWN COUNCIL AGENDA ITEMS

Call to Order

Pledge of Allegiance

Moment of Silence

Roll Call

Additions/Deletions/Modifications of Agenda

Comments from The Public on Non-Agenda Items

The public is encouraged to offer comments on any non-agenda item. Generally, remarks by an individual will be limited to one time, up to three minutes or less. The Mayor or presiding officer has discretion to adjust the amount of time allocated.

DISCUSSION

1. Potential Redevelopment of (Paintball Property)
2. Legislative Session Update
3. Discussion of Timberlane Place

Town Councilmembers Comments

Town Staff Comments

Adjournment

Comment Cards: Anyone from the public wishing to address the Town Council, it is requested that you complete a Comment Card before speaking. Please fill out completely with your full name and address so that your comments can be entered correctly in the minutes and give to the Town Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of the Council with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk's Office (561-793-2418), at least 48 hours in advance to request such accommodation.

TO: Town Council of Town of Loxahatchee Groves
FROM: James Fleishmann, Town Planning Consultant
VIA: James Titcomb, Town Manager
SUBJECT: Potential Redevelopment of Paintball Property

Background:

An applicant, Piquet Entertainment Park, has requested to present concepts for redeveloping the Paintball Property to Council. Their concept was envisioned and developed by Mr. Wagner Pontes Lima. His outstanding reputation in Brazil helped attract many investors, including Formula 1 drivers Nelson Piquet and Nelson Piquet Jr. Mr. Pontes lives in the United States with the mission of bringing this concept to life and bringing entertainment uses to the Town of Loxahatchee Groves.

Mr. Nelson Piquet is a former Brazilian race car driver and businessman. He is one of only ten drivers to have won three or more F1 World Championships.

Mr. Piquet Junior is a Brazilian NASCAR driver and former Formula One and Formula E driver, where he was champion in the 2014–15 season, also races a Rebellion R-One LMP1 in the FIA World Endurance Championship.

Request:

Feedback to applicant regarding the Piquet Entertainment Park proposed redevelopment.

PIQUET ENTERTAINMENT PARK

Land Use Plan Map Amendment
Rezoning
Major Site Plan

TOWN COUNCIL PUBLIC WORKSHOP

JANUARY 21, 2020



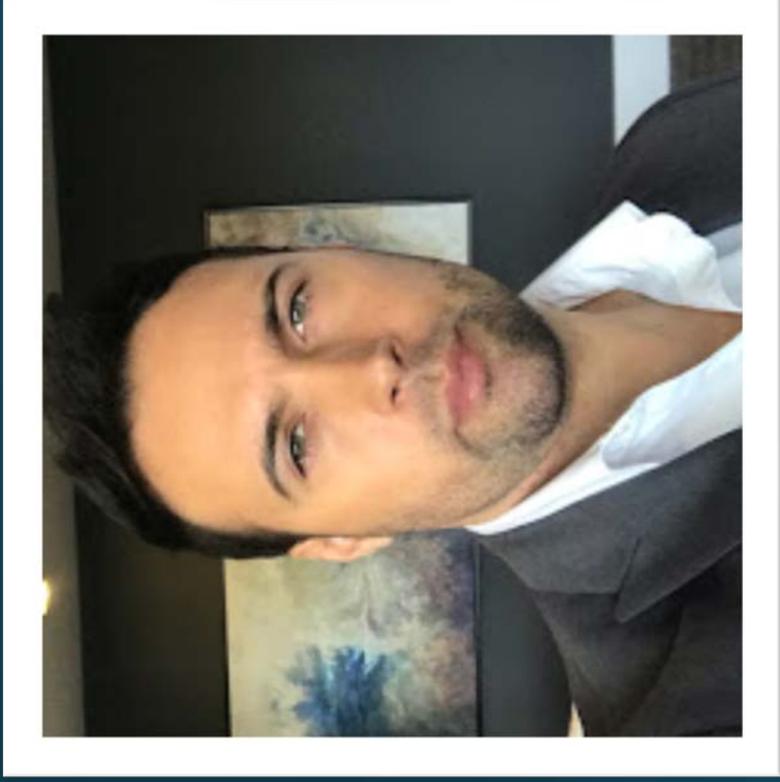
REQUEST

City and Resident feedback regarding the Piquet Entertainment Park

Piquet Entertainment Park is a Florida-based company, owned by Mr. Wagner Pontes, that proposes to construct and operate an entertainment complex in Loxahatchee Groves, Florida. The entertainment complex will feature a variety of family-friendly uses (Bowling, Roller Rink, Go Karting, Rock Climbing, Dining, etc.) for the pleasure of the residents of the Town of Loxahatchee Groves and Palm Beach County as a whole. Piquet Entertainment Park will provide services with an uncompromising commitment to quality and customer satisfaction.

The idea is to have a place to gather the family, have fun, enjoy free time, and play!

PIQUET ENTERTAINMENT PARK



This concept was envisioned and developed by Mr. Wagner Pontes Lima. His outstanding reputation in Brazil helped attract many investors, including Formula 1 drivers Nelson Piquet and Nelson Piquet Jr. Mr. Pontes lives in the United States with the mission of bringing this concept to life and bringing entertainment uses to the Town of Loxahatchee Groves.

PIQUET ENTERTAINMENT PARK



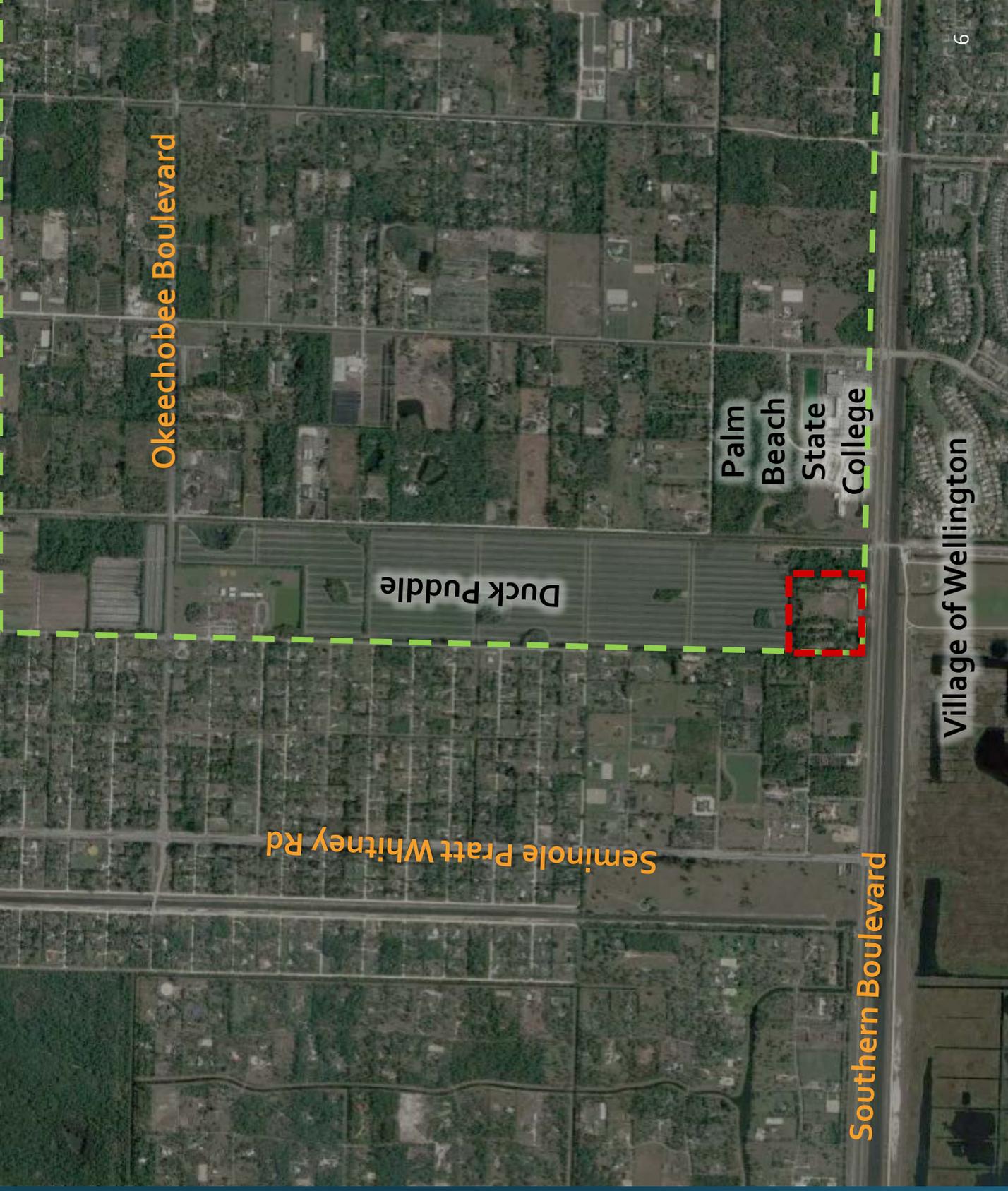
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PIQUET ENTERTAINMENT PARK

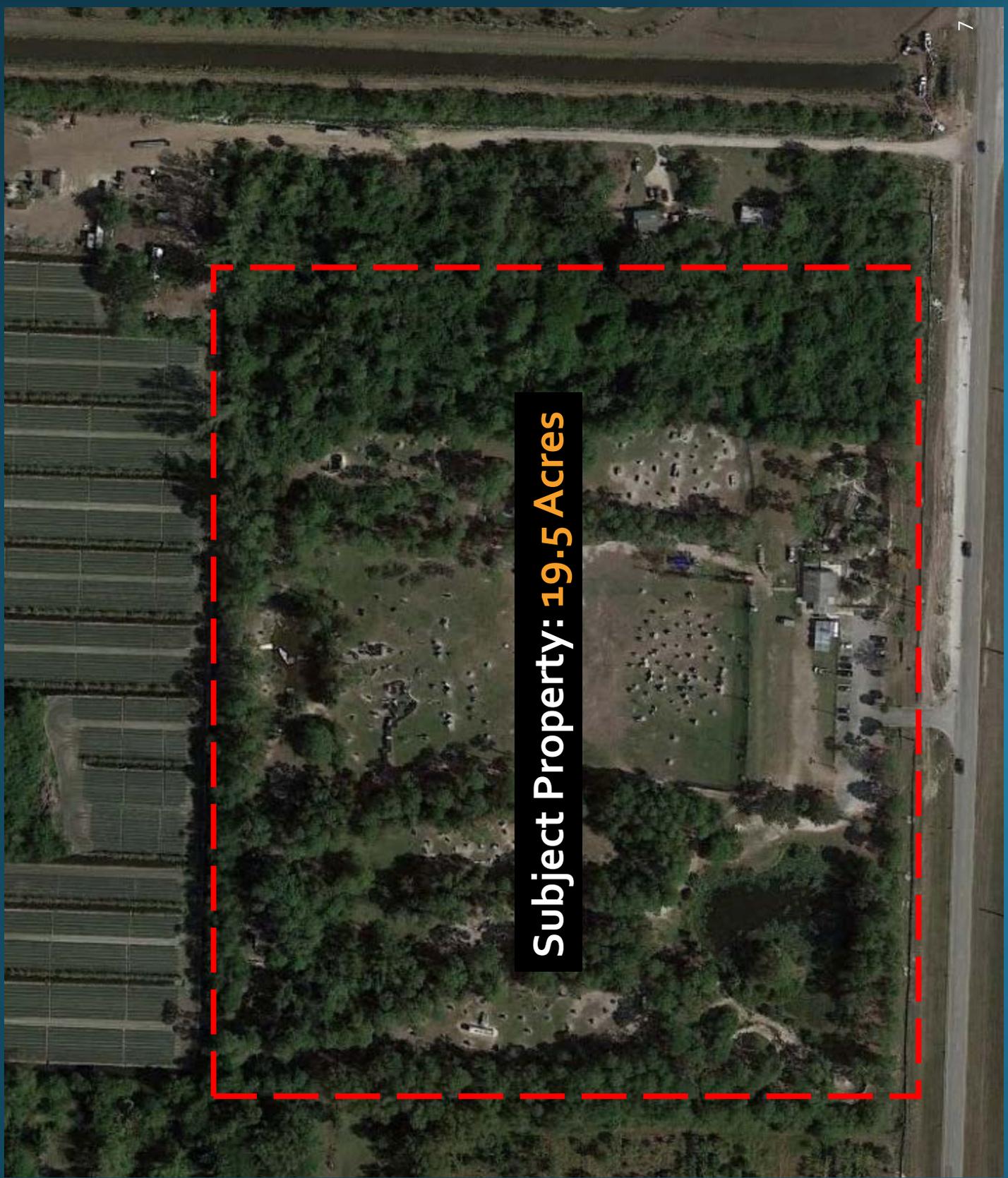


SITE LOCATION & SURROUNDING USES



SITE DISPOSITION & SITE HISTORY

Existing Use:
Hot Shots Paintball
Current Zoning: **CRE**
Current FLU: **RR5**



Subject Property: **19.5 Acres**

FAMILY-FRIENDLY POTENTIAL USES

- Restaurant and Dining
- Roller Rink
- Bowling Lanes
- Arcade Games
- Laser Tag/Paintball
- Event Rooms (Corporate, Community, Celebration)
- Town of Loxahatchee Groves Museum Kiosk
- Mini Golf
- Go Karting
- Picnic area around the water body

11 The concept is to provide a high-end, quality entertainment center for the enjoyment of family, friends, and community



PRELIMINARY TRACK DESIGN THROUGH TERRAZZO
 DAILY USE
 GENERAL KARTING TRACK LENGTH ~ 156m
 KARTING TRACK LENGTH ~ 110-120m

NELSON FIQUET JUNIOR KARTING TRACK



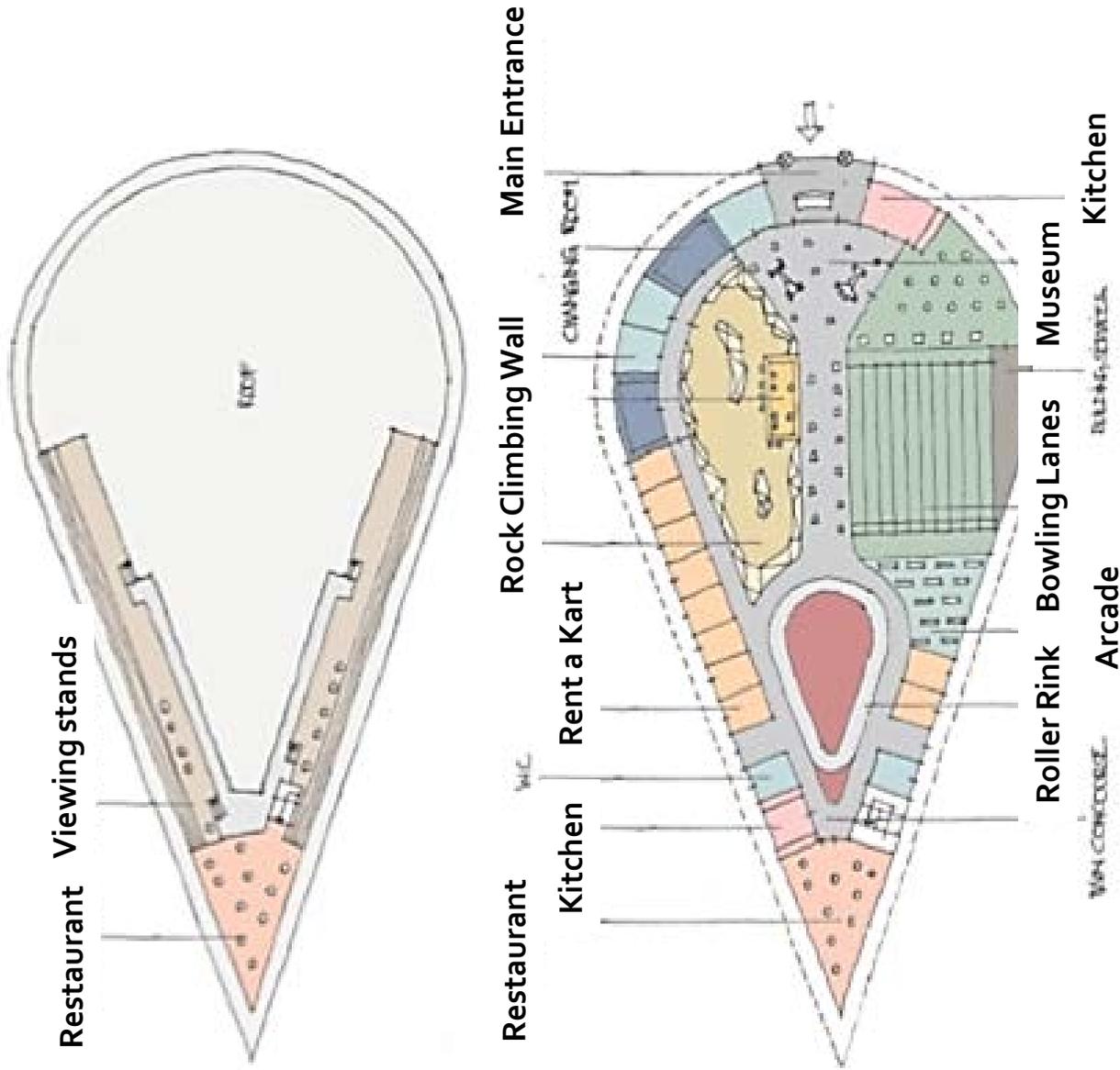
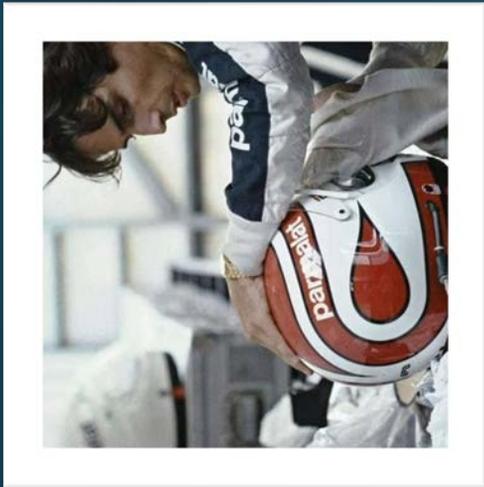
Tilke
 September 2019

CONCEPTUAL
PLAN #2





CONCEPTUAL ACTIVITY BUILDING FLOOR PLAN



POTENTIAL COMMUNITY-WIDE BENEFITS

Tax-Revenue Generator

- The estimated value of the built site (land and improvements) = approximately \$13,000,000

Reduction of Environmental Impact

- Solar Panel for energy use
- Reuse of Rain Water
- Eco Friendly AC
- Pre-Cast Construction Methods to minimize CO₂ emission during transportation

Community Focus

- Infrastructure with accessibility to anyone
- Areas for community use such as yoga studio / room, educational rooms, events lounge
- Infrastructure to preserve wetlands and mitigate impact to vegetation
- Concept to benefit the Town of Loxahatchee Groves Residents directly by providing a entry into the entertainment park.

POTENTIAL COMMUNITY-WIDE BENEFITS

Maintenance Cycle

- Election of equipment and materials that are eco-friendly and demand less maintenance or its maintenance is less aggressive to the environment

Job positions generation

- The venue is expecting to hire 80 people for the first year of operation and have around 120 staff working within the facility by the end of year 5. Indirect job position will also be created by this demand.

Construction Debris

- Usage of recycling processes during construction to minimize environment impact

DISCUSSION TOPICS

Tree Mitigation

- All efforts will be made to preserve native trees onsite.
- Due to the advantage of having a Racetrack on most of the area of the land, it is possible to change the design in order to avoid certain locations, if safe for the racers and users.

Illumination / Lighting

- Light poles heights will comply with Town Code regulations, and efforts will be made to avoid excess spillover of light to the surrounding area.

NOTE:

THE APPLICANT WILL MAKE EVERY EFFORT TO COMPLY WITH ALL TOWN OF LOXATACHEE GROVES CODE REQUIREMENTS

DISCUSSION TOPICS

Site Security

- The Applicant intends to provide 24/7 Security on-site with manned security officer and cameras. The site will be physically secured at night.
- The Applicant intends to provide restricted access to some areas of the site, specifically to protect undisturbed natural areas.

Hours of Operation

- The Applicant will comply with Town regulations in regards to hours of operation. At this time, the Applicant is considering operating from 10am – 11pm.

NOTE:

THE APPLICANT WILL MAKE EVERY EFFORT TO COMPLY WITH ALL TOWN OF LOXATACHEE GROVES CODE REQUIREMENTS

DISCUSSION TOPICS

Waterbodies

- Consideration will be given to utilize any available area near the southwest wetland for use as a picnic area with educational opportunities to learn about native species, in order to learn about native ecosystems and enjoy with family and friends.
- The other water body will be addressed with further input from the project environmentalist according to the site needs, along with the city's requirements.

Noise

- Various mitigation options will be evaluated by consultants to avoid disturbance of neighbors and to meet city's requirements.

NOTE:

20

THE APPLICANT WILL MAKE EVERY EFFORT TO COMPLY WITH ALL TOWN OF LOXATACHEE GROVES CODE REQUIREMENTS

THANK YOU

We thank you for your time and look forward to listening to your comments, concerns, and ideas. We are excited to collaborate with the elected officials, staff, and residents to create a family-friendly and eco-friendly entertainment park.

Please feel free to contact any of our team members!

Wagner Pontes – (754)244-5382

Maria Christina Natanson – (305)927-6136

Ricardo Leoncini – (786)660-4273

Eduardo Cunha – (561)235-4188

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TO: Town Council of Town of Loxahatchee Groves
FROM: James Titcomb, Town Manager
SUBJECT: Palm Beach County Days – Legislative Session Update

Background:

The purpose of Palm Beach County Day is to present the County’s Legislative Agenda to the state lawmakers. The agenda is the blueprint for a brighter future for the residents of Palm Beach County. Bringing back state funding for the issues on the legislative agenda such as affordable housing, substance use, mental health programs, homelessness, transportation and others will help ensure that the residents of Palm Beach County have the freedom and ability to create a bright and sustainable future for themselves and their families.

In the week of January 13th , three Town Councilmembers Mayor Shorr and Councilmembers El-Ramey and Maniglia, Town Manager Titcomb and Town of Loxahatchee Groves’ lobbyist Geoffrey B. Sluggett and Associates (Geoffrey Sluggett and Mary McNichols) attended and represented Town of Loxahatchee Groves in Tallahassee for the Palm Beach County Days-Legislative Session.

Recommendations:

Review and discuss status of legislative requests and update on the legislative session to date.

October 29, 2019

**Legislative Priorities Town of Loxahatchee Groves
(LEGISLATIVE APPROPRIATION PROJECTS REQUESTS 2020-21)**

1) Canal System Rehabilitation Project (Canal dredging, muck disposal, surveying, testing services)

Project would allow dredging, disposal of collected material improving function/aesthetics & re-establishing design cross sections, promoting native aquatic vegetation, reducing probability of storm debris blocking waterways, providing increased storage, preventing flooding, and providing bank restoration.

Total costs \$ 1,100,000.00
Requested Matching Funds (50% share) 550,000.00

2) North B Road Improvements

Improvements for substrate, water line/fire hydrants, drainage, pavement, and erosion control to substantially improve a road that was falling into the canal last year. Town has installed \$150K in drainage improvements and additional rock substrate showing commitment to provide a shovel ready project to improve public safety access and response time.

Total costs w/ Contingency \$ 3,493,340.00*
Requested Matching Funds (50% share) 1,746,670.00*

3) Southern D Road Improvements (Southern Blvd. to Collecting Canal Rd)

Project is a major connector road to SR 80 and the Town; with the widening of SR 80 and the addition of a traffic light and turn lanes at this intersection, fast approaching NB traffic from SR 80 will be confronted with a sub-standard dirt road that is impassable during rain events. This shovel ready project includes guardrails, substrate, water line/fire hydrants, drainage, pavement, and erosion control for the public, public safety access & improved response time, along with the Division of Forestry's location, access and response time on this section of D Road.

Total costs w/ Contingency \$ 1,486,177.50*
Requested Matching Funds (50% share) 743,088.75*

*** Costs may be slightly updated, per engineers input prior to 11/5/19 Council meeting.**

**Legislative Priorities Town of Loxahatchee Groves
(LEGISLATIVE APPROPRIATION PROJECTS REQUESTS 2020-21)**

4) North Road Multi-Use Trail Improvements

Multi-use project provides connectivity between Town’s Public Greenways and trails to existing Palm Beach Pines Natural Area; provides safe passage to the Town’s North side population where no access to pathways exist. This shovel ready project will help preserve and enhance the rural quality of life that is an integral part of the Town’s Comprehensive Plan.

Total Construction Costs	\$ 95,000.00
Requested Matching Funds (50% share)	<u>47,500.00</u>

5) Water Resiliency/Storm Water Retention/Aquifer Recharge Area**

Multi-use approach for lands adjacent to Collecting Canal & the commercial Groves Town Center site to create vegetative wetlands, hydraulically connecting to Collecting Canal that will ultimately provide much needed water quality treatment, create additional surface water capacity and improve ground water recharge with the proposed equestrian trail that would be constructed to meander around and through the vegetative wetlands.

Total Construction Costs	\$ 500,000.00
Requested Matching Funds (50% share)	<u>250,000.00</u>

**** Include only if project can be worked out with existing property owner**

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155 F Road Loxahatchee Groves, FL 33470

Agenda Item # 3

TO: Town Council of Town of Loxahatchee Groves
FROM: Larry Peters, Director of Public Works
VIA: James Titcomb, Town Manager
SUBJECT: Discussion of Timberlane Place

Background:

Council received the attached email from a resident on Timberlane Place which is a partially private road.

A solution was previously proposed for this issue based on the Phase II & III Town Maintenance maps being recorded which they have not.

The proposed solution, and drawings, were based upon the Town owning the Eastern portion of Timberlane Place, as defined by the “Maintenance Map”, Sheet Number 31 of 69, as of the April 4, 2016, “Specific Purpose Survey”, which has not been codified by the Town, (see attached). There has not been action taken to allow these maps to be the “Town’s Official Record” of Rights-of-Way based on maintenance.

The Town’s Engineers, Keshavarz & Associates, Inc., were requested to prepare a “Conceptual Plan”, with alternates to a type of “Turn Around” at the West end of Timberlane Place, and to provide a “Pull Off”, at approximately the midpoint of the roadway, for vehicles to pass. When the referenced, “Conceptual Improvement Plan”, drawings were prepared, Mr. Titcomb and I met with Tim Hart-Woods to review the proposed solution, and suggested that if this were to happen in accordance with the “Conceptual Improvement Plan”, would he be receptive to bearing the cost of the proposed improvements on his property, a “T” turn-around. Mr. Hart-Woods indicated that he would relocate his existing gate, to the West, to allow a ‘T’ turn-around, and would be willing to bear the cost of the improvements on his property. At that same meeting, we expressed that the improvements at the East end of Timberlane, at the intersection of West ‘C’ Road, the intersection widening, and culvert replacement and/or extension, along with the 80’ long “by pass”, cost, if bourn by the Town, needed to be proposed, and approved by the Town Council.



155 F Road Loxahatchee Groves, FL 33470

After the meeting, we reviewed the documents, referring to “Easements and Rights-of-Way”, and determined that there was a 12 foot to 15-foot, ownership, question, at the West end of Timberlane Place. Thus, needed to have a “Title Search” to resolve the issue, prior to other action.

Without the “Title Search”, our findings indicate that the land owner to the South, owns a 12 to 15-foot section, at the West end of Timberland Lane, therefore, the proposed solution, is dependent upon that landowner’s approval, and transfer of that section of land, to the Town.

To my knowledge, no action can be taken until the Town Council codifies the above “Maintenance Maps” and the 12 to 15-foot section is resolved.

Request:

Discussion of roadway issues including Timberlane Place

From: Tim Hart-Woods <tim@hart-woods.com>
Sent: Saturday, January 11, 2020 11:26:11 AM
To: James Titcomb <JTitcomb@loxahatcheegrovesfl.gov>
Cc: Robert Shorr <rshorr@loxahatcheegrovesfl.gov>; Laura Danowski <ldanowski@loxahatcheegrovesfl.gov>; Phillis Maniglia <PManiglia@loxahatcheegrovesfl.gov>; Lisa El-Ramey <l-el-ramey@loxahatcheegrovesfl.gov>; Dave DeMarois <DDeMarois@loxahatcheegrovesfl.gov>
Subject: envisioning being able to access our property...

Jamie,

Good morning to you sir.

A very belated happy new year,

We sincerely hope 2019 was good to you and thank you for the efforts you've made to improve our town.

We know you have many challenges and we are not people to add to your weight lightly.

That sincerely said, we write by way of advice as to our start of year position on the ongoing matter of the obstruction of Timberlane Place, now some 4 years old.

For recap and for the reference of hopefully interested others cc'd here.

Timberlane Place from West C Road to our gate is a town road.

It was surveyed by town surveyors in 2016 and appears as such in the town records.

You yourself have shown us those records indicating what the width of it should be.

For clarity, it is the only access road to our property, address; 15201 Timberlane Place.

At its junction to West C Road, and along over 100' of its length running west, it is deliberately narrowed by residents on both sides, neither of whom use Timberlane Place as a main access to their properties. For reasons not fully understood, and upon which it is pointless to speculate, they have placed old logs, railroad ties, garbage and other obstructions in the easements restricting the width of the road, in some places, to eight feet. Some of the logs have spikes and steel bolts protruding out into the road.

You have, in your possession, a quit claim showing the owner of the property to the north must 'reserve and easement of 30 feet to the south' of his property. That's Timberlane Place.

I have a copy of it should you need it again.

As said many *many* times, by both us and by our neighbours, Frank and Ron Smith, in writing and in person at the town hall, this is not only dangerous, as emergency vehicles cannot use a legally defined easement, but also prevents the turn from West C Road being made by large vehicles and most horse trailers.

We have a horse farm. Our agriculturally based livelihood depends on equestrian activity. Movement of horses is a vital part of that.

The narrowing of Timberlane Place prevents that from happening and impacts our livelihood.

We have not been able to access our horse farm with our own horse trailer for over 3 years. As we live in an agricultural town, and our livelihood is agricultural, this is clearly wrong.

There has been therefore, and continues to be a financial cost to us. We have quantified that for future reference.

We expect the town to meet it.

We have written to, and met with both you and the previous town manager, on occasion accompanied by The Smiths, over 30 times about this over the past 3-4 years, providing you with detail of what the easement should legally be and asking you to clear and maintain the road to its proper width as per the town records, and maintain the turn as per the towns own 'code book', the ULDC. (Unified Land Development Code)

Shortly after you took office, we met with you in the town hall, some 7 months ago now, to discuss it yet again. You seemed sympathetic and understanding of the problem. Subsequently you sent us proposals as to how you proposed to solve it.

Detailed drawings, no doubt produced at some expense to the town. We were delighted. The town, under new management, was finally going to do something positive for us. We had the highest hopes. We even agreed to alter our gate at our expense to provide a 'turnaround'.

(This, even though there was no mention of this being required when I checked with the town hall 3 + years ago about the position of my gate *before* I placed it!)

Nothing happened.

In a November e mail to you, not only asking when this would be taken care of, but also pointing out that in fact there's no real need to go the extreme (and costly) lengths your engineers suggest in the their drawings. All you need to do is tell the fellow he must clear his easement.

And if he doesn't, or won't, tell him the town will do it and bill him.

The problem would be solved likely at no cost to the town

That e mail, like most sent to the town hall, went unanswered.

And Timberlane Place, as we begin yet another year with much fine talk of envisioning, remains obstructed, dangerous and impassable for all but the smallest vehicles.

In desperation, we've more recently approached a council member who has confirmed the situation personally, to advocate for us. Those worthy and fact based representations have also been ignored.

The conclusion is inescapable. The town cannot, or will not, for reasons not communicated to us, properly maintain the only designated access to our farm at 15201 Timberlane Place.

Loxahatchee Groves town management has failed these residents in the most disappointing and dismissive manner.

Further, by your own inertia sir, by not removing the obstructions, or causing them to be removed, you have allowed 'vigilante' action in our town.

Something you told us you do not support.

Although it would be a very simple task to clear the easement with equipment in our possession, we gave you our word we would not engage in that.

Our word is of value to us.

And yet, the fact, like the obstruction, remains. Something must be done.

You like most, if not all reading this, are aware we also currently own the property at 15200 Timberlane Place, adjacent to 15201, which also has access to San Diego Drive.

Horse trailers can access 15201 by using San Diego and 'crossing' 15200. This is not convenient and presents us with practical difficulties which thus far we have patiently dealt with.

This arrangement has been temporary pending the fixing of Timberlane.

As that has not been done, and requests as to when it will be done are ignored, we must suppose, depressingly, you will never fix Timberlane.

So, in the absence of the town failing in its duty to ensure we can properly access our home and stables, we must act.

This is what's going to happen.

Starting shortly we will be reconfiguring our entire property to enable horse trailers of any size to access and move around the property without using Timberlane Place.

We're angry. We're busy in any event and shouldn't have to do this. We're deeply disappointed it's come to this.

There will be a significant cost, in both time and hard cash. Effectively we will have to create roads around our property where they really don't need to be. We personally will have to spend a good deal of time on this project.

There will be a need for materials. There will be noise and dust.

You will no doubt hear from the very neighbours that obstruct Timberlane. Your answers will be clear.

If Timberlane Place was not obstructed, this would not be necessary.

We will keep a record of the costs. We expect the town to meet them.

And finally; everyone reading this should also bear in mind that even after we do all this, any resident owning only 15201 would *still* not be able to access their property with most horse trailers.

As we are planning to sell 15201 as a stand-alone property, and it's clearly an equestrian property, access for horse trailers will be essential for any interested party.

In the event we have a buyer come along who *would* have bought it, but didn't as Timberlane Place is obstructed, we will be taking further legal advice, likely followed by action.

Any action for loss of profit we sustain as result of such a failed sale will make the previous town managers settlement look like small change.

For what it's worth, we say again, *if Timberlane Place was not obstructed, none of this would be necessary.*

No reply is required, nor expected, but action, even at this late stage, would be most welcome.

Kind regards,

Tim and Loring Hart-Woods

Tim Hart-Woods

C. are

C. omfort



C. onscience

C. ommitment

