

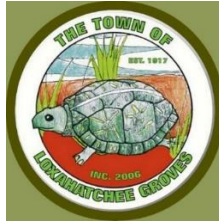
TOWN OF LOXAHATCHEE GROVES

TOWN HALL CHAMBERS

PLANNING AND ZONING BOARD SPECIAL MEETING

AGENDA

February 24, 2021 5:30 until 6:00 P.M.



PZB MEMBERS

William Ford (Seat 1) - Chair
Matthew Otero (Seat 3)
William Bell (Seat 5) - Vice Chair

Brett Raflowitz (Seat 2)
Neil O'Neal III (Seat 4)

Administration

Town Manager Jamie Titcomb
Town's Planning Consultant, Jim Fleishmann
Town Clerk, Lakisha Q. Burch

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.

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS/MODIFICATIONS TO THE AGENDA

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Palm Beach County entered "Phase-3" Covid-19 protocols, a limited public audience can be accommodated of up to 12-persons in audience, mandatory masks, social distancing, first come seating). Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 6:00 PM day of the meeting. Comments received will be "received and filed" and acknowledged as part of the official public record for indicated meeting. The Town Council meeting will be live-streamed and close-captioned for the public via our website.

REGULAR AGENDA

1. Groves Medical Plaza Site Plan Amendment.

COMMITTEE MEMBER COMMENTS

ADJOURN

Site Plan Amendment Application Groves Medical Plaza

Project Name: Groves Medical Plaza Site Plan Amendment.

Agent: Ryan Johnston/Johnston Group, Inc.

Applicant: Groves Medical Plaza, LLC/Michael Porter.

Owner: Groves Medical Plaza, LLC/Michael Porter.

Parcel Control Numbers (PCN): 41-41-43-33-05-001-0000.

Project Location: 13475 Southern Boulevard; Northeast corner of Southern Boulevard and “F” Road.

Size of Property: 3.43 acres.

FLU Map Designation: Commercial Low Office (CL-O)

Zoning Map Designation: Commercial Low Office (CL-O)

Existing Use: 22,342 sq. ft. medical office facility.

Maximum Development Potential: 22,342 sq. ft. medical office facility sq. ft. per Palm Beach County Resolution R-2006-0157; 0.14 F.A.R.

Approval History:

The subject site was granted zoning and Class A Conditional Use approvals by Palm Beach County on January 26, 2006 (Resolutions R-2006-0157). The Class A Conditional Use approval limits occupancy to 22,342 sq. ft. of medical and/or dental office uses.

Exhibit C of Resolution 2006-0157 contains Conditions of Approval, including the following:

- **“PLANNING**
 1. The site shall be limited to medical office uses only (ONGOING: MONITORING – Planning).” And
- **“USE LIMITATIONS**
 1. Development and use of the site is limited to a medical or dental office and shall not be modified unless approved by the BCC (ONGOING: ZONING – Zoning).”

The previously approved site plan including Conditions of Approval is grandfathered under Paragraph (5) *Transitional Ordinances and Resolutions* of Section 10 *Transition Schedule* of the Town Charter. Section 10 directs that Palm Beach County approval resolutions for the subject property remain in effect until such time that they are rescinded by the Town Council.

As a result, the approved site plan titled “Grove Medical Plaza” dated April 26, 2006 and Conditions of Approval in Resolution 2006-0157 are vested until they are rescinded or amended by the Town Council.

The final certified site plan contains a single 2-story 22,342 sq. ft. medical office building at a floor-area-ratio (F.A.R.) of 0.14. The approved F.A.R. complies with the Town’s Commercial Low Office (CL-O) District which allows a maximum F.A.R. of 0.20.

Application Summary:

The Applicant has requested revisions to Palm Beach County Resolution 2006-0157 and the approved Grove Medical Plaza Site Plan dated April 26, 2006 to allow non-medical professional office tenants within the approved space. The proposed amendments will allow the greatest flexibility in leasing the built space. The Site Plan and Conditions of Approval currently limit tenants to medical and dental businesses. No increase in the approved amount of space (22,342 sq. ft.) is proposed. The Application states the following in support of the proposed amendments:

1. “Section 95-010(B) of the Town’s Unified Land Development Code (ULDC) provides the minimum parking space requirements for Commercial uses. Offices (e.g. business, professional, and medical) require one parking space per 250 square feet. The corresponding parking requirement for the 22, 342 SF Groves Medical Plaza is 90 spaces. The project as constructed provides for a total of 112 parking spaces. Accordingly, ample parking is provided for both professional and medical office uses pursuant to the Town’s requirements.”

2. “Likewise, traffic trip generation for medical office uses is higher than that of professional office uses. The proposed change to allow professional and/or medical office use would not result in an increase in traffic generation generated by the project.”

Staff Finding and Recommendation:

Staff finds the Applicant’s request consistent with the Town’s Comprehensive Plan and previously approved Site Plan and recommends approval of Site Plan Amendment Application as follows:

1. Approval of the following two amendments to the Conditions of Approval of Resolution 2006-0157 as follows (text additions are indicated by underline and text deletions are indicated by ~~striketrough~~):

- **“PLANNING**

- 1. The site shall be limited to professional and/or medical office uses only (ONGOING:

MONITORING – Planning).” and

- “USE LIMITATIONS

1. Development and use of the site is limited to a business or professional, medical and/or dental office uses and shall not be modified unless approved by the BCC Town Council. Business or professional office means an establishment providing executive, management and professional services to the public, including but not limited to the following: advertising services, business offices of private companies, business offices of utility companies, public or nonprofit agencies, trade associations, and employment offices (excluding day labor and labor pool services); professional or consulting offices for accounting, architecture, computer technology, design, engineering, landscape architecture, law, urban planning, and similar professions; property and financial management, real estate; secretarial and telecommunications services; and travel agencies. This definition does not include offices for the treatment of animals on the premises.”

2. Approval of Grove Medical Plaza Site Plan Amendment dated January 7, 2021.