

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
Thursday, April 11, 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 p.m. Upon roll call, the following members of the Planning and Zoning Board were present: Chair Lipp, Vice Chair Crawford, Board Members Lawrence Corning, Keith Harris, and Alternate Members Veronica Close and Byrnes Guillaume. Committee Member Grace Joyce was not in attendance.

b. Approval of Agenda

The Agenda was approved through motion of Alternate Board Member Close, seconded by Vice Chair Crawford. The motion carried unanimously.

2. MINUTES

- a. Planning and Zoning Board Minutes for Approval - March 14, 2013, April 12, 2012,

Alternate Board Member Close made a motion to approve the March 14, 2013, Planning and Zoning Board Minutes. The motion was seconded by Vice Chair Crawford. The motion carried unanimously.

Alternate Board Member Close made a motion to approve the April 12, 2012, Planning and Zoning Board Minutes. The motion was seconded by Vice Chair Crawford. The motion carried unanimously.

3. OLD BUSINESS - *None*

4. NEW BUSINESS – *None*

5. LOCAL PLANNING AGENCY

Old Business – *None*

New Business

- a. Application Number: REZ 2013-01 (Loxahatchee Groves Commons) – Proposed Change in Zoning: Agricultural Residential (AR) to Commercial Low Planned Unit Development (CL/PUD) for a 21.73 acre property located at the northwest corner of Southern Boulevard and “B” Road.

Town Planning Consultant Jim Fleischmann addressed the Planning and Zoning Board, providing the background regarding Application REZ 2013-01. The application was to rezone the property from its current zoning designation, Agricultural Residential (AR) to Commercial Low/Planned Unit Development (CL/PUD). The proposed development project would utilize the 0.1 FAR allowed by the Comprehensive Plan to have a shopping center consisting of a grocery, pharmacy, local retail space branch bank, and a drive through restaurant.

Mr. Fleischmann advised that staff found REZ 2013-01 to be generally consistent with the intent and direction of the Comprehensive Plan, the rezoning criteria, as depicted in Section 160-020(A)(1)-(6) and the objectives and standards of a PUD, as depicted in Section 41-3 of the ULDC. To insure consistency with the Comprehensive Plan and land development regulations, and the results of the various studies and analysis completed in the review of this application, staff recommended approval of REZ 2013-01, subject to the conditions listed in Attachment B of the Staff Report.

Bob Bentz, Land Design South, along with Joe Lelonek of Atlantic Land Investments, LLC., on behalf of the applicant, provided a power point presentation and reviewed the project. They responded to questions from the Board.

Town Planning Consultant Fleischmann stated that this is a preliminary site plan – that is the term used in the PUD ordinance. That gives the opportunity to discuss limited details. The real specifics would be in the real site plan. The reason the project was being presented here is that zoning text amendments need to be adopted by ordinance, and part of the process is to bring it to the Planning and Zoning Board. The zoning application to establish consistency with the Comprehensive Plan cannot be denied, however, this preliminary site plan gives the opportunity to attach some conditions.

Discussion continued regarding lighting, relocating the lake, the space reserved for the use of the community, traffic impacts, and B Road access points.

Town Planning Consultant Fleischmann explained that the reason the applicant was requesting a waiver from the alcoholic beverage establishment 750' distance separation requirement was in the case that both this application and the College were approved at the same time, or if the College is approved first. He noted that the Planning and Zoning Board would be making a recommendation to the Town Council, who would then have the ability to add or subtract, delete conditions of approval, or require revisions to the preliminary site plan.

Public Comment:

Todd McLendon, 3481 D Rd.: Commented relative to his concern with traffic on B Road going east on Southern Blvd. He recommended two turning lanes on B Road going east. Also suggested that the directional lanes are narrowed to decrease the amount of asphalt, and that the green space was not necessary.

Bob Bentz stated that the application was requesting that the Planning and Zoning Board approve this appropriate zoning for this property, with the PUD.

Mr. Lelonek explained that the applicant was looking for a consistent zoning district to go along with the Comprehensive Plan.

Motion: Alternate Member Close made a motion to recommend to the Town Council that the project is deferred in order to work with the applicant on the site plan, and to request that staff to retain a traffic consultant to review the interior layout and surrounding issues and specifically advise regarding pick-up trucks, and traffic flow. Board Member Corning seconded the motion. The motion passed 3/2: Close, Corning and Harris voting yes; Lipp and Crawford voting no.

Town Manager Kutney stated that the Town was currently in an RFQ process to hire a Town Engineer, and that person would have the capability to review the project.

- b. Application Number: REZ 2013-02 (Groves Town Center) – Proposed Change in Zoning: Agricultural Residential (AR) to Multiple Land Use Planned Unit Development (MLU/PUD) for a 90.34 acre property located at the northeast corner of Southern Boulevard and “B” Road.

Town Planning Consultant Jim Fleischmann addressed the Planning and Zoning Board providing the background regarding Application REZ 2013-02. He noted that the only option for rezoning is Multiple Land Use/PUD. He reported that staff found REZ 2013-02 to be generally consistent with the intent and direction of the Comprehensive Plan, the rezoning criteria, as depicted in Section 160-020(A)(1)-(6) of the ULDC, and the objectives and standards of a planned unit development as depicted in Section 41-3 of the ULDC. However, to insure consistency with the Comprehensive Plan and land development regulations, and the results of the various studies and analysis completed in the review of this application. Staff recommended approval of REZ 2013-02, subject to the conditions listed in Attachment B of the Staff Report. The Applicant has

requested a waiver from the minimum standard parking space dimensions of 11 feet by 22.5 feet and handicap parking spaces dimensions of 14 feet by 22.5 feet. The applicant proposes that standard parking spaces be sized at 10 feet by 20 feet and handicap parking spaces at 12 by 20 feet. Due to the current lack of detail in the preliminary site plan, including building and bay sizes and locations and expected tenant mix, staff cannot support the proposed waivers at this time. However, staff can support providing the Applicant with an additional opportunity to request the proposed waiver during the site plan review process when greater project detail is available.

Attorney Marty Perry along with Land Planner Bradley Miller, on behalf of the applicant, provided a power point presentation presenting a conceptual master plan for approval, and reviewed the project. Attorney Perry noted that the waiver request was not as significant an issue for this applicant as it was with the previous applicant. There were no changes from what was presented in the comprehensive planning stage and what was being presented tonight, and the applicant was seeking to make the zoning consistent with the Comprehensive Plan.

Bradley Miller of Miller Land Planning, presented the master plan that was presented during the land use process and the Comprehensive Plan, and then presented the master plan with the proposed changes. He explained that the purpose is to implement the PUD zoning to match up with the mixed land use category that was approved previously.

Comments were heard from the Board regarding the parking arrangement, the location of the green space, the institutional portion of the project, the conditions attached, and the overall layout.

Motion: Alternate Member Veronica Close made a motion to recommend approval of the MLU/PUD to the Town Council. The motion was seconded by Board Member Corning. The motion passed unanimously.

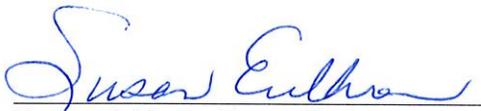
Town Manager Kutney reported that Mr. Lelonek has asked that he propose that the applicant be allowed to go ahead and get an expert consultant to address the concerns of the Board. He asked if the Board be satisfied with them getting and paying for that consultant. It was determined that the Board was not comfortable with that, and would rather have an independent consultant.

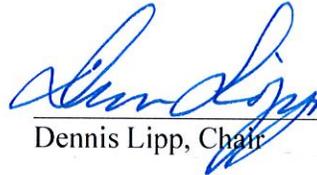
Town Planning Consultant Fleischmann indicated that he sat on the Planning and Zoning Board in Jupiter, and this exact issue had come up and as a result, a nationally known expert had written a paper on the parking issue, and he could see if that expert was available.

4. COMMENTS FROM THE BOARD

5. ADJOURNMENT

There being no further business, the meeting of the Planning and Zoning Board of April 11, 2013, was adjourned at 11:10 p.m.


Susan Eichhorn, Town Clerk


Dennis Lipp, Chair

