

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

PLANNING AND ZONING BOARD MEETING

AGENDA

MAY 19, 2025 – 6:00 PM



Paulo Santana (Seat 1) –
Cassie Suchy (Seat 2) –
Todd McLendon (Seat 3)
Jacquelyn Clifton (Seat 4) -
Antonio E. Santiago (Seat 5)

Administration

Town Manager Francine L. Ramaglia, MPA, CPA, AICP, ICMA-CM
Community Standards Director Caryn Gardner-Young, MPA, AICP, ESQ
Town Clerk Assistant Sammie T. Brown, FRA-RP, MEDP

Town Planning Consultant: Kaitlyn Forbes, AICP, CNU-A, Complete Cities Planning Group

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 is why we say "Character Counts" in Town of Loxahatchee. 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.

OPENING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Oath of Office - Newly Appointed LPA/Planning and Zoning Board Members
2. Appointment of LPA/Planning and Zoning Board Chairperson
3. Appointment of LPA/Planning and Zoning Board Vice Chairperson

APPROVAL OF AGENDA

APPROVAL OF MINUTES

4. 09/16/19 - Planning and Zoning Board Meeting Minutes
5. 07/16/20 - Planning and Zoning Board Meeting Minutes
6. 12/10/19 - Planning and Zoning Board Meeting Minutes
7. 07/30/20 - Local Planning Agency Public Hearing Minutes
8. 08/20/20 - Planning and Zoning Board Meeting Minutes
9. 12/17/20 - Planning and Zoning Board & Unified Land Development Review Committee Meeting Minutes
10. 01/27/21- Planning and Zoning Board & Unified Land Development Code Review Committee Joint Meeting
11. 02/04/21 - Planning and Zoning Board Meeting Minutes
12. 04/07/21 - Planning and Zoning Board Meeting Minutes
13. 04/28/21 - Planning and Zoning Board & Unified Land Development Code Review Committee Joint Meeting
14. 06/17/21 - Planning and Zoning Board Meeting Minutes
15. 07/07/21 - Planning and Zoning Board & Unified Land Development Code Review Committee Joint Meeting
16. 03/03/22 - Planning and Zoning Board Meeting Minutes

17. 08/25/22 - Planning and Zoning Board Meeting Minutes
18. 03/23/23 - Planning and Zoning Board Meeting Minutes

PUBLIC COMMENTS

A limited public audience can be accommodated in our Town Council chambers with mandatory facemasks and socially spaced seating. Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 12:00 p.m. (noon) day of the meeting. Comments received will be "received and filed" to be acknowledged as part of the official public record for the meeting. The meeting will be live-streamed and close-captioned for the general public via our website, instructions are posted there.

REGULAR AGENDA

19. Paddock RV Resort Development Applications
20. Consideration of Recommendation to Approve **Ordinance No. 2025-03**: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF THE ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, TO ESTABLISH A NEW LAND USE CATEGORY "RURAL RECREATION" INCLUDING ADDING THE LAND USE CATEGORY TO THE FUTURE LAND USE TABLE AND ESTABLISHING LAND USE STANDARDS FOR THE RURAL RECREATION LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.
21. Consideration of Recommendation to Approve **Ordinance No. 2025-04**: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 47 +/-ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, FROM "RURAL RESIDENTIAL (5)" TO "RURAL RECREATION"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.
22. Consideration of Recommendation to Approve **Ordinance No. 2025-05**: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF THE UNIFIED LAND DEVELOPMENT CODE TO ESTABLISH A NEW ZONING CATEGORY, "RURAL RV RESORT" AND TO AMEND THE FOLLOWING PORTIONS OF THE ADOPTED UNIFIED LAND DEVELOPMENT CODE TO PROVIDE SITE AND DEVELOPMENT STANDARDS SPECIFIC TO THE RURAL RV RESORT ZONING CATEGORY AND AN RV PARK USE, ARTICLE 10 "DEFINITIONS, ABBREVIATIONS, AND CONSTRUCTION OF TERMS", ARTICLE 35 "PARKS AND RECREATION ZONING DISTRICT", ARTICLE 85 "LANDSCAPING", ARTICLE 90 "SIGNS", AND ARTICLE 95 "PARKING AND LOADING"; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

23. Consideration of Recommendation to Approve **Ordinance No. 2025-06**: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE ZONING DESIGNATION OF APPROXIMATELY 47+/-ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, FROM “AGRICULTURAL RESIDENTIAL” TO “RURAL RV RESORT”; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.
24. Consideration of Recommendation to Approve **Resolution No. 2025-33**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, GRANTING SITE PLAN APPROVAL FOR APPROXIMATELY 47+/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, TO BE DEVELOPED AS A RECREATIONAL VEHICLE RESORT INCLUDING A MAXIMUM OF 272 RV SITES, 16 PARK OWNED UNIT SITES, AND ASSOCIATED SUPPORT FACILITIES, STRUCTURES, AND USES INCLUDING BUT NOT LIMITED TO TWO (2) CLUBHOUSES, A WELCOME CENTER, PADDOCK BUILDING, ACTIVITY CENTER, CABANA AND BATHHOUSE BUILDING, AND MAINTENANCE BUILDING; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.
25. Consideration of Recommendation to Approve **Ordinance No. 2025-07** : AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING SECTION 20-040 “HEIGHT” OF ARTICLE 20 “RESIDENTIAL ZONING DISTRICTS,” SECTION 25-045 “HEIGHT” OF ARTICLE 25 “COMMERCIAL ZONING DISTRICTS,” SECTION 30-050 “HEIGHT” OF ARTICLE 30 “INSTITUTIONAL AND PUBLIC FACILITIES ZONING DISTRICTS,” SECTION 35-040 “HEIGHT” OF ARTICLE 35 “PARKS AND RECREATION ZONING DISTRICT,” AND SECTION 40-045 “HEIGHT” OF ARTICLE 40 “CONSERVATION DISTRICT,” WITHIN PART II “ZONING DISTRICTS” OF THE UNIFIED LAND DEVELOPMENT CODE, TO PROVIDE ADDITIONAL STANDARDS FOR THE MEASUREMENT OF HEIGHT; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

COMMITTEE MEMBER COMMENTS

CONFIRM NEXT MEETING DATE

ADJOURNMENT