

**TOWN OF LOXAHATCHEE GROVES**  
TOWN HALL COUNCIL CHAMBERS  
**LPA / PLANNING ZONING BOARD COMMITTEE MEETING**

**AGENDA**  
**JULY 22, 2024 – 6:00 PM**



**William Ford (Seat 1)**  
**Todd McLendon (Seat 3)**

**Brett Raflowitz (Seat 2)**  
**Jacquelyn Clifton (Seat 4)**

**Lisa El-Ramey (Seat 5)**

**Administration**

Town Manager, Francine L. Ramaglia  
Town Attorney, Tanya Earley  
Town Clerk, Valerie Oakes  
Town's Planning Consultant, Jim Fleishmann  
Town's Planning Consultant, Kaitlyn Forbes

**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.

**BOARD AGENDA ITEMS**

**CALL TO ORDER**

**ROLL CALL**

**ADDITIONS, DELETIONS AND MODIFICATIONS OF AGENDA**

**PUBLIC COMMENTS**

*Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until NOON day of the meeting. Comments will be "received and filed" to be acknowledged as part of the official public record of the meeting. The meetings are livestreamed and close-captioned for the general public via our website, instructions are posted there.*

**REGULAR AGENDA**

1. Swearing in of Committee Members
2. Appoint Chair of the Planning and Zoning Board
3. Appoint Vice Chair of the Planning and Zoning Board
4. Presentation on Ethics and the Sunshine Law by Torcivia, Donlon, Goddeau and Associates
5. Minutes for Informational Purposes
  - September 16, 2019 - PZB Minutes
  - July 16, 2020 - PZB Minutes
  - August 20, 2020 - PZB Minutes
  - February 04, 2021 - PZB Minutes
  - April 07, 2021 - PZB Minutes
  - June 17, 2021 - PZB Minutes
  - March 3, 2022 - PZB Minutes
  - August 25, 2022 - PZB Minutes
  - March 23, 2023 - PZB Minutes
6. Comprehensive plan text amendment to: (1) Permit up to 95 lodging units within the subject property (MLU) (2) Eliminate the allocation for a 128-bed congregate living facility (3) Establish an allowance for a public park (4) Establish intensity and density measurement standards for the hotel use, and (5) Exempt the subject site from Policy 1.2.1 of the comprehensive plan which restricts commercial uses to south of East Citrus Drive. *Applicant: Solar Sportsystems, Inc.*
7. Master Plan, PUD amendment to: Establish Pod TC for hotel purposes, establish Pod G for park purposes, and amend existing conditions of approval. *Applicant: Solar Sportsystems, Inc.*

8. Site Plan approval to: establish a four (4) story, 95-room hotel on Pod TC. *Applicant: Solar Sportsystems, Inc and Groves Hospitality LLC.*
9. Site Plan approval to: establish a public park, to be utilized by the Town, on Pod G. *Applicant: Applicant: Solar Sportsystems, Inc. and Loxahatchee Equestrian Partners, LLC*

**COMMITTEE MEMBER COMMENTS:**

**SET NEXT MEETING DATE:**

**ADJOURNMENT:**