

# **TOWN OF LOXAHATCHEE GROVES**

**TOWN HALL COUNCIL CHAMBERS**

**155 F ROAD, LOXAHATCHEE GROVES, FL 33470**

## **LPA/PLANNING & ZONING BOARD MINUTES**

**MONDAY, MAY 19, 2024 – 6:00 P.M. – 7:54 P.M.**



*Meeting Audio Available Upon Request in the Office of the Town Clerk*

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### **CALL TO ORDER**

The meeting was called to order by Town Clerk Assistant Sammie Brown at 6:00 P.M., followed by the reciting of the Pledge of Allegiance by the Planning and Zoning Board.

### **ROLL CALL**

#### **Board Members Present:**

- Paulo Santana (Seat 1)
- Cassie Suchy (Seat 2)
- Todd McLendon (Seat 3) – Via Zoom virtual meeting platform
- Antonio Evangelista-Santiago (Seat 5)
- Jacquelyn Clifton (Seat 4)

#### **Staff Present:**

- Tanya Earley, Esq., Town Attorney
- Sammie Brown, FRA-RP, MEDP, Town Clerk Assistant
- Kaitlyn Forbes, Town Planning Consultant

A quorum was confirmed for the meeting to proceed.

### **ADDITIONS, DELETIONS, AND MODIFICATIONS OF THE AGENDA**

There were no additions, deletions, or modifications to the agenda by board members or staff.

### **REGULAR AGENDA**

### **OATH OF OFFICE – NEWLY APPOINTED AND REAPPOINTED BOARD MEMBERS**

The five interrelated development applications (Items 20–24) were introduced as part of Item 19, concerning the proposed Paddock RV Resort on approximately 47 acres located east of C Road and north of Southern Boulevard. Town Planning Consultant Kaitlyn Forbes explained that the items included:

- A comprehensive plan text amendment to establish the new “Rural Recreation” land use category (Ordinance 2025-03)
- A future land use map amendment (Ordinance 2025-04)
- A Unified Land Development Code (ULDC) text amendment to establish a “Rural RV Resort” zoning category (Ordinance 2025-05)
- A rezoning of the subject site from Agricultural Residential to Rural RV Resort (Ordinance 2025-06)
- A site plan approval for the RV resort including 272 RV sites, support structures, and recreational facilities (Resolution 2025-33)

For efficiency, the applicant requested that the board hear a consolidated presentation, followed by individual motions and votes. There were no objections from the board.

## APPLICANT PRESENTATION

The applicant presented a comprehensive overview of the proposed development, including a description of the site, its alignment with the Town’s rural character and vision plan, and numerous community benefits. The presentation highlighted the development:

- Maintains over 60% green space
- Includes a public eco-trail with access and parking
- Commitment to environmental preservation and on-site wetland mitigation
- Exceeds landscaping and buffering requirements using native trees
- Utilizes one-story clubhouse designs in compliance with Rural Vista guidelines
- Will generate economic benefit through an upfront \$500,000 impact fee and over \$100,000 in recurring revenue
- Restricts use to under 6-month stays and prohibit individual lot sales or permanent residency
- Will be developed and managed with no cost burden to the Town

The applicant team consisted of planners, engineers, landscape architects, and environmental consultants. Throughout the planning process, they discussed traffic, lighting, water, and sewer utilities, environmental mitigation, and community engagement efforts.

## MOTIONS AND BOARD ACTIONS

**MOTION: VICE CHAIRPERSON SANTANA MADE A MOTION TO RECOMMEND THE APPROVAL OF ORDINANCE NO. 2025-03. THAT MOTION FAILS FOR LACK OF A SECOND ON APPROVAL.**

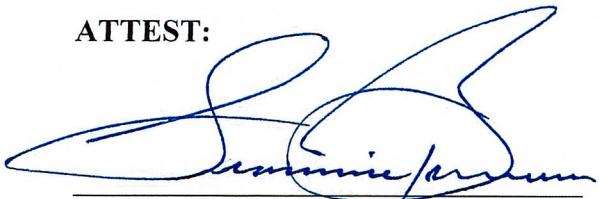
**MOTION 1: BOARD MEMBER CASSIE SUCHY MOVED TO RECOMMEND DENIAL OF ORDINANCE NO. 2025-03 – COMPREHENSIVE PLAN TEXT AMENDMENT TO**

Town of Loxahatchee Groves  
Planning and Zoning Board

May 19, 2025  
Page No. 5

The Planning and Zoning Meeting was adjourned at 7:20 P.M. with a Motion to adjourn by Board Member Cassie Suchy, Board Member Paulo Santana seconded that motion.

ATTEST:



Sammie T. Brown, FRA-RP, MEDP  
Town Clerk Assistant

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**



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Jacquelyn Clifton  
Planning and Zoning Board Chairperson