

Loxahatchee Groves
Strategic Visioning Workshop
Saturday, April 5, 2008 (Session 1: Council selected stakeholders)
Facilitator: Dr. Herb Marlowe, Analytica

Question: What do you see with the development of Okeechobee Blvd?

1. Low impact with some commercial oriented businesses.
2. Architectural residential look to any structures.
3. Low impact businesses and a lot of equestrian interests.
4. Low-scale assisted living and day care.
5. Too many of the retail nurseries serve the outside communities. They need to serve OUR community more.
6. Some commercial but only on the South side.
7. No intense commercial development on the corner of the letter roads and Okeechobee.

Question: Any other areas that you DON'T want to see Commercial:

1. Folsom Road

Question: What was your method of thinking while evaluating all of the slides relating to Architectural Look for Commercial Development and overall Commercial development on Southern Blvd?:

1. Old town feel, homey commercial, well lit at night.
2. Low profile, no blending in with neighboring communities, unique in transition between municipalities.
3. Low height, landscape buffers, must fit in.
4. Possible town center.
5. No out of place buildings, town center with lights is preferred, western feel.
6. Need to have a lot of landscaping (slides didn't depict enough).
7. Why are we pre-determining where Commercial and the Town Center should be? What can't we consider D Road for Commercial development (the true geographic town center).
8. No Commercial zoning to Collecting Canal (stop at Tangerine).
9. Possible Commercial development on both sides of Tangerine (but not to Collecting Canal).
10. Consider what Palm West Hospital needs with future expansion.
11. Designate a percentage of Southern and Okeechobee Blvd for commercial development.
12. Not a lot of commercial development along Okeechobee Blvd and South on Tangerine.
13. Don't expand much more on commercial; use existing sites and just enhance.
14. Consistent look and very low key; a lot of vegetation (no concrete look).
15. Emphasis on USABLE services for the community.
16. Are we going to survive on "little" commercial development? Let's look into the future and plan responsibly.
17. Must keep our expectations low. If we don't expect a lot of services, then the demand will match accordingly.
18. We have no model to compare to relating to other municipalities around the state. We are very unique. Be careful moving forward.
19. We must live within our means (stay in our Town budget.); don't create any fiscally intense demands.

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Question: What do you see with Okeechobee Blvd relating to design of the actual road?

1. Keep it a local road; make it uncomfortable for travel; don't use MY neighborhood to travel through.
2. Be realistic (it's going to be widened so plan accordingly); make sure the E-Road/140th thoroughfare is removed from the County's T.I.M.
3. Widening will increase commercial development (no Commercial development!)
4. Roundabouts are prohibitive to horse trailers (design them for our community).
5. Do nothing! (delay); make it someone else's problem.
6. Continue 35 mph into Loxahatchee.

Question: Town Road preferences (dirt vs. paving):

1. Don't change the character of the community; leave it dirt.
2. Paving would make the community safer and slow down the traffic with speed bumps.

Focus Group 1: Other topics that should be discussed:

1. Slow Traffic!
2. Code Enforcement is important to non-residential land.
3. Community awareness of maintenance of water in canals for fire protection purposes.
4. Lighting is an issue. Too much lighting.
5. More walkways, right ways, and possible bike paths.
6. Keep it Rural! Keep it unique!
7. How much Commercial do we really want and need (and where do want it)?
8. What are the Architectural design guidelines for Commercial?
 - a. Buffers and landscaping
9. Environmental Changes (protect and enhance)
10. List or resources that must be maintained (natural resources, green space, water)
11. Equestrian trails and green spaces will attract people that want to live in the Groves.
Who do we want to attract to the Groves?
12. We need to see a difference when driving through our town; unique; no continuation.
13. What land use categories are we going to permit? Do we agree with "home based businesses"?
14. Set what we would like in this community. Determine what services we want. Provide safe trails and walkway areas.

*Loxahatchee Groves
Strategic Visioning Workshop*

*Saturday, April 5, 2008 (Session 2: Council selected stakeholders (Random))
Facilitator: Dr. Herb Marlowe, Analytica*

Question: What was your method of thinking while evaluating all of the slides relating to Architectural Look for Commercial Development and overall Commercial development on Southern Blvd?:

1. Having a Main Street would require more land (not in favor of that).
2. Prefer to have SERVICE road instead of a parallel ARTERIAL road.
3. There must be a buffer between Collecting Canal and any development.
4. Confine and control commercial development.
5. Zone existing commercial as low intensity, low impact services.
6. Commercial development should ONLY be along Southern.
7. Define what type of commercial uses (consider MIXED uses).
8. Convenience = crime & congestion.
9. Limit hours of operation of the commercial operations (this decreases night light pollution.)
10. Have a main street and have development on both sides of the main street (depending on the type of businesses.
11. How much commercial do we really need?
12. Emphasize uses for OUR community; not outside communities.
13. Design must have a rural, country feel; 1 story buildings; not a “sterile” environment; variety and character.

Question: Do you see any guidelines being imposed on RESIDENTIAL architectural design?

1. NO! Allow eclectic; take chances and have no control; allow individualistic expressions
2. Possibly SUGGEST good architectural guidelines (but don't be too specific.)

Question: What do you see with Okeechobee Blvd relating to design of the actual road?

3. Keep as much traffic off of Okeechobee as possible.
4. Install speed bumps and traffic calming structures.
5. NO commercial development.
6. Lower the speed limit.
7. Possible roundabouts.
8. Traffic lights and 4-way stops.
9. Low impact commercial but it must serve OUR community.
10. Consider that the Future Land Use Zoning doesn't even consider commercial development along Okeechobee.
11. Needs to look better; current uses needs to be changed.
12. Consider 3 lanes (turn lane in middle); more school zones.
13. Don't make it easy (less convenient)
14. NO speed bumps because it impedes emergency responses.
15. TOLL BOOTH!
16. Cut off some of our roads.

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*Saturday, April 5, 2008 (Session 2: Council selected stakeholders (Random))
Facilitator: Dr. Herb Marlowe, Analytica*

Question: Town Road preferences (dirt vs. paving):

1. Keep dirt because it controls cut through traffic.
2. Get enforcement for “no thru traffic”.
3. More demands = more services = more taxes...so NO PAVING! (disallow urbanization)

Question: How do you feel about the Loxahatchee Groves Water Control District method of decision on paving a road?

1. It needs to be community-wide decision (individual views shouldn't determine entire community)
2. The system isn't a true democracy (should be 1 person 1 vote)
3. F Road Paving: Who's going to pay for repairs?
4. Go to referendum to determine community desire to pave.
5. Conduct traffic surveys before offering paving.
6. Paving attracts a type of resident that the Groves doesn't want.
7. Individual lifestyle shouldn't affect all of our residents.
8. Speed causes dust so SLOW DOWN!

Question: How do you see the ENTRY way into our community?

1. No signs; be what we ware; let the rural feel speak for itself.
2. Native, rural entrance.

Question: What is preference of the density of our community?

1. Keep current 1 in 10 designations; 1 in 5 will bring in undesirable residents.
2. 1 in 5 will discourage nurseries.
3. There are plenty of small lots already; no need to change to 1 in 5.
4. Keeping 1 in 10 is keeping it rural.
5. Instead of 1 in 5 allow properties to have multiple residents.
6. 1 in 5 is possible if have you strict standards.

Question: How do feel about “noise” in our community?

1. Increasing commercial development along Southern Blvd will increase the noise; need trees and we must increase the buffer for the residents.
2. Increase enforcement of the noise ordinance relating to noise coming from VEHICLES!
3. We're rural...DEAL WITH THE NOISE!

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Focus Group 2: Other topics that should be discussed:

1. Equestrian Facilities and bridal trails.
2. Replacement of the canopies that we have lost.
3. Equestrians feel more welcome then they are now.
4. Slow down traffic.
5. Eliminate cut through traffic.
6. Protecting our water supply (wells)
7. Controlling commercial size and limiting hours.
8. Maintain government light.
9. Live and let live!
10. Nursery owners feel more welcome then they are now.
11. Jogging, walking, and equestrian trails.
12. Need proper sampling of community beyond citizens showing up at the meetings.
13. LGWCD and Town Council need to get together more and cooperate. LGWCD shouldn't do anything without Town Council knowing about it.

Question: What was your method of thinking while evaluating all of the slides relating to Architectural Look for Commercial Development and overall Commercial development on Southern Blvd?:

1. Have an access road; it will change throughout the difference clusters of commercial development.
2. If the commercial development faces Southern, it will keep traffic from infiltrating the interior roads of our community.
3. Possible Main Street.
4. Round, glass, farmy look; no concrete, institutional or “unfriendly” feel.
5. Looks like “grandmas” home; 1 story
6. Very impressed with look of John Deere equipment store on Southern Blvd.
7. Low lights; a lot of crate myrtles; natural environment.
8. Control the colors (remain neutral)

Question: Do you see any guidelines being imposed on RESIDENTIAL architectural design?

1. Preserve the value that we already have...NO STANDARDS!

Question: What do you see with Okeechobee Blvd relating to design of the actual road?

1. 2 land roundabouts:
 - a. Less traffic to control.
 - b. Aesthetically pleasing roundabouts.
 - c. Create an illusion that the road “ends.”
 - d. Safer roads.
 - e. Alternate roundabouts with stop signs.
2. Possible 3 lane road (turn lanes in the middle); promotes safety
3. Need a gap; stop the continuous flow of traffic.

Question: Town Road preferences (dirt vs. paving):

1. Keeping the dirt roads creates insulation from neighboring communities; creates a barrier.
2. We should have a combination of dirt and paved.
3. Keeping dirt roads is more expensive in the long run.
4. Keep dirt roads (less traffic)
5. Too much dust from dirt roads.
6. Why don't we use Calcium Fluoride any more for the dirt roads?
7. It's o.k. to pave, but we must have trails and sidewalks.
8. Enforcing speed limits will reduce dust.
9. Don't pave roads randomly; there must be a “plan” in place.

Loxahatchee Groves
Strategic Visioning Workshop
Saturday, April 5, 2008 (Session 3: Public Participation)
Facilitator: Dr. Herb Marlowe, Analytica

Question: How do you feel about the Loxahatchee Groves Water Control District method of decision on paving a road?

1. Assess all of the letter roads separately.
2. Be fair with cost and time.
3. Go to a referendum.
4. Address the acreage vs. 1 man/1 vote.
5. Must have an impact study before any more paving occurs.
6. When you pave, you must have speed bumps.
7. There needs to be a moratorium on stabilizing or paving any roads until the Comprehensive Plan is adopted.
8. Problems are creating by not dealing with the roads comprehensively; don't piece-meal.

Question: How do you see the ENTRY way into our community?

1. Okeechobee Blvd is the heart of Loxahatchee.
2. There needs to be signage at all entries (consistent design)
3. Sign must indicate that we are a private community; not a thoroughfare; we're rural and an equestrian community; you are entering a special place; SLOW DOWN!
4. Have a big tree canopy.

Question: What is preference of the density of our community?

1. 1/5 is perfect; this is what the town has traditionally been throughout the years before the County changed us.
2. 1/10 will preserve even more; keep as is; will prevent undesirable businesses from starting in our community.
3. Be consistent with the density throughout the community.

Question: How do you propose we all get along as neighbors?

1. Create a section for industrial uses; don't allow them to be spread throughout our community.
2. Must encourage Best Management Practices for everything.
3. Set up a mediation committee to work out issues (rotate the members).
4. Be flexible.
5. Make sure the Ordinances are defined and clear so there is no misinterpretation.

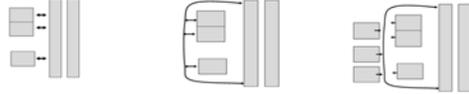
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Public Participation: Other topics that should be discussed:

1. Please put a polling question relating to the Cut Through at 140th and Sunsport Gardens.
2. Environmental emphasis.
3. Speed bumps
4. Please have microphones.
5. Focus on Collecting Canal and Southern Blvd Corridor.
6. Buffer zones.
7. Impact on native canopies
8. Senior housing.
9. Horse trails.
10. Road cut through (on letter roads.)
11. Impact on ALL roads.

	Session 1	Session 2	Session 3	All Participants
Commercial Orientation				
Facing Southern	14.3%	22.2%	45.5%	31.1%
Back to Southern	0.0%	22.2%	4.5%	6.7%
Main Street (Tangerine)	50.0%	44.4%	27.3%	37.8%
Other	35.7%	11.1%	22.7%	24.4%
N	14	9	22	45
Slide #1				
Very favorable	14.3%	0.0%	16.7%	12.8%
Favorable	50.0%	66.7%	50.0%	53.2%
Neutral	28.6%	11.1%	29.2%	25.5%
Unfavorable	0.0%	0.0%	0.0%	0.0%
Very unfavorable	7.1%	11.1%	4.2%	6.4%
Prefer eclectic	0.0%	11.1%	0.0%	2.1%
N	14	9	24	47
Slide #2				
Very favorable	0.0%	0.0%	4.0%	2.1%
Favorable	50.0%	22.2%	20.0%	29.2%
Neutral	28.6%	22.2%	28.0%	27.1%
Unfavorable	7.1%	33.3%	24.0%	20.8%
Very unfavorable	14.3%	22.2%	24.0%	20.8%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	25	48
Slide #3				
Very favorable	0.0%	0.0%	0.0%	0.0%
Favorable	14.3%	0.0%	16.0%	12.5%
Neutral	14.3%	0.0%	16.0%	12.5%
Unfavorable	42.9%	44.4%	32.0%	37.5%
Very unfavorable	28.6%	55.6%	36.0%	37.5%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	25	48
Slide #4				
Very favorable	0.0%	0.0%	0.0%	0.0%
Favorable	0.0%	0.0%	4.2%	2.1%
Neutral	0.0%	0.0%	0.0%	0.0%
Unfavorable	35.7%	33.3%	33.3%	34.0%
Very unfavorable	64.3%	66.7%	62.5%	63.8%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	24	47
Slide #5				
Very favorable	21.4%	0.0%	12.0%	12.5%
Favorable	35.7%	22.2%	28.0%	29.2%
Neutral	21.4%	44.4%	24.0%	27.1%
Unfavorable	7.1%	11.1%	20.0%	14.6%
Very unfavorable	14.3%	22.2%	16.0%	16.7%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	25	48
Slide #6				
Very favorable	0.0%	0.0%	12.0%	6.3%
Favorable	7.1%	0.0%	8.0%	6.3%
Neutral	0.0%	0.0%	8.0%	4.2%
Unfavorable	35.7%	44.4%	20.0%	29.2%
Very unfavorable	57.1%	55.6%	52.0%	54.2%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	25	48
Slide #7				
Very favorable	0.0%	11.1%	12.0%	8.3%
Favorable	35.7%	22.2%	28.0%	29.2%
Neutral	35.7%	33.3%	44.0%	39.6%
Unfavorable	14.3%	11.1%	8.0%	10.4%
Very unfavorable	14.3%	22.2%	8.0%	12.5%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	25	48
Slide #8				
Very favorable	14.3%	0.0%	32.0%	20.8%
Favorable	64.3%	66.7%	52.0%	58.3%
Neutral	14.3%	22.2%	12.0%	14.6%
Unfavorable	0.0%	11.1%	4.0%	4.2%
Very unfavorable	7.1%	0.0%	0.0%	2.1%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	25	48

Orientation One: Facing Southern Orientation Two: Back to Southern Orientation Three: Tangerine as Main Street



Slide 1



Slide 2



Slide 3



Slide 4



Slide 5



Slide 6



Slide 7



Slide 8



	Session 1	Session 2	Session 3	All Participants
Slide #9				
Very favorable	0.0%	0.0%	8.0%	4.2%
Favorable	21.4%	44.4%	24.0%	27.1%
Neutral	14.3%	0.0%	16.0%	12.5%
Unfavorable	21.4%	11.1%	8.0%	12.5%
Very unfavorable	42.9%	44.4%	44.0%	43.8%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	25	48
Slide #10				
Very favorable	0.0%	0.0%	12.5%	6.4%
Favorable	28.6%	11.1%	16.7%	19.1%
Neutral	14.3%	22.2%	12.5%	14.9%
Unfavorable	14.3%	22.2%	20.8%	19.1%
Very unfavorable	42.9%	44.4%	37.5%	40.4%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	24	47
Slide #11				
Very favorable	0.0%	0.0%	4.3%	2.2%
Favorable	0.0%	0.0%	8.7%	4.3%
Neutral	0.0%	0.0%	4.3%	2.2%
Unfavorable	21.4%	22.2%	13.0%	17.4%
Very unfavorable	78.6%	77.8%	69.6%	73.9%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	23	46
Slide #12				
Very favorable	0.0%	0.0%	4.3%	2.2%
Favorable	0.0%	11.1%	13.0%	8.7%
Neutral	35.7%	0.0%	8.7%	15.2%
Unfavorable	21.4%	44.4%	30.4%	30.4%
Very unfavorable	42.9%	44.4%	43.5%	43.5%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	23	46
Slide #13				
Very favorable	0.0%	0.0%	21.7%	10.9%
Favorable	35.7%	0.0%	17.4%	19.6%
Neutral	28.6%	44.4%	21.7%	28.3%
Unfavorable	7.1%	33.3%	17.4%	17.4%
Very unfavorable	28.6%	22.2%	21.7%	23.9%
Prefer eclectic	0.0%	0.0%	0.0%	0.0%
N	14	9	23	46
Okeechobee Road Preference #1				
Two lane as is	21.4%	0.0%	0.0%	6.1%
Two lane with red lights	14.3%	22.2%	26.9%	22.4%
Two lane with roundabouts	50.0%	33.3%	42.3%	42.9%
Four lane with stop signs	0.0%	0.0%	11.5%	6.1%
Four lane with roundabouts	7.1%	0.0%	11.5%	8.2%
Other	7.1%	44.4%	7.7%	14.3%
N	14	9	26	49
Okeechobee Road Preference #2				
Two lane as is	21.4%	0.0%	4.2%	8.5%
Two lane with red lights	21.4%	22.2%	29.2%	25.5%
Two lane with roundabouts	21.4%	44.4%	41.7%	36.2%
Four lane with stop signs	7.1%	11.1%	16.7%	12.8%
Four lane with roundabouts	21.4%	0.0%	8.3%	10.6%
Other	7.1%	22.2%	0.0%	6.4%
N	14	9	24	47
Town Road Preferences				
Keep existing as dirt with good maintenance	50.0%	77.8%	50.0%	55.6%
Pave as done on F	35.7%	11.1%	45.5%	35.6%
Paving like in Indian Trails	0.0%	0.0%	4.5%	2.2%
Other	14.3%	11.1%	0.0%	6.7%
N	14	9	22	45
Residential Density				
Keep 1 to 5 as minimum		33.3%	68.0%	58.8%
Allow 5 acre tracts to be split to 2.5 acres		0.0%	28.0%	20.6%
Other		66.7%	4.0%	20.6%
N		9	25	34

Slide 9



Slide 10



Slide 11



Slide 12



Slide 13

