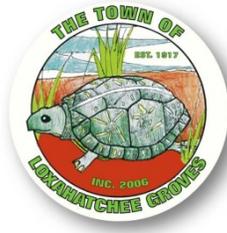


Mayor David Browning, Seat 4
Vice Mayor Ryan Liang, Seat 3
Councilman Tom Goltzené, Seat 5
Councilman Ronald. D. Jarriel, Seat 1
Councilman Jim Rockett, Seat 2



Town of Loxahatchee Groves Planning & Zoning Board/LPA Meeting Thursday, April 12, 2012 at 7:00 p.m.

Town Hall Conference Room, 14579 Southern Blvd, Suite 2

Chair Dennis Lipp
Vice Chair Robin Crawford
Committee Member Lawrence Corning
Committee Member Keith Harris
Committee Member Grace Joyce
Alternate Member #1 Veronica Close
Alternate Member #2 Debi Castiglione

Town Manager Mark Kutney
Town Clerk Janice M. Moore
Town Planner Jim Fleishmann
Town Engineer Patrick Figurella

The Planning & Zoning Board meets on the 2nd Thursday of each month subject to the filing of applications. It also acts as the Local Planning Agency (LPA). Items for each body are noted on the agenda.

PUBLIC NOTICE/AGENDA

PLANNING & ZONING BOARD

1. OPENING

- a. Call to Order & Roll Call
- b. Swearing In of Alternate Member #2 Debi Castiglione

2. ADJOURNMENT

LOCAL PLANNING AGENCY/PUBLIC HEARING

1. OPENING

- a. Call to Order & Roll Call

2. LARGE -SCALE LAND USE MAP AMENDMENTS:

- a. Project # LUP 12-1 (LS): Simon Trust Property

Request to: Rescind Multiple Land Use (MLU) and Revert to Rural Residential 5 (RR-5), in Part, and Assign Commercial Low (CL), in Part.

- b. Project # LUP 12-2 (LS): Simon Trust Property

Request to: 1) Amend Objective 1.15 of the Future Land Use Element to Add Special Policy 1.15.4 to Govern Future Development of a Palm Beach State College Campus; and 2) Revise the Future Land Use Map to Incorporate a Geographical Reference to Special Policy 1.15.4.

3. ADJOURNMENT

PLANNING & ZONING BOARD

1. OPENING

- a. Call to Order & Roll Call
- b. Approval of Agenda
- c. Appointment of Chair and Vice Chair

2. MINUTES: February 9, 2012

3. OLD BUSINESS – None

4. NEW BUSINESS

- a. Amendment to the Loxahatchee Groves Unified Land Development (ULDC) to Add Article 41 - Planned Unit Development

5. COMMENTS FROM THE BOARD

6. ADJOURNMENT

The next Planning & Zoning Board meeting is tentatively scheduled for May 10, 2012 at 7:00 p.m.

Comments Cards: Anyone from the public wishing to address the P&Z Board must complete a Comment Card before speaking. This must be filled out completely with your full name and address and given to the Town Clerk. During the meeting, before public comments, you may only address the item on the agenda in which is being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of the P&Z Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk's Office (561-793-2418), at least 48 hours in advance to request such accommodation.

TO: Mark Kutney, Town Manager

FROM: Jim Fleischmann, Town Planning Consultant

RE: Simon Trust Property Comprehensive Plan Amendment 12-1 to the Loxahatchee Groves Comprehensive Plan: Rescind Multiple Land Use (MLU) and Revert to Rural Residential 5 (RR-5), in part, and Assign Commercial Low (CL), in part.

DATE: April 3, 2012

I. BACKGROUND INFORMATION

The subject property is a 96.73 acre parcel, known as the "Simon Property", located at the northwest corner of Southern Boulevard and "B" Road (Ref: Map 1). The property was the subject of Comprehensive Plan Amendment 11-1.2 (Town Ordinance 2011-015) which changed the previous Future Land Use (FLU) designation from Rural Residential 5 (RR 5) to Multiple Land Use (MLU).

In addition to the MLU map amendment, Amendment 11-1.2 added Special Policy 1.15.1 to the text of the Future Land Use Element of the Comprehensive Plan regulating the land uses and development density and intensity on the property, as follows:

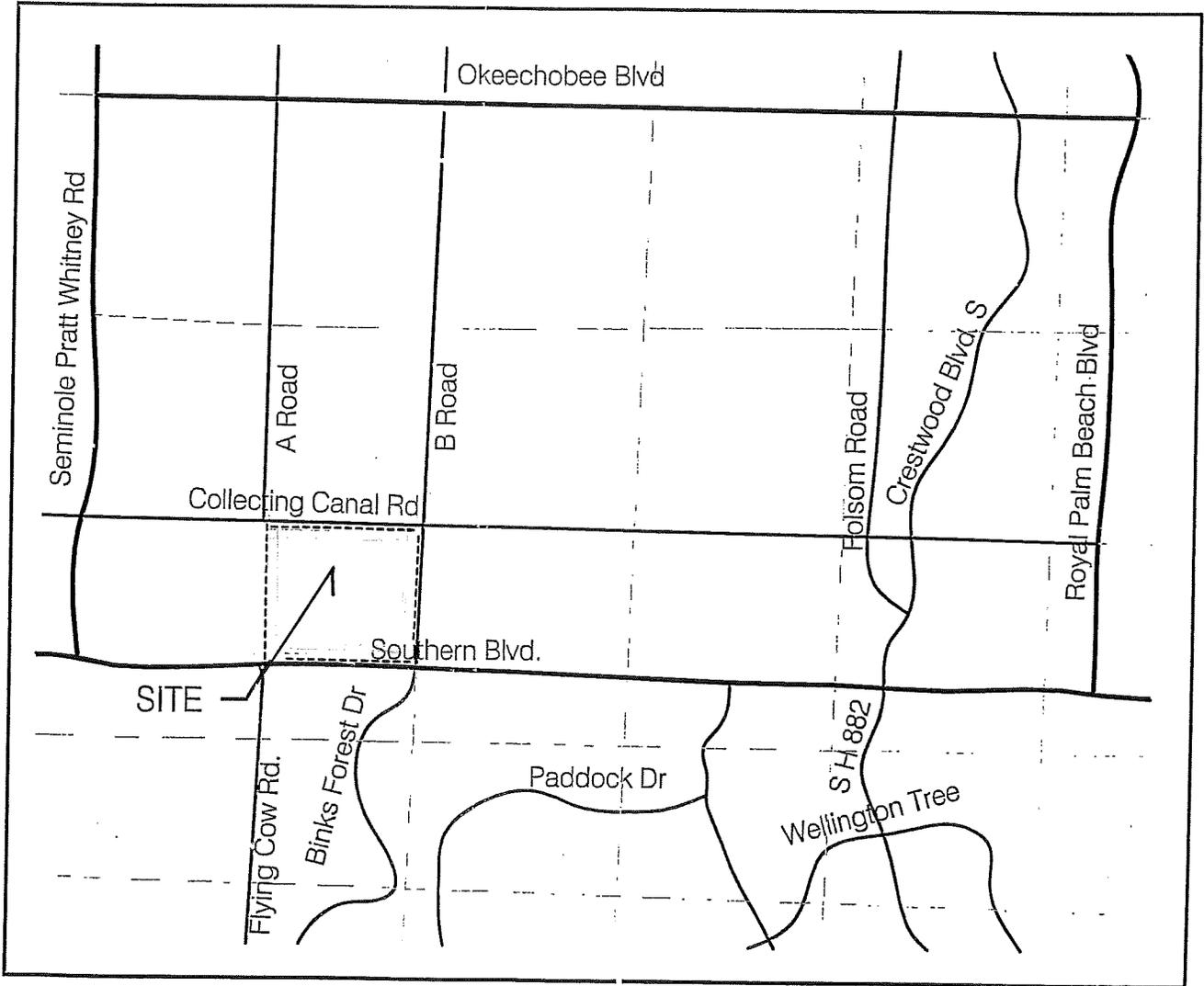
Commercial Low (CL) – Maximum of 21.0 acres/ 91,476 sq. ft. of retail commercial space; Commercial Low Office - Maximum of 21.0 acres/130,000 sq. ft. of office commercial space; and Rural Residential 5 – Minimum of 55.0 acres/Maximum of 19 residential units.

Amendment 11-1.2 was found in compliance with Florida Statutes by the Florida Department of Economic Opportunity and became effective in November 2011.

The current application (proposed Comprehensive Plan Amendment 12-1) is a request for the following actions:

1. Rescind the MLU FLU designation on the entire 96.73 acre parcel;
2. Rescind Special Policy 1.15.1 of the Future Land Use Element; and
3. Assign the Commercial Low (CL) FLU designation to the 21.73 acre portion of the property located at the corner of Southern Boulevard and "B" Road.

MAP 1 Site Location



N.T.S.



The net result of Amendment 12-1 is the reversion of 75 acres of the “Simon Property” to its original RR 5 designation and the assignment of a CL designation to the 21.73 acre corner portion thereof.

II. GENERAL INFORMATION

A. APPLICANT: Atlantic Land Investments, LLC, contract purchaser. The applicant is being represented by Land Design South. The authorization letter is included as Attachment C of the associated General Application.

B. OWNER: Ernest G. Simon, as Trustee of Trusts “A” and “B” u/w/o Alexander Abraham Simon.

C. LOCATION: The property is located at the northwest corner of Southern Boulevard and “B” Road, Loxahatchee Groves, Florida.

D. LEGAL DESCRIPTION: The property is legally described as being portions of Lots 1 and 3, Block 1, Loxahatchee Groves, and Lot 2 Block 1, Loxahatchee District. The full legal description is included as Attachment A of the associated General Application.

E. PARCEL SIZE: 96.73 acres.

F. EXISTING FUTURE LAND USE (FLU) DESIGNATION: Multiple Land Use (MLU).

G. EXISTING ZONING: Agricultural Residential.

H. EXISTING USE: Vacant land.

I. ADJACENT USES: The property is described as the 21.73 acre corner plot of the 96.73 acre “Simon Property”. The property is bordered on its west and north by the balance of the “Simon Property”. Southern Boulevard and “B” Road constitute the southern and eastern borders. Adjacent properties are described below.

- To the north, the subject site is bordered by the “Simon Property” which is vacant and undeveloped.
- To the south, the subject site is bordered by Southern Boulevard and the C-51 Canal (approximate combined 450 foot right-of-way). The Landings PUD, within the Village of Wellington, is located further south, beyond the C-51 Canal right-of-way.

- To the east, the subject site is bordered by “B” Road. Further to the east, beyond the “B” Road right-of-way is a vacant 16.4 acre parcel (Equestrian Partners) located at the northeast corner of “B” Road and Southern Boulevard.
- To the west, the subject site is bordered by the “Simon Property” which is vacant and undeveloped.

The adjacent properties within the Town of Loxahatchee Groves were assigned the Multiple Land Use (MLU) Future Land Use designation by Amendments 11-1.2 and 11-1.3.

III. REQUESTED COMPREHENSIVE PLAN AMENDMENTS

A. FUTURE LAND USE MAP (FLUM) AMENDMENT: The current future land Use category assigned to the subject property is MLU. The applicant has requested removal of the MLU category on 75 acres and assignment of the CL category to the balance of the property (21.73 acres). A comparison of the existing MLU land use allocation versus that which is proposed by Amendment 12-1 is presented in Table 1.

**Table 1
MLU versus Proposed Amendment 12-1 Future Land Use Allocation**

Future Land Use Allocation	MLU Allocation (Acres)	Amendment 12-1 Allocation
Commercial Low (CL)	21.0*	21.73
Commercial Low Office (CL-O)	21.0*	00.00
Rural Residential 5 (RR 5)	55.0**	75.00
Total	97.0***	96.73

- * - Maximum allocation
- ** - Minimum allocation
- *** - Total not to exceed 96.73 acres

Under the Comprehensive, the Commercial Low FLU category allows for a maximum development intensity (Floor-Area-Ratio) of 0.10 and the Rural Residential 5 FLU category permits a maximum of one dwelling unit per five acres.

Uses permitted under each of the requested FLU categories are described in Table 1-8 of the Future Land Use Element of the Comprehensive Plan, as follows:

- Commercial Low (CL): “A limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas and public schools. Limited institutional and public facilities allowed.”

- Rural Residential 5 (RR 5): “Single-family dwelling units, public schools, and limited institutional and public facilities. Agricultural uses shall be compatible with a rural residential neighborhood.”

Maximum development intensities under the current MLU designation and proposed Amendment 12-1 are presented in Table 2.

Table 2
MLU versus Proposed Amendment 12-1 Maximum Development Potential

Future Land Use Allocation	MLU Potential	Amendment 12-1 Allocation
Commercial Low (CL)	91,476 sq. ft.	94,655 sq. ft.
Commercial Low Office (CL-O)	182,952 sq. ft.	0 sq. ft.
Rural Residential 5 (RR 5)	19 Housing units****	15 Housing units
Total	274,428 sq. ft./19 Residential units	94,655 sq. ft./ 15 Residential units

B. TEXT AMENDMENT: Amendment 11-1.2 incorporated Special Policy 1.15.1 under Objective 1.15 of the Comprehensive, as follows:

1.15.1 Special Policy:

Land use and density/intensity of development on the property delineated as “Special Policy 1.15.1” on the Future Land Use Map, Map # FLU -1.10, shall be regulated by the application of the Multiple Land Use (MLU) land use category, and the following criteria: Commercial Low (CL) – Maximum of 21.0 acres/ 91,476 sq. ft. of retail commercial space; Commercial Low Office - Maximum of 21.0 acres/130,000 sq. ft. of office commercial space; and Rural Residential 5 – Minimum of 55.0 acres/Maximum of 19 residential units.

Amendment 12-1 proposes to rescind Special Policy 1.15.1.

IV. PROPOSED DEVELOPMENT PROGRAM: The applicant is requesting the assignment of two FLU designations; reversion to RR 5 on 75 acres, and assignment of CL to the 21.73 acre parcel at the northwest corner of Southern Boulevard and “B” Road . The application also includes a conceptual plan for the CL parcel which assumes the maximum development potential.

V. DATA AND ANALYSIS: The following data and analysis was prepared for Amendment 11-1.2 and presented in the staff report dated June 2011: Infrastructure; environmental; compatibility; and consistency with Town planning documents and state planning directives, including an urban sprawl assessment. As Amendment 12-1 encompasses the same property, it is concluded that the previously submitted staff report, which found no related issues and consistency with the Town Comprehensive Plan, represents the best available data and analysis and is incorporated herein by reference.

The applicant has submitted the following updated correspondence confirming previously determined impacts and services availability: Caulfield & Wheeler, Inc. (updated Drainage Statement), Palm Beach County Planning, Zoning and Building Department (updated Historical and Archaeological Resource Review), Palm Beach County Fire Rescue (Emergency Response Time), and Palm Beach County Water Utilities Department (Water and Sewer Availability).

In addition to the updated correspondence, a traffic equivalency analysis comparing impacts generated by the MLU land use designation versus the proposed combination of RR 5 (75 acres) and CL (21.73 acres) was included in the Amendment 12-1 application. The analysis compared Daily, A.M. and P.M. peak hour traffic generation for the alternative MLU and Amendment 12-1 land use scenarios, as shown in Table 2. The results of the comparative analysis are shown in Table 3.

**Table 3
MLU versus Proposed Amendment 12-1 Traffic Generation Comparison**

Trip Generation	MLU Net Trips	Amendment 12-1 Net Trips	Net Trip Reduction
Average Daily	5,269	4,001	1,268
A.M. Peak Hour	267	66	201
P.M. Peak Hour	597	417	180

Source: Southern & B Rd. – Traffic Equivalency, 2/12/12; Land Design South.

VI. STAFF ANALYSIS

A. APPROPRIATENESS OF THE CURRENT FUTURE LAND USE MAP DESIGNATION:

As a result of a change in conditions, the current MLU designation and related development limitations imposed by Special Policy 1.15.1 are no longer appropriate. Since the approval of Amendment 11-1.2, Palm Beach State College (PBSC) has selected a portion of the Simon Property for the location of a new college campus. A contract for purchase of the 75 acre targeted portion of the property has been executed with the property owner, subject to being assigned an appropriate future land use designation. The specifics of the development limitations imposed by Special Policy 1.15.1, as summarized in Table 2, will not allow the college campus to be developed.

In order for the PBSC proposal to proceed, a change to an appropriate future land use designation must be assigned to the targeted 75 acre portion of the Simon Property. Further, since PBSC will only develop a portion of the property, a separate FLU designation must be assigned to the remaining 21.73 acres, which represents the CL portion of the previous MLU designation.

B. APPROPRIATENES OF THE PROPOSED AMENDMENT: As the Town's previous RR 5 future land use category allows public schools, as does the underlying Agricultural Residential (AR) zoning district, it is appropriate to revert the portion of the Simon Property targeted for the college campus to that designation. Also, by assigning a CL designation to the 21.73 acre corner portion of the parcel, the commercial component of the MLU designation can be implemented.

VII. STAFF FINDINGS: Planning staff finds Comprehensive Plan Amendment 12-1 to be generally consistent with the intent and direction of the Loxahatchee Groves Comprehensive Plan.

VIII. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION: To be included following the LPA meeting on the subject.

IX. TOWN COUNCIL TRANSMITTAL: To be determined by the Town Council at its meeting on the subject.

X. REGIONAL AND STATE AGENCY REVIEW: To be included if the Town Council decides to transmit the application for appropriate regional and state agency review.

XI. STAFF RECOMMENDATION: Staff recommends approval of proposed Amendment 12-1. Recommended text and map amendments are included in Attachment A.

XII. TOWN COUNCIL ADOPTION: To be included if, and when the Town Council has second reading of the related adoption ordinance.

**ATTACHMENT A1
FUTURE LAND USE ELEMENT TEXT AMENDMENT 12-1**

1. Deletion of Special Policy 1.15.1 of the Future Land Use Element which limits the uses and intensity of development to levels reflected in pervious Amendment 11-1.2.

Words underlined are added and words ~~struck through~~ are deletions to the current text of the Loxahatchee Groves Comprehensive Plan.

1.15.1 Special Policy:

Reserved.

~~Land use and density/intensity of development on the property delineated as "Special Policy 1.15.1" on the Future Land Use Map, Map # FLU-1.10, shall be regulated by the application of the Multiple Land Use (MLU) land use category, and the following criteria: Commercial Low (CL) — Maximum of 21.0 acres/ 91,476 sq. ft. of retail commercial space; Commercial Low Office — Maximum of 21.0 acres/130,000 sq. ft. of office commercial space; and Rural Residential 5 — Minimum of 55.0 acres/Maximum of 19 residential units.~~

Ordinance 2012-00x

**ATTACHMENT A2
FUTURE LAND USE MAP #FLU-1.10 AMENDMENT 12-1
(Ref: Following Page)**

1. Deletion of the MLU future land use category to the subject site on Future Land Use Map FLU-1.10
2. Amendment of the Future Land Use Map FLU-1.10 to delete the specific reference to Special Policy 1.15.1 which limits the uses and intensity of development to levels stated in Special Policy 1.15.1 of the Future Land element of the Loxahatchee Groves Comprehensive Plan.
3. Assignment of the Commercial Low (CL) future land use designation to the 21.73 acre portion of the subject property located at the northwest corner of Southern Boulevard and "B" Road.

TO: Mark Kutney, Town Manager

FROM: Jim Fleischmann, Town Planning Consultant

RE: Simon Trust Property Amendment 12-2 to the Loxahatchee Groves Comprehensive Plan: (1) Amend Objective 1.15 of the Future Land Use Element to add Special Policy 1.15.4. to Govern Future Development of a Palm Beach State College Campus; and (2) Revise the Future Land Use Map to Incorporate a Geographical Reference to Special Policy 1.15.4.

DATE: April 3, 2012

I. BACKGROUND INFORMATION

The subject Palm Beach State College (PBSC) property is a 75 acre portion of the 96.73 acre parcel, known as the "Simon Property", located at the northwest corner of Southern Boulevard and "B" Road. The property was the subject of Comprehensive Plan Amendment 11-1.2 (Town Ordinance 2011-015) which changed the previous Future Land Use (FLU) designation from Rural Residential 5 (RR 5) to Multiple Land Use (MLU).

In addition to the MLU map amendment, Amendment 11-1.2 added Special Policy 1.15.1 to the text of the Future Land Use Element of the Comprehensive Plan regulating the land uses and development density and intensity on the property, as follows:

Commercial Low (CL) – Maximum of 21.0 acres/ 91,476 sq. ft. of retail commercial space; Commercial Low Office - Maximum of 21.0 acres/130,000 sq. ft. of office commercial space; and Rural Residential 5 – Minimum of 55.0 acres/Maximum of 19 residential units.

Amendment 11-1.2 was found in compliance with Florida Statutes by the Florida Department of Economic Opportunity and became effective in November 2011.

Comprehensive Plan Amendment 12-1 is being concurrently processed with Amendment 12-2 requesting the following actions:

1. Rescind the MLU FLU designation on the entire 96.73 acre parcel;
2. Rescind Special Policy 1.15.1 of the Future Land Use Element; and
3. Assign the Commercial Low (CL) FLU designation to the 21.73 acre portion of the property located at the corner of Southern Boulevard and "B" Road.

The net result of Amendment 12-1 is the reversion of 75 acre PBSC portion of the "Simon Property" to its original RR 5 designation to allow development of a new college campus, as well as assigning a CL designation to the 21.73 acre corner portion thereof.

As a companion Amendment 12-2 will then incorporate new Special Policy 1.15.4 within the Future Land Use Element governing the future development of the proposed PBSC campus.

Pursuant to proposed Special Policy 1.15.4.b, a Master Site Development Plan will be submitted for approval prior to issuance of the first building permit.

II. GENERAL INFORMATION

A. APPLICANT: Palm Beach State College, contract purchaser. The applicant is being represented by Urban Design Kilday Studios. The authorization letter is included as Attachment D of the associated General Application.

B. OWNER: Ernest G. Simon, as Trustee of Trusts "A" and "B" u/w/o Alexander Abraham Simon.

C. LOCATION: The property is generally located at the northwest corner of Southern Boulevard and "B" Road, Loxahatchee Groves, Florida.

D. LEGAL DESCRIPTION: A full legal description is included as Attachment A of the associated General Application.

E. PARCEL SIZE: 74.99 acres.

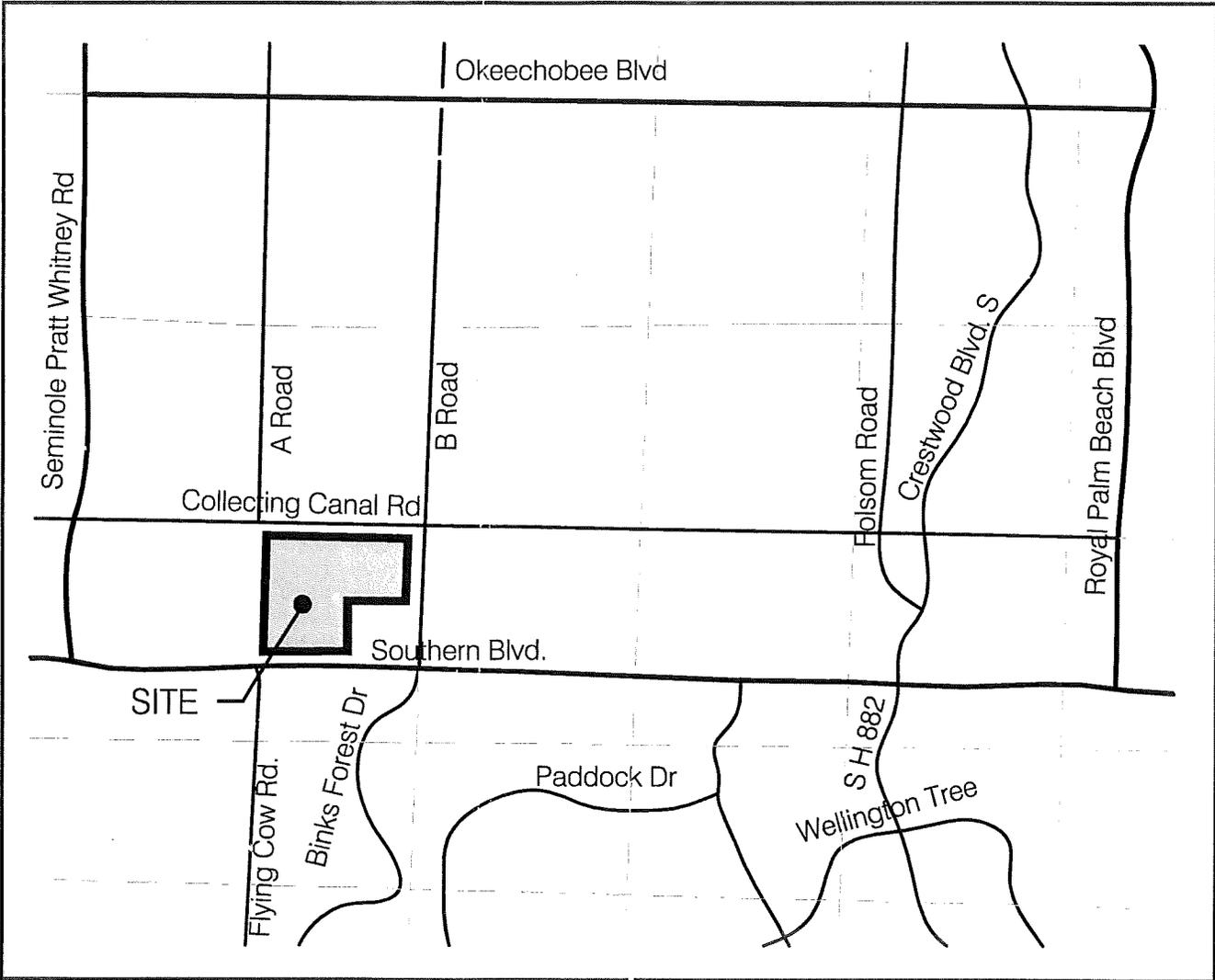
F. EXISTING FUTURE LAND USE (FLU) DESIGNATION: Multiple Land Use (MLU).

G. EXISTING ZONING: Agricultural Residential.

H. EXISTING USE: Vacant land.

I. ADJACENT USES: The property is bordered by two roads and two canals and the 21.73 acre corner portion of the "Simon Property" (Ref: Map 1). Southern Boulevard and "B" Road constitute the majority of the property borders on its south and east, and Collecting Canal and "A" Road Canal border the property on its north and west. Beyond these bordering facilities is a mixture of residential and agricultural uses and vacant properties, as described below.

MAP 1 Site Location



N.T.S.



- To the north, the subject site is bordered by Collecting Canal and Collecting Canal Road (approximate 80 foot right-of-way). Seven properties are located to the north of these infrastructure features, ranging in size from 1.11 to 10.0 acres. Five of the seven properties are five acres in size, and five properties contain a single-family residence. Two of the properties contain active agricultural uses.
- To the south, the subject site is bordered by Southern Boulevard and the C-51 Canal (approximate combined 450 foot right-of-way), in part, and the northern extent of 21.73 acre “Simon Property” corner plot. The Landings PUD, within the Village of Wellington, is located further south, beyond the C-51 Canal right-of-way.
- To the east, the subject site is bordered by “B” Road, in part. Three properties are located further to the east, beyond the “B” Road right-of-way, ranging in size from 5 to 8 acres each, including two single-family homes and agricultural uses. The balance of the subject site is bordered by western extent of 21.73 acre “Simon Property” corner plot.
- To the west, the subject site is bordered by the “A” Road Canal. To its west is the 86.5 acre Guest property, consisting of active agricultural uses.

A majority of the adjacent properties within the Town of Loxahatchee Groves are currently assigned the Rural Residential 5 Future Land Use designation. Exceptions are the 21.73 acre “Simon Property” corner plot and the 16.4 acre Equestrian Partners parcel located at the northeast corner of Southern Boulevard and “B” Road which were assigned MLU future land use designations by Comprehensive Plan Amendments 11-1.2 and 11-1.3.

III. REQUESTED COMPREHENSIVE PLAN AMENDMENTS

A. FUTURE LAND USE MAP (FLUM) AMENDMENT: The current future land Use category assigned to the subject property is MLU. Assuming approval of Amendment 12-1, the future land use designation will revert to its original Rural Residential 5 (RR 5). The applicant has requested a text amendment (Special Policy 1.15.4) to govern the future development of a Palm Beach State College campus on the site. The incorporation of Special Policy 1.15.4 within the Future Land Use Element will require a site-specific notation on Future Land Use Map FLU-1.10 of the Comprehensive Plan.

B. TEXT AMENDMENT: The applicant proposes to add Special Policy 1.15.4 under Objective 1.15 (special policies) to the Future Land Use Element of the Comprehensive Plan to govern development of the proposed PBSC campus:

Policy 1.15.4: Development on the Palm Beach State College Property delineated as “Special Policy 1.15.4” on the Future Land Use Map, Map # FLU-1.10, shall be regulated by the following criteria:

Policy 1.15.4-a: Development of the property shall be governed only by the following regulations:

- a. SREF- State Requirements for Educational Facilities as adopted in Rule 6A-2.0010
- b. Florida Building Code
- c. Florida Fire Prevention Code
- d. South Florida Water Management District
- e. Loxahatchee Groves Water Control District

Policy 1.15.4-b: A "Master Site Development Plan" providing the following information for the overall site shall be submitted to the Town for approval prior to issuance of the first building permit:

1. Site Acreage
2. Site boundaries clearly identified, and ties to section corners.
3. Existing and proposed land uses and existing uses on adjacent land.
4. Generalized location of development areas and uses.
5. Indication of vehicular connections to public rights-of-way.
6. A valid Conceptual Driveway Permit approval from the Florida Department of Transportation issued pursuant to the "State Highway System Access Management Classification System and Standards", as amended.
7. Design Guidelines.
8. All adjacent public and private rights-of-way and easements, indication of ultimate right-of-way line, centerline, width, pavement width, existing and proposed median cuts and intersections, street light poles and other utility facilities and easements.
9. Indication of existing native vegetation that will be preserved.
10. A detail of the proposed buffer for screening along the northern boundary, including addressing removal of invasive vegetation and replanting.
11. Site Data, including the maximum intensity permitted on site.

Policy 1.15.4-c: A copy of the "Campus Master Plan" prepared pursuant to SREF- State Requirements for Educational Facilities as adopted in Rule 6A-2.0010 and all future 5-year updates shall be submitted to the Town of Loxahatchee Groves for informational purposes.

IV. PROPOSED DEVELOPMENT PROGRAM: Although a specific plan of development for the property has not been prepared at this time, the applicant has submitted a document entitled: "Applicant's Statement Master Site Development Plan" and a Master Site Development Plan graphic which reflect proposed Southern Boulevard and "B" Road access points and cross access points with the adjacent commercial parcel and statistical data quantifying open space, wetland preserve, wet and dry stormwater detention areas and estimated impervious areas.

Conceptually, it is assumed that, over the expected 50-year development program, construction on the site will commence along Southern Boulevard and then gradually move toward the north and east as PBSC programs and funding dictate. Open spaces will be maintained along the northern property boundary, capturing the higher quality native vegetation and wetland areas and sufficiently buffering properties to the north of Collecting Canal Road.

In addition, the applicant has submitted proposed design guidelines oriented to insuring that the college is developed in a manner consistent with the character of the Town. The "Applicant's Statement Master Site Development Plan", Master Site Development Plan graphic and design guidelines are included in Attachment B.

V. DATA AND ANALYSIS: The following data and analysis was prepared for Amendment 11-1.2 and presented in the staff report dated June 2011: Infrastructure; environmental; compatibility; and consistency with Town planning documents and state planning directives, including an urban sprawl assessment. As Amendment 12-1 encompasses the same property, it is concluded that the previously submitted staff report, which found no related issues and consistency with the Town Comprehensive Plan, represents the best available data and analysis and is incorporated herein by reference.

VI. STAFF ANALYSIS

A. APPROPRIATENESS OF THE CURRENT FUTURE LAND USE MAP DESIGNATION:

PBSC is requesting a Text and Map Amendment to add site-specific Special Policy 1.15.4 to the Comprehensive Plan pursuant to Objective 1.15 of the Future Land Use Element. The request is being coordinated with a pending application (Amendment 12-1) to revoke the current land use designation of MLU and reinstate the previous RR 5 land use category in order to allow construction of a PBSC branch campus. Assignment of the RR 5 is an appropriate land use category. However, as a college campus was not specifically envisioned when the Town's Unified Land Development Code (ULDC) was adopted, incorporation of Special Policy 1.15.4 within the Comprehensive Plan will allow for and govern the site-specific development of the proposed college campus

B. APPROPRIATENES OF THE PROPOSED AMENDMENT: In order for the PBSC proposal to proceed in the most appropriate manner, Special Policy 1.15.4 should be incorporated within the Comprehensive Plan and specifically tied to the subject site by a site-specific reference on Future Land Use Map FLU-1.10 of the Future Land Use Element. Incorporation of the Special Policy and site-specific map reference will supplement the RR 5 land use designation and provide guidelines for development of the PBSC campus.

VII. STAFF FINDINGS: Planning staff finds Comprehensive Plan Amendment 12-2 to be generally consistent with the intent and direction of the Loxahatchee Groves Comprehensive Plan. Further, the proposed text and map amendments will provide additional guidance to a use generally allowed in the RR 5 future land use category by requiring a Master Site Development Plan to be approved by the Town, including design guidelines to be followed during development of the proposed college campus.

VIII. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION: To be included following the LPA meeting on the subject.

IX. TOWN COUNCIL TRANSMITTAL: To be determined by the Town Council at its meeting on the subject.

X. REGIONAL AND STATE AGENCY REVIEW: To be included if the Town Council decides to transmit the application for appropriate regional and state agency review.

XI. STAFF RECOMMENDATION: Staff recommends approval of proposed Amendment 12-2. Recommended text and map amendments are included in Attachment A.

XII. TOWN COUNCIL ADOPTION: To be included if, and when the Town Council has second reading of the related adoption ordinance.

ATTACHMENT A1
FUTURE LAND USE ELEMENT TEXT AMENDMENT 12-2

1. Addition of Special Policy 1.15.4 of the Future Land Use Element which regulates development on the Palm Beach State College property.

Words underlined are additions to the current text of the Loxahatchee Groves Comprehensive Plan.

1.15.4 Special Policy:

Policy 1.15.4: Development on the Palm Beach State College Property delineated as "Special Policy 1.15.4" on the Future Land Use Map, Map # FLU-1.10, shall be regulated by the following criteria:

i. Policy 1.15.4-a: Development of the property shall be governed only by the following regulations:

- a. SREF- State Requirements for Educational Facilities as adopted in Rule 6A-2.0010
- b. Florida Building Code
- c. Florida Fire Prevention Code
- d. South Florida Water Management District
- e. Loxahatchee Groves Water Control District

ii. Policy 1.15.4-b: A "Master Site Development Plan" providing the following information for the overall site shall be submitted to the Town for approval prior to issuance of the first building permit:

- a. Site Acreage
- b. Site boundaries clearly identified, and ties to section corners.
- c. Existing and proposed land uses and existing uses on adjacent land.
- d. Generalized location of development areas and uses.
- e. Indication of vehicular connections to public rights-of-way.
- f. A valid Conceptual Driveway Permit approval from the Florida Department of Transportation issued pursuant to the "State Highway System Access Management Classification System and Standards", as amended.
- g. Design Guidelines.

- h. All adjacent public and private rights-of-way and easements, indication of ultimate right-of-way line, centerline, width, pavement width, existing and proposed median cuts and intersections, street light poles and other utility facilities and easements.
 - i. Indication of existing native vegetation that will be preserved.
 - j. A detail of the proposed buffer for screening along the northern boundary, including addressing removal of invasive vegetation and replanting.
 - k. Site Data, including the maximum intensity permitted on site.
- iii. Policy 1.15.4-c: A copy of the "Campus Master Plan" prepared pursuant to SREF- State Requirements for Educational Facilities as adopted in Rule 6A-2.0010 and all future 5-year updates shall be submitted to the Town of Loxahatchee Groves for informational purposes.

Ordinance 2012-00x

**ATTACHMENT A2
FUTURE LAND USE MAP #FLU-1.10 AMENDMENT 12-2
(Ref: Following Page)**

1. Amendment of the Future Land Use Map FLU-1.10 of the Loxahatchee Groves Comprehensive Plan to include a specific reference to Special Policy 1.15.4 which regulates development on the Palm Beach State College property.



Future Land Use

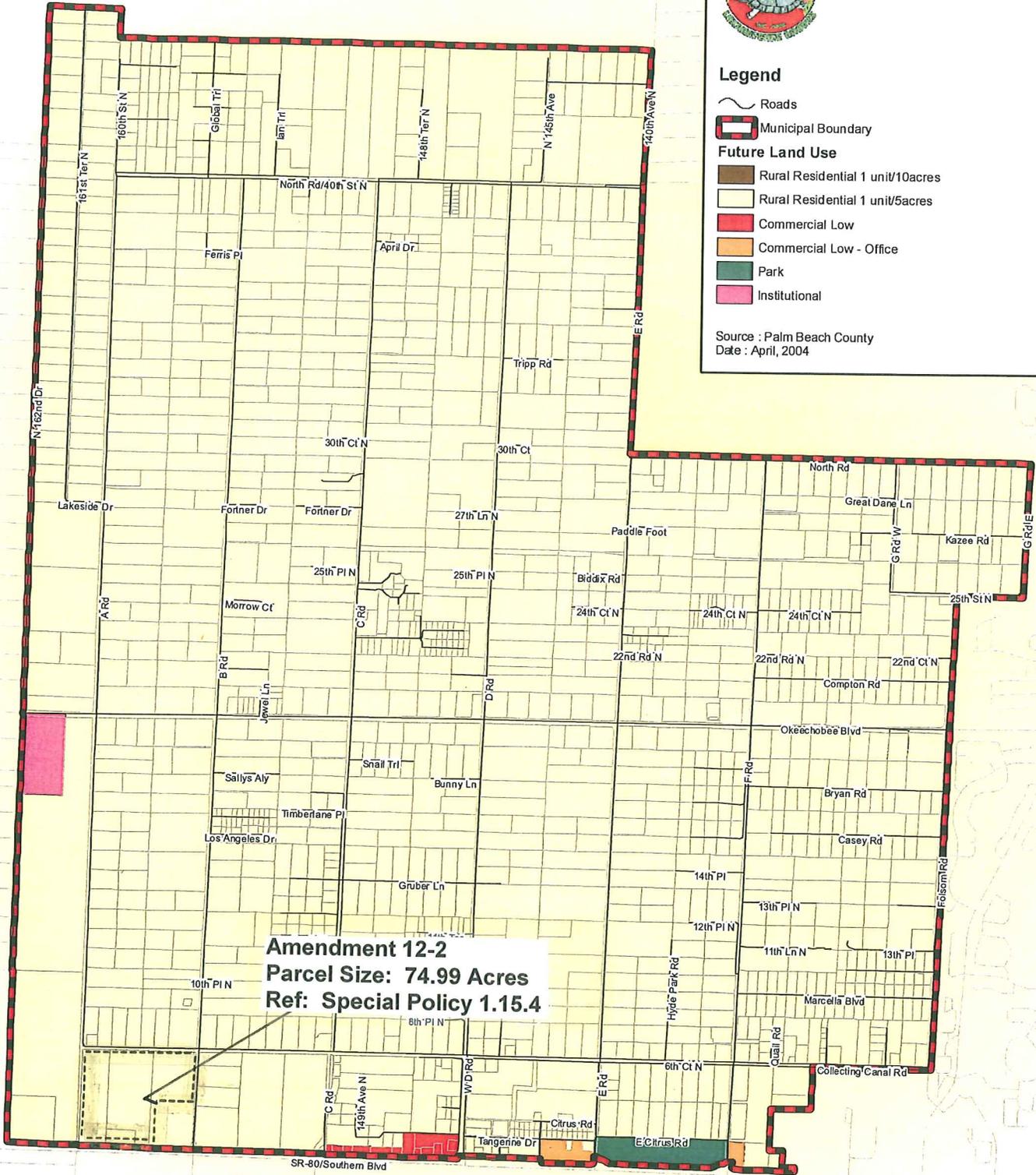
Legend

- Roads
- Municipal Boundary

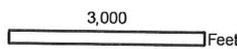
Future Land Use

- Rural Residential 1 unit/10 acres
- Rural Residential 1 unit/5 acres
- Commercial Low
- Commercial Low - Office
- Park
- Institutional

Source : Palm Beach County
Date : April, 2004



Amendment 12-2
Parcel Size: 74.99 Acres
Ref: Special Policy 1.15.4



ATTACHMENT B1

Applicant's Statement Master Site Development Plan

Palm Beach State College is the contract purchaser of 74.999 acres, generally located along Southern Boulevard between A Road and B Road ("Future PBSC Property"). It is anticipated that a Future Land Use Amendment application to reinstate the Rural Residential 5 (RR-5) designation on the Future PBSC Property will be adopted. Pursuant to FLUE Table 1-8 Future Land Uses, the Town's Comprehensive Plan allows "public schools" within the RR-5 Land Use Category. The site currently has an Agricultural Residential (AR) zoning designation. This designation is consistent with the RR-5 land use category and allows "public schools" as a permitted use. Concurrent with the reinstatement of the RR-5 designation, it is anticipated that "Special Policies" specific to the Future PBSC Property will also be adopted under the provisions of Comprehensive Plan Future Land Use Element 1.15 Objective - Special Policies. One of the Special Policies allows for the submission of a Master Site Development Plan that generally represents the development pattern of the site.

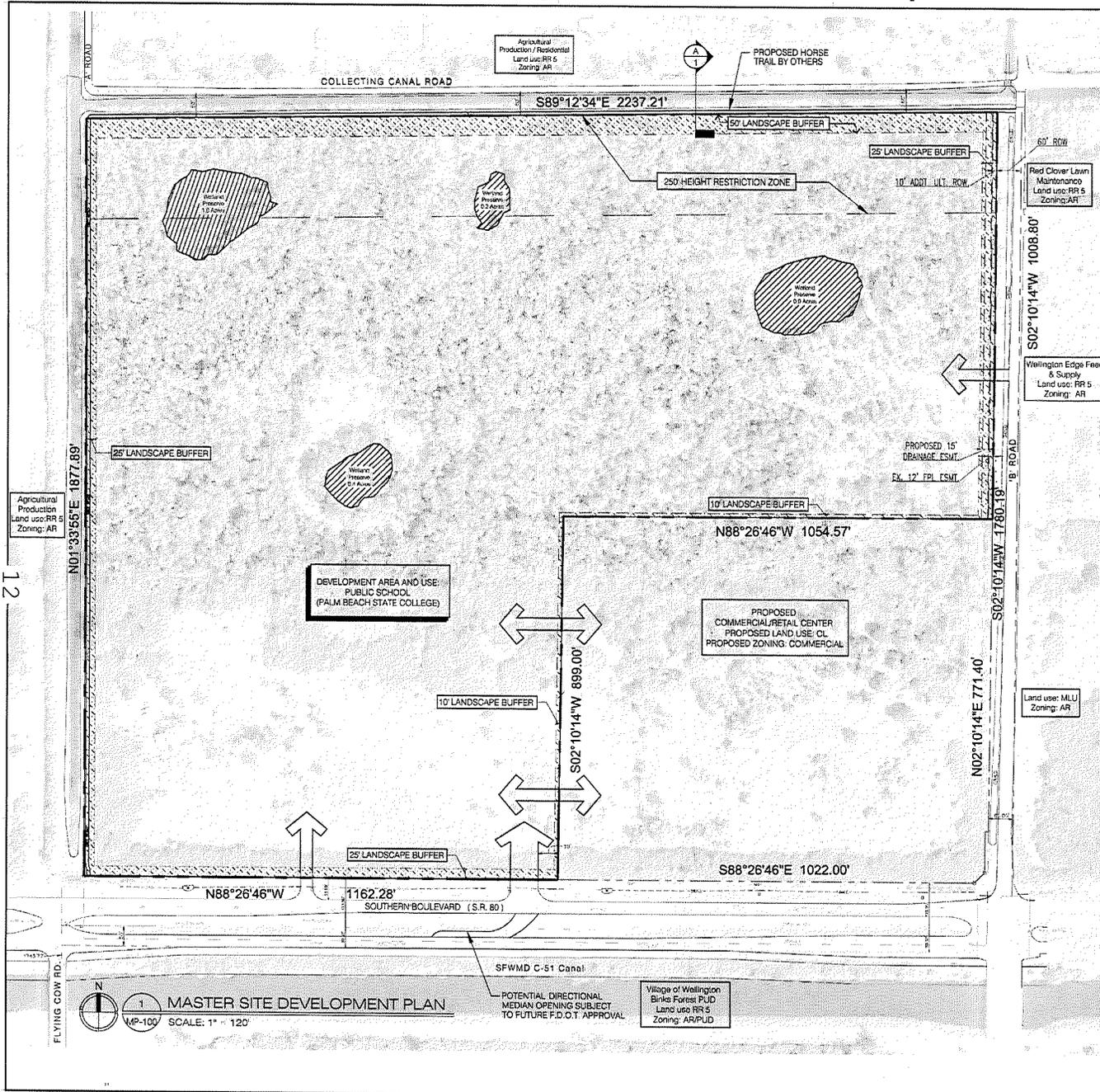
Palm Beach State College (PBSC) has identified the Future PBSC Property as their preferred location to construct a new campus to best serve the western Palm Beach County communities. PBSC has contracted for this property with the intention of developing the campus over +50 years, similar to the growth pattern experienced at their other campuses. Development will be phased based on an identified need for programs and the associated funding for improvements and infrastructure.

At this time, PBSC cannot produce a specific plan of development for the property but there are certain development features and infrastructure improvements that can be identified. It is anticipated that the first phases of development will occur on the southern portion of the property where the site is already cleared, utilities exist, drainage connections are available and access to Southern Boulevard and B Road can most easily be accomplished without significant infrastructure extensions. This Master Site Development Plan reflects the proposed access points on Southern Boulevard and B Road, and shows the location of cross access points with the adjacent commercial parcel. It is assumed that over the following decades development on the site will move toward the north and east. The Master Site Development Plan shows the open space that will be maintained along the northern property boundary. This open space treatment captures the higher quality native vegetation and wetland areas, and will sufficiently buffer the properties on the north of Collecting Canal Road from the future phases of development.

Included with the Master Site Development Plan are Design Guidelines addressing architectural style and site development characteristics. The Master Site Development Plan and Design Guidelines would be consistent with, and act as a supplement to, the site development requirements included in the "State Requirements for Educational Facilities" (SREF). The SREF will govern site development in conjunction with the Florida Building Code and the Florida Fire Prevention Code.

H:\JOBS\PBSC Campus 5 11-018\PBSC_PL_000\Documents\Applications\Master Site Development Plan\Applicants Statement MSDP 022112.docx

ATTACHMENT B2 Proposed Master Site Development Plan Graphic

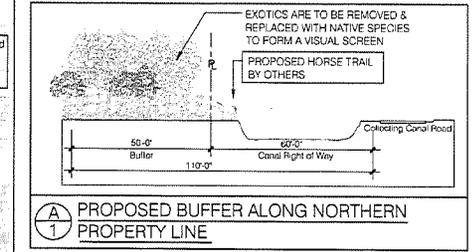


SITE DATA:

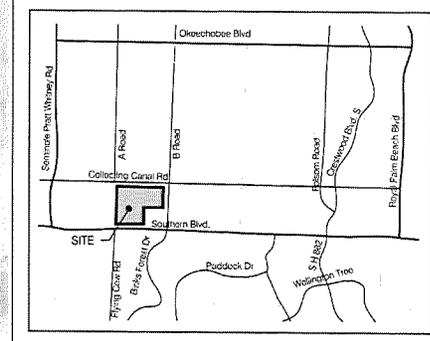
PETITION NO.:	74.99 ACRES
GROSS OVERALL LAND AREA:	RR-5
LAND USE DESIGNATION:	AR
ZONING DISTRICT:	41-41-43-17-01-803-0010
PROPERTY CONTROL NUMBERS:	41-41-43-17-01-802-0010
	41-41-43-17-01-801-0010
	41-41-43-17-01-802-0020
MAXIMUM BUILDABLE AREA (FAR .20):	653,400 S.F.

SITE AREA BREAKDOWN:

PROPOSED OPEN SPACE AREAS:	15.0 ACRES (20%)
PROPOSED WETLAND PRESERVE AREAS:	2.8 ACRES (4%)
ESTIMATED WET & DRY STORM WATER DETENTION AREAS:	18.0 ACRES (24%)
MAXIMUM BUILDING COVERAGE (.20 FAR=653,400 SF):	15.0 ACRES (20%)
ESTIMATED IMPERVIOUS AREAS (ROADS, PARKING, WALKWAYS, PLAZAS):	24.1 ACRES (32%)



- NOTES:**
- ALL CALCULATIONS ARE APPROXIMATE; THE EXACT ACREAGES ARE SUBJECT TO CHANGE EXCEPT FOR THE WETLAND PRESERVE AREAS.
 - WETLAND PRESERVE AREAS ARE PER SFWMD DETERMINATION No. 111129-9 DATED 01/04/2012.
 - OPEN SPACE MAY INCLUDE ALL SITE AMENITIES WITH THE EXCEPTION OF BUILDINGS AND PARKING.
 - ACCESS POINT LOCATIONS ARE APPROXIMATE AND SUBJECT TO FINAL APPROVAL OF APPLICABLE PERMITTING AGENCIES.



PALM BEACH STATE COLLEGE
NEW CAMPUS
Town of Loxahatchee Groves, Florida

ZYSCOVICH ARCHITECTS

Architect

Scale

Date: 03/29/12

MASTER SITE DEVELOPMENT PLAN

03 29 12

1 OF 1

**ATTACHMENT B3
Palm Beach State College
Design Guidelines For:
The New Campus at the Town of Loxahatchee Groves
(Distributed under separate cover)**

March 29, 2012

PALM BEACH STATE COLLEGE

**DESIGN GUIDELINES FOR:
THE NEW CAMPUS AT THE TOWN OF LOXAHATCHEE GROVES**



PALM BEACH STATE
COLLEGE

ZYSCOVICH
ARCHITECTS

Purpose

A Public College Campus within the municipal limits of the Town of Loxahatchee Groves was not envisioned when the Town initially created and adopted its Unified Land Development Code (ULDC). The ULDC recognizes “public schools” but does not contain provisions that specifically address development of colleges or universities. Development of Public Colleges is regulated by the State of Florida under adopted Statutes and Rules, which are implemented by various State agencies. Rule 6A-2.0010, Florida Administrative Code, states that the Florida State Board of Education approves and the Florida Department of Education/Office of Educational Facilities administers the “State Requirements for Educational Facilities” (SREF). In conjunction with the Florida Building Code and Florida Fire Prevention Code, the SREF requirements govern the physical development of Public College facilities.

As the Town’s Land Development Code does not include specific requirements for Public Colleges, a Special Policy adopted in the Comprehensive Plan would permit development of the site to be regulated by State regulations. The purpose of these Design Guidelines is to supplement the State regulations specifically for this Public College Campus to allow for its integration into the community and to preserve and enhance the character of Loxahatchee Groves.

Site Planning

LOXAHATCHEE GROVES

The physical layout, orientation, and design of the proposed development should consider overall neighborhood character, the preservation of existing natural resources, and connectivity to off-site uses and activities. Therefore:

- Clustering of development within the campus core is encouraged to promote walkability, provide a variety of usable open spaces, and promote the preservation of native vegetation. Site design should incorporate design strategies that attempt to minimize the impact on neighboring uses.
- Buildings should be oriented in a manner that shields service components such as loading docks, trash areas, chiller plants and generators from the adjacent residential uses where feasible. Screen walls and/or vegetation may also be used to screen such components
- Site Design should incorporate existing native vegetation and natural features that preserve and enhance the character of Loxahatchee Groves in accordance with the approved Master Site Development Plan.
- A network of varied open spaces that facilitate both formal and informal interactions is strongly encouraged.
- Site Design should promote pedestrian connections with adjacent uses to encourage convenience, amenities, and positive synergies for students, faculty and staff, and the community as a whole.
- Site Design should consider incorporating greenspace into the surface parking areas that can blend with the natural landscape.

SP1 BUILDING PLACEMENT

SP 1.1

Building Orientation

Buildings should be sited based on their functional relationship with other buildings, site amenities, support facilities, campus quads (discussed below) and open space, natural areas and the surrounding community. Clustering of buildings is encouraged, with the higher intensity buildings (i.e. height, floor area) located interior to the site to further the character of the community and retain natural vegetation, and to minimize visibility from adjoining residential properties, as set forth further in these Design Guidelines.

SP 1.2

Campus Quads

Site design should encourage the incorporation of building locations which create Campus Quads. Campus quads are open spaces or courtyards defined by a cluster of buildings or landscaping that creates a delineated yet permeable perimeter. Campus Quads help preserve existing native vegetation by allowing for increased open space thus protecting the rural character of Loxahatchee Groves. The series of open spaces will create a pedestrian node at the heart of the campus that welcomes visitors and encourages dynamic interior and exterior movement and interaction. Open spaces should incorporate paths, seating areas, lawns and landscape and outdoor study areas where feasible to create open air academic amenities and promote spatial articulation.

For Illustrative Purposes Only



SP 1.3

Building Setbacks

Buildings should be setback from the property lines to further compatibility with adjacent properties, provide for access for emergency services, allow for service from public utilities, and be sensitive to natural resources. Building setbacks will be determined based on the function of each building, its access needs, and its intensity.

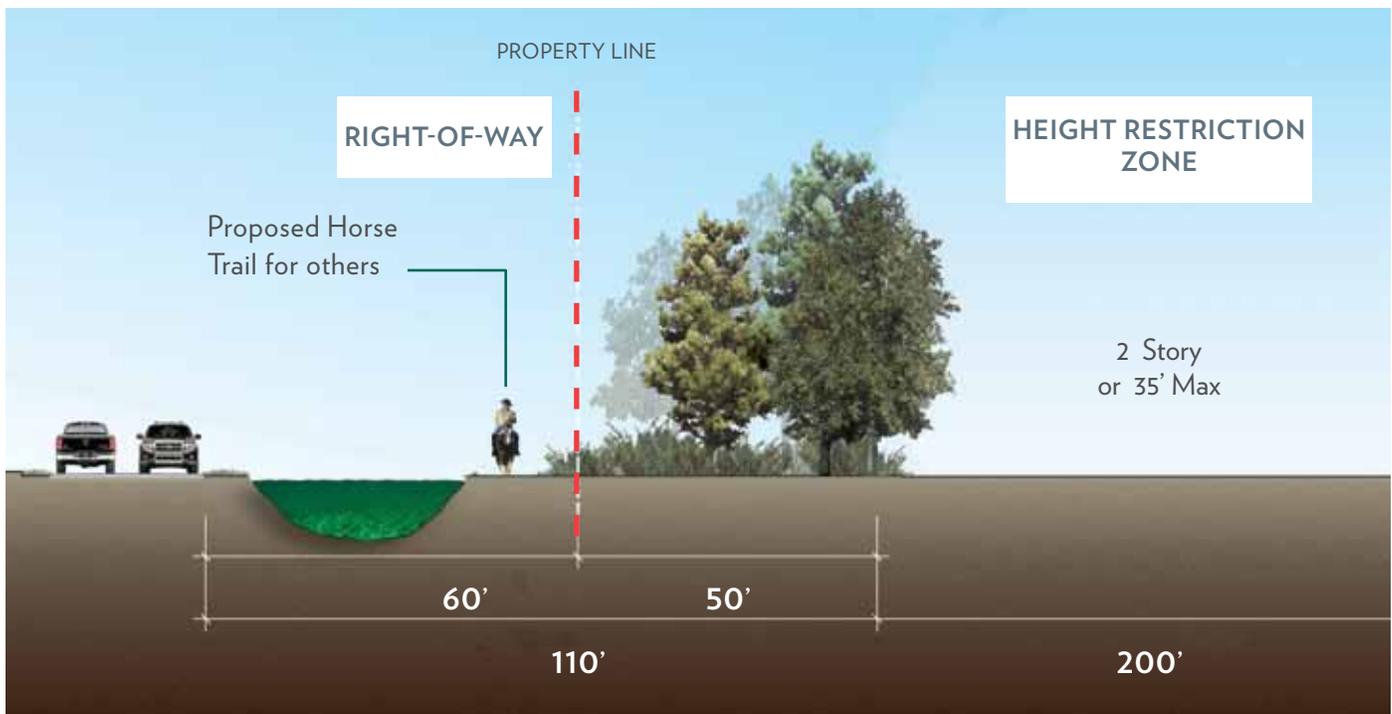
SP 1.4

Height Restriction Zone

Less intense uses on adjacent properties, such as residential uses, should be separated from the higher intensity uses associated with a College/Higher Education use. A transitional height restriction zone is proposed to provide separation between uses that vary in intensity and character. To provide a transition in mass and scale, buildings within 250 feet of the northern property line abutting residential uses shall not exceed 2 stories and 35 feet.

Within the Height Restriction Zone, no more than 50% of the land area may be utilized for buildings. Retaining existing vegetation, providing supplemental plantings and/or incorporating lakes into the Height Restriction Zone is encouraged.

For Illustrative Purposes Only



SP2 LANDSCAPING & OPEN SPACE

SP 2.1

Conservation

Existing native vegetation is part of Loxahatchee Groves' character. Site design should incorporate and seek to protect and enhance natural resources when feasible, in accordance with the approved Master Site Development Plan. New landscaping should complement the native plant communities on site and in the surrounding community.

SP 2.2

Northern Property Line Buffer

A Landscape buffer of no less than 50' in width of continuous land, as measured from the property line, along the northern perimeter of the property shall be provided. The preservation of existing vegetation and understory material, and relocation of native landscape into this buffer, is encouraged. Invasive vegetation within this buffer will be removed and new material planted such that within two years of the time of planting, the landscape buffers understory material shall create an opaque buffer that is a minimum of 4' in height and an average of not less than 8' in height.

For Illustrative Purposes Only



SP 2.3

Right of Way Buffers

The Right of Way Landscape buffers along Southern Boulevard and B Road shall be a minimum of 25' in width and will contain a minimum of one shade tree per 20 linear feet of buffer. The maximum spacing between shade trees shall be 60'. Shade trees shall be a minimum of 12' in height at the time of planting. Three cabbage palms with a minimum of 8' of clear wood each are permitted in place of any required shade tree. Except when interrupted by vehicular access drives, understory plant material shall be provided throughout the entire length of the landscape buffer. Shrubs shall be installed in a minimum of two tiers or in plant masses a minimum of three shrubs in depth. When necessary and appropriate, plant materials shall be maintained at varied heights, depending on their species, growth habit, and intended purpose. Shrub heights at the time of planting will vary between 12" and 36" depending on the species. Shrub spacing will vary between 18" and 72" depending on the shrub size, species, location, and growth rate. Within two years of the time of planting, the landscape buffers understory materials shall create a hedge that is a minimum of 30" in height.

SP 2.4

Western Perimeter Buffer

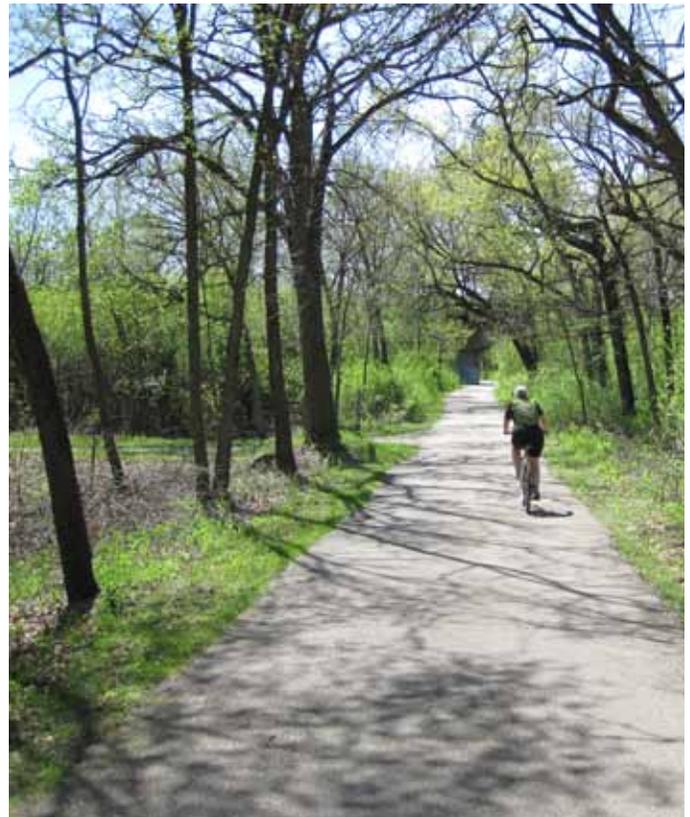
A Landscape buffer shall be provided along the western property boundary at a minimum of 25' in width and will contain a minimum of one shade tree per 20 linear feet of buffer. The maximum spacing between shade trees shall be 60'. Shade trees shall be a minimum of 12' in height at the time of planting. Three cabbage palms with a minimum of 8' of clear wood each are permitted in place of any required shade tree. Understory plant material shall be provided for a minimum of 50% of the length of the landscape buffer. When necessary and appropriate, plant materials shall be maintained at varied heights, depending on the species, growth habit, and intended purpose. Shrub heights at the time of planting will vary between 12" and 36" depending on the species. Shrub spacing will vary between 18" and 72" depending on the shrub size, species, location, and growth rate.

SP 2.5

Buffers Adjacent to Commercial Parcel

The Landscape buffers adjacent to the Commercial Parcel to the east and south of the property shall be a minimum of 10' in width and will contain a minimum of one shade tree per 30 linear feet of buffer. The maximum spacing between shade trees shall be 60'. Shade trees shall be a minimum of 12' in height at the time of planting. Three cabbage palms with a minimum of 8' of clear wood are permitted in place of any required shade tree. Understory plant material shall be provided for a minimum of 50% of the length of the landscape buffer. When necessary and appropriate, plant materials shall be maintained at varied heights, depending on their species, growth habit, and intended purpose. Shrub heights at the time of planting will vary between 12" and 36" depending on the species. Shrub spacing will vary between 18" and 72" depending on the shrub size, species, location, and growth rate.

For Illustrative Purposes Only



SP 2.6

General Requirements

Trees, Slash Pines, Palms and understory plant materials preserved on site may be credited towards landscape buffer requirements. Design of the buffer is encouraged to emulate a natural Florida woodland. Buffer plant materials are encouraged to be installed in an undulating, naturalistic configuration and may provide views into the site. The majority of the buffer plant materials shall be native to Florida, such as:

Trees:	Live Oaks	Cabbage Palm	Pigeon Plum
	Laurel Oaks	Green Buttonwood	Stoppers
	Mahogany	Gumbo Limbo	Slash Pine
	Red Maple	Dahoon Holly	Redbay
	Southern Red Cedar	Bald Cypress	
Understory	Saw Palmetto	Myrsine	Wax Myrtle
	Wild Coffee	Firebush	Cocoplum
	Fiddlewood	Stoppers	Beautyberry
	Dwarf Yaupon	Fakahatchee Grass	Spartina
	Jamaica Caper	Muley Grass	Gama Grass
	Fetterbush	Walter's Viburnum	Coontie

Plant materials listed are for reference purposes only, alternative species may be substituted depending upon availability.

In order to enhance screening and provide amenities for the campus, buffers may be comprised of preserved native vegetation or new plantings, recreation, greenways and/or pedestrian and bicycle paths. Additional improvements allowed with buffers include screening or fencing materials, utilities and detention areas. Locating lakes in proximity to buffers is encouraged.

Installation of Landscape Buffers will be phased in accordance with the construction of the campus.

SP 2.7

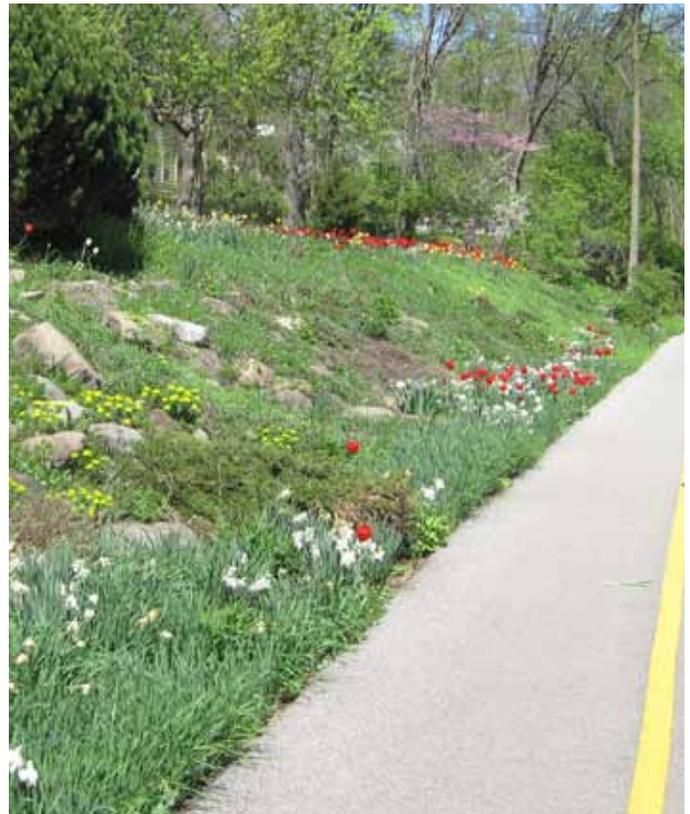
Recreational Zones and Open Spaces

Recreational Zones and Open Spaces are permitted throughout the property. Recreational Zones and Open Spaces may be used as passive or active areas; and are encouraged to facilitate both formal and informal interactions.

Active recreational zones such as sports fields and courts are encouraged to utilize pedestrian path networks to connect with other portions of the property. Preservation areas and buffers may be utilized for passive recreation purposes when such use will not interfere with the viability of the natural area and the health of the landscaping within the buffer. Passive trails may include pedestrian or bicycle trails connecting the property internally or to neighboring residential uses.

The integration of pedestrian and bicycle trails into buffers and preservation areas is encouraged providing that such uses are not detrimental to the ecology. Integrated passive trails also offer an opportunity to establish pedestrian connections with adjacent uses to encourage convenience, amenities, and positive synergies for its students, faculty and staff, and the community as a whole.

For Illustrative Purposes Only



SP3 PARKING

SP 3.1 Surface Parking Lot Design

a. Northern Property Line Screening

Parking lots adjacent to the northern property line should be screened to minimize visibility from residential uses located north of the campus. Screening may include landscaping (including existing native and new vegetation), fencing, and/or berms.

For Illustrative Purposes Only



b. Landscaping

To help reduce the heat index and further contribute to the rural character of Loxahatchee Groves, parking lots should provide canopy trees and planting areas when feasible.

c. Pedestrian Walkways and Lighting for Parking Lots

In order to create a safe and protected pedestrian environment, walkways should be provided that conveniently connect surface parking lots to campus buildings. For safety purposes, surface parking lots should be lit. Cut off lighting or other methods to minimize glare and light spillover is encouraged.

d. Paving Materials

To reduce stormwater runoff and increase groundwater recharge, pervious paving materials such as grass pavers, pervious asphalt or concrete, and gravel are permitted.

For Illustrative Purposes Only



Architectural Design and Character

LOXAHATCHEE GROVES

Building design should foster and encourage social interaction, create visual connections to exterior spaces and natural features, and promote convenient pedestrian connections. Facade articulation, building materials and textures, and architectural details should utilize architecture that considers the character of the community. Therefore:

- Buildings should be designed in consideration of the character of the community as set forth below. The use of elements/styles/materials not specifically referenced shall not constitute a building to be out of character or non-compliant with the character of the community.
- Buildings should be oriented to maximize passive design strategies and incorporate innovative systems that promote sustainable design.

AD1 MASSING AND SCALE

AD 1.1

Building Footprint & Length

Large volumes and long, uninterrupted building facades are discouraged. Instead, buildings that break the roofline and divide large building planes into separate volumes and forms are encouraged.

For Illustrative Purposes Only



AD2 BUILDING ARTICULATION, FACADE & ARCHITECTURAL TREATMENT

AD 2.1

Materials and Building Textures

Buildings are encouraged to incorporate materials and textures associated with the rural character of the neighborhood such as natural stones, precast concrete, textured concrete block, textured stucco, and fiber cement siding (also known as “Hardie Board”).

For Illustrative Purposes Only



AD 2.2

Roof and Terraces

a. Rooftops and Terraces

Roofs are permitted to be multi-functional and incorporate recreational, leisure, and other active spaces which take advantage of natural views and moderate temperatures. Vegetated roofs, rain barrels, and solar panels may also be incorporated to either enhance energy efficiency, stormwater management, or conservation value.

b. Mechanical Equipment

Roof top mechanical equipment and appurtenances such as cooling towers, elevator, stairs, vent stacks, and antennas should be screened from view at street level and from adjacent residential uses, and integrated into the overall building design.

For Illustrative Purposes Only



AD3 SUSTAINABLE DESIGN

AD 3.1

Fenestration that promotes Energy Efficiency

Windows and similar transparent openings, and reflective surfaces should be placed in a manner to maximize the sunlight in an effort to promote energy efficiency. The incorporation of other energy efficient building systems is also encouraged. Energy efficient systems may include passive features such as large overhangs, breezeways, and louvers, as well as active features such as solar panels and other mechanical systems.

For Illustrative Purposes Only



AD4 SIGNAGE

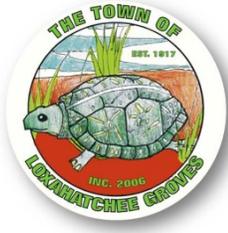
AD 4.1

Standards

College signage should be designed in consideration of the character of the community to ensure a visually cohesive environment that reflects, rather than detracts from, the quality of the College and the surrounding neighborhood. To that end, signs are encouraged to incorporate materials and textures associated with the community and the College architectural design. Entry, informational and directional signage for vehicles and pedestrians, and building identification should be horizontal in format and installed lower to the ground in order to improve readability and minimize potential negative visual impacts. Directional signage should be coordinated throughout the site, including major vehicular and pedestrian access points. Signs with raised and/or carved lettering and images are encouraged. Signs may be illuminated and include electronic display.

For Illustrative Purposes Only





Town of Loxahatchee Groves

Planning and Zoning Board Regular Meeting

Thursday, February 9, 2012 at 7:00 p.m.

Town Hall Conference Room, 14579 Southern Blvd, Suite 2

MINUTES

1. OPENING

a. Call to Order & Roll Call

Chair Dennis Lipp called the meeting to order at 7:00 p.m. Present were Chair Dennis Lipp, Vice Chair Robin Crawford and Board Members Grace Joyce, Lawrence Corning, Keith Harris, and Veronica Close (Alternate #1). Also present were Town Manager Mark Town Manager Kutney and Office Coordinator Stephen Hainline.

Motion: Board Member Harris moved to approve the Agenda. Vice Chair Crawford seconded the motion, which passed unanimously. **(Motion carried 5-0.)**

2. MINUTES

a. December 8, 2011

Board Member Close questioned the number of public comments. The Board discussed her inquiry and found that the numbers were correct.

Motion: Board Member Close moved to **approve** the minutes of December 8, 2011. Board Member Harris seconded the motion, which passed unanimously. **(Motion carried 5-0).**

3. LOCAL PLANNING AGENCY - *None*

4. OLD BUSINESS - *None*

5. NEW BUSINESS

a. Planning Study for Okeechobee Blvd

Town Manager Kutney started discussions about the recommendation to Town Council of not doing a study of Okeechobee Blvd. and requested the Committee to provide recommendations. Board started discussions. Board Member Grace questioned the term study. The following input was given by the Board: resident input and cutting down the desire of cut through traffic.

Motion: Vice Chair Crawford moved to **enter** the traffic data into the records. Board Member Harris seconded the motion, which passed unanimously. **(Motion carried 5-0).**

Discussions continued about the traffic count numbers and how they affected the traffic on Okeechobee Blvd. The Board also discussed the classifications that were designated on the road and the possible desire to reclassify.

The Board asked for current standings. Town Planner Jim Fleischman informed them of the overall rural residential zoning. Town Planner Fleischman commented that the current zoning map was not as accurate as should be. Board Member Board Member Close suggested that remapping should be part of the study. Town Manager Town Manager Kutney explained about the planning process and the burdens placed upon them.

Chair Lipp stated that the County made the Town place a certain amount of commercial zoning on Okeechobee Blvd. or they would not approve. He suggested adjusting the FAR. Chair Lipp commented not to use an outside planning source such as Treasure Coast due to the cost. Board Member Board Member Corning explained how the ULDC was established addressing the fact that the Town was formed, so it would not be governed by the County. Board Member Joyce stated she was not a developer, explained what she did with the City of West Palm Beach and spoke in favor of commercial development in order to grow the Town and the adjusted FAR. She said she was not in favor of another study. Board Member Corning gave his background of experience and spoke in favor of doing more studies. Board Member Harris expressed wanting a better uniform policy and spoke in favor of another study. Vice Chair Crawford questioned the forming of the study and questioned the type of plan to move forward.

The Board then discussed about how the development of the college was going to affect the entire town. Town Planner Fleishman explained the FAR concept. Resident Frank Schiola commented looking at the existing road and what was there now in comparison to the future development and spoke of the idea of the County buying retention ponds. Town Manager Kutney recommended having an overall vision. Board Member Close recommended further studies internally and giving the residents the ability to respond directing the overall vision. Chair Lipp stated to stay on focus to establish the goal/vision and expressed that he was in favor of a master plan.

Public Comment:

Public Comment: Resident John Ryan stated his concern regarding Okeechobee Blvd. as being a constant community assembly area.

Board Member Grace agreed to maybe use a facilitator as long as they keep in mind the rural theme, not urban.

Public Comment: Resident Mary McNicholas stated that she felt that it was imperative to give the Town Council proper direction.

Chair Lipp stated that Okeechobee Blvd. should be a residential area not commercial, keeping the commercial development on Southern Blvd.

Motion: Board Member Corning moved to **keep** Okeechobee Blvd as a residential area. **The motion failed due to no second.**

Board Member Close explained the goal and process. Board Member Grace suggested recommending a limited non-residential development on Okeechobee Blvd. and to stop development after the Town meeting the County's requirement.

Chair Lipp suggested that Town Manager Kutney convey to the Town Council that the mixed use along Okeechobee Blvd. was not accepted, but that the Planning & Zoning Board would come up with three (3) options to put before the residents for a community vote. He clarified recommending having a community workshop first, then to formulate the three (3) options to the Town Council.

Chair Lipp passed the gavel to Vice Chair Crawford.

Motion: Chair Lipp moved to propose to the Town Council that the Planning & Zoning Board have a community workshop for input and come back with three (3) options on Okeechobee Blvd. direction for their opinion. Board Member Corning seconded the motion. Board Member Grace proposed a **friendly amendment** to include a community workshop. Board Member Close seconded the friendly amendment. Both Chair Lipp and Board Member Corning **accepted the friendly amendment. (Motion carried 5-0.)**

Vice Chair Crawford passed gavel back to Chair Lipp at this time.

b. Conflicts of Interest for Voting

Town Manager Kutney explained the state requirements as to abstaining from a vote and that a member could not pass on voting unless there was a conflict.

c. Legal Requirements for Minutes Preparation

Town Manager Kutney explained about the minutes and explained how Staff intended to proceed. He also commented about having another venue for bigger function. He noted that if there were no compelling issues, there would be no meeting called.

Chair Lipp suggested the March 8th meeting be the community workshop. He also recommended that the Board provide Town Manager Kutney with five (5) questions.

6. COMMENTS FROM THE BOARD

Board Member Close wanted to know why there were no audios of the meetings on the website. Town Manager Kutney explained.

7. ADJOURNMENT

Motion: Board Member Grace moved to **adjourn** the meeting at 9:19 p.m. Vice Chair Crawford seconded the motion, which passed unanimously. **(Motion carried 5-0).**

**These minutes were approved by the
Board on Thursday, April 12, 2012.**

Stephen Hainline, Office Coordinator

Dennis Lipp, Chair

SEAL

TO: Mark Kutney, Town Manager

FROM: Jim Fleischmann, Town Planning Consultant

RE: Town Initiated Amendment to the Loxahatchee Groves Unified Land Development Code (ULDC) to Add Article 41 – Planned Unit Development (PUD)

DATE: April 3, 2012

I. BACKGROUND INFORMATION

Per Section 05-070, the Town Council may amend the ULDC for the purposes of public necessity, convenience, general welfare, or good planning and zoning practice. Any amendment to the ULDC requires a super majority vote of four or more Council members.

The need for a planned unit development (PUD) ordinance initially arose as a result of the creation of the Multiple Land Use (MLU) future land use category and its assignment to two large parcels on Southern Boulevard. These parcels needed design flexibility to implement Town planning directives and conditions of approval not available in the ULDC.

The MLU designation can only be assigned to parcels of 50 acres or more in size located along Southern Boulevard. However, the PUD ordinance, as currently drafted, can be applied to other properties in Town, at the discretion of the Council.

The proposed PUD is a special type of floating overlay district which will not appear on the Town's Zoning Map until the designation is approved by the Town Council

II. GENERAL INFORMATION

A. APPLICANT: Town of Loxahatchee Groves.

B. PURPOSE: Properties assigned an MLU or other non-residential future land use designation on the Future Land Use Map would be eligible to apply for PUD approval.

III. REQUESTED ULDC AMENDMENT

The applicant proposes to incorporate proposed Article 41 – Planned Unit Development (PUD) within the Town's ULDC. A copy of the proposed ULDC amendment is included in Attachment A.

IV. STAFF ANALYSIS

The proposed text amendment is reviewed in accordance with the following criteria, as listed in Section 160-020 of the ULDC.

A. REASON AND/OR NEED FOR THE PROPOSED TEXT CHANGE: The basic purpose of a PUD is to implement Town MLU and non-residential future land use categories in specified areas of the Town by providing opportunities for development patterns which exceed the expectations of standard zoning districts, implement the Comprehensive Plan and related special studies, allow for the creative use of land and, and result in quality development.

B. REASON THE PRESENT TEXT IS INVALID OR INAPPROPRIATE:

The current text of the ULDC is not necessarily invalid or inappropriate; however, the PUD process allows for greater flexibility to address Town issues early in the approval process. The requirement for approval of a master plan provides both the applicant and the Town the opportunity to “hash out” solutions to issues prior to preparation of the detailed drawings associated with site plan approval.

C. HOW DOES THE PROPOSED TEXT AMENDMENT FURTHER THE PURPOSES OF THE COMPREHENSIVE PLAN OR OTHER TOWN CODES, REGULATIONS OR PLANS DESIGNED TO IMPLEMENT THE COMPREHENSIVE PLAN:

The following general Future Land Use Element Comprehensive Plan directives can be specifically addressed as they relate to a development proposal during the review and approval process established by on the PUD ordinance, including:

1. Policies 1.1.4(b) and (j) direct the Town to adopt land development regulations to assure that development is compatible with adjacent land uses, provide for open spaces, and buffer residential from non-residential uses.
2. Policy 1.2.4 directs the Town to consider extending Tangerine Drive from 161st Terrace (extended) to E. Road.
3. Policy 1.3.1 directs the Town to adopt regulations for non-residential development that reflect the Rural Vista Guidelines.
4. Objective 1.12 directs the Town to consider changes to the future land use plan that create energy-efficient land use patterns.
5. Policy 1.12.5 directs the Town to reduce greenhouse gas emissions by

reducing traffic congestion and air pollution by promoting a greenways/equestrian trail plan, cooperating with Palm Beach County for new and improved transit, and planning internal roadways and cross access between parcels.

6. Objective 1.15 allows the Town to impose conditions of approval on specific MLU parcels.

The following additional policies in the Transportation (TRANS), Recreation and Open Space (ROS) and Conservation (CONS) elements of the Comprehensive Plan are supportive of the proposed PUD ordinance:

1. Policy 2.5.1 (TRANS) directs the Town to encourage connectivity among all new developments in order to minimize impacts to the roadway network.
2. Policy 2.5.3 (TRANS) directs the Town to pursue all opportunities to provide adequate bus shelters.
3. Policy 2.7.2. (TRANS) directs the Town to encourage joint use of driveways and cross access agreements among adjoining property owners to allow circulation between sites.
4. Policy 5A.4.1 (ROS) directs the Town to require the provision of natural areas, land buffers, or trails in non-residential developments.
5. Policy 5A.4.2 (ROS) states that open space is needed in order to create vista, provide shade, and enhance the rural image and flavor of the Town.
6. Policy 4.1.4 (CONS) states that the Town shall promote the development of multi-use trails and increasing the efficiency of roadways.
7. Policy 4.2.8 (CONS) states that the Town shall provide for open space as part of the requirements for all development to promote shallow water aquifer recharge and stormwater filtration.
8. Policies 4.4.5 and 4.4.7 (CONS) state that the Town shall adopt standards to identify and designate local sensitive lands and tree canopies for protection and enhancement.
9. Policy 4.5.3 (CONS) states that the Town shall adopt landscaping standards to address the preservation of existing natural growth, regulation of invasive and exotic species and the promotion of native plant materials.

10. Policy 4.6.4 (CONS) states that the Town shall encourage buffering mechanisms to promote and enhance the rural, natural environment.

11. Policy 4.7.1 (CONS) states that buffering shall be required between wetlands and land uses that may negatively impact the wetland ecosystem.

In addition to the Comprehensive Plan, the Town has several additional planning documents that can be implemented through the PUD approval process, including: Master Roadway, Equestrian and Greenway Plan (MREG); SR 80/Southern Boulevard Conceptual Access Management Plan (SBCAMP) and the Guidelines for Loxahatchee Groves' Non-Residential Projects (Rural Vista Guidelines).

D. IS THERE AN ERROR OR AMBIGUITY TO BE CORRECTED: There are no identified errors or ambiguities identified in the Town's current ULDC? Rather, the PUD process provides an additional opportunity to specifically apply Comprehensive Plan directives and address community issues early in the development approval process.

V. STAFF FINDINGS: Planning staff finds the proposed PUD ordinance to be generally consistent with the intent and direction of the Loxahatchee Groves Comprehensive Plan and the review criteria for a text amendment listed in Section 160-020 of the ULDC.

VI. STAFF RECOMMENDATION: Staff recommends approval of the proposed PUD ordinance, as presented in Attachment A.

VII. PLANNING AND ZONING BOARD ACTION: To be included following the Planning and Zoning board meeting.

VIII. TOWN COUNCIL ACTION: To be included.

ATTACHMENT A
ARTICLE 41 – PLANNED UNIT DEVELOPMENT (PUD)
(Ref: Following Page)

ARTICLE 41 - PLANNED UNIT DEVELOPMENT (PUD)

Section 1 General

A. Purpose and Intent

The purpose of a PUD is to implement Town non-residential and multiple land use future land use categories in specified areas of the Town by providing opportunities for development patterns which exceed the expectations of standard zoning districts, foster implementation of the Comprehensive Plan and related special studies, allow for the creative use of land and, and result in quality development.

B. Applicability

The requirements of this Article shall apply to all parcels assigned a Multiple Land Use designation in the Comprehensive Plan. In addition, the requirements of this article, by Town Council approval, may apply to certain additional parcels assigned a Town non-residential land use designation which encompass one or more plots and are developed in conformance with an overall master plan.

C. Conflicts

If a conflict exists between this Article and other Articles in this code, the provisions of this Article shall apply to the extent of the conflict.

D. Threshold

A PUD assigned a Multiple Land Use future land use designation shall meet the requirements of Policy 1.1.14 of the Future Land Use Element of the Comprehensive Plan. A PUD assigned a non-residential future land use designation, per Table 1-8 of the Comprehensive Plan, shall comply with the performance standards in Section 3.B of this Article.

E. Development Order

Issuance of a development order for a PUD shall be deemed to authorize an amendment to the Town's Official Zoning Map.

1. Zoning Map Amendment

Any land which is the subject of a PUD approval shall be so designated on the Town's Official Zoning Map. Before any

land is designated as a PUD on the Official Zoning Map, it shall receive approval pursuant to the standards and procedures for a rezoning pursuant to Part V: Development Review Procedures and Requirements of this Code. Further, any land assigned a PUD designation under this section shall have been previously assigned a zoning designation other than Agricultural Residential (AR) or be assigned such a zoning designation as part of the PUD approval process.

2. Conditions

The Town Council may impose conditions of approval in a development order for a PUD to protect the public health, welfare and safety; to ensure compliance with the Comprehensive Plan and the requirements of this Code; to implement special planning studies completed by the Town; to ensure off-site road improvements are provided to address traffic impacts associated with the PUD; to ensure compatibility between land uses; and to ensure a quality development.

Any public representations regarding any of the above listed items made to the Town Council by the property owner or his designated agent during a duly noticed Council public hearing or Council meeting during the approval process of a related comprehensive plan amendment or rezoning shall be included within the conditions of approval in a development order for a PUD.

3. Successive Owners

Conditions imposed by the Town Council shall run with the land and shall be binding on all successors with an interest in the property.

4. Development Permits

a. A development permit shall not be issued for any land development in a PUD, nor shall any land development activity commence within a PUD prior to approval of a site plan pursuant to Article 155 of this Code for the affected area. The Town Manager may approve a delay in the submittal of detailed engineering, landscape, lighting, and hardscape plans until such time that the appropriate development is processed provided that none of the delayed plans are deemed critical to the review of the initial site plan.

b. A building site which constitutes all or a portion of a designated internal lot on an approved PCD master plan, and which is subject to final site plan approval, may be subdivided by fee title conveyance of said individual internal lot upon approval by the Town Manager, provided that:

- 1) Legal access to each interior lot in the master plan is provided by a common parking lot in full compliance with all requirements of this Code.
- 2) The layout, location, and construction limits of structures within the building site are regulated by any required separation distances between structures rather than by setbacks from interior property lines.
- 3) Individual interior lots are not subject to requirements for minimum area or dimensions under this Code, applicable to the building site.
- 4) A statement of the developer's intent to subdivide the property according to the provisions of Section 1.E.4.b. shall be included with the zoning application, and proposed subdivision lines with bearings and distances are included on the approved site plan for the building site, in which case said site plan shall constitute the approved final subdivision plan.
- 5) All lands within the perimeter of the building site are subject to a common recorded unity of control or other such maintenance and use covenants for access, parking, stormwater management, and other required common areas or facilities, as approved by the Town Attorney.
- 6) The building site is delineated on a single boundary plat of record.
- 7) The entirety of the property included within the PUD master plan, including the building site, is depicted on a plat of record meeting the requirements of Article 140, Division I: Platting of this Code.

5. Property Development Regulations

a. Land development within a PUD shall be governed by the property development regulations in this Code, subject to any limitations established in Objective 1.15 of the Comprehensive Plan supported, detailed and supplemented by the requirements and conditions indicated in the most recent approved master plan, site plan or subdivision plan.

b. A waiver to a specific property development regulation in this Code may be requested by an applicant for PUD approval provided that, in no event, shall use, density or intensity limitations be exceeded. Any waiver shall be approved by the Town Council under Section 1.E.2. and, in addition, demonstrate that such waiver will best meet the PUD design objectives stated in Section 3.A.

Section 2. Land Use and Development Intensity

Each PUD shall have an underlying land use designation, as indicated on Map FLU - 1.10 and defined in Table 1.8 of the Future Land Use Element of the Comprehensive Plan.

A. Land Use

1. Each PUD with an MLU future land use designation shall consist of designated land use areas, pods, phases or lots consisting, of a land use category or categories, as defined in Table 1.8 and assigned to the subject parcel on Map FLU - 1.10 of the Future Land Use Element of the Comprehensive Plan.

2. Each PUD with a single non-residential future land use designation shall consist of a land use category, as defined in Table 1.8 and assigned to the subject parcel on Map FLU - 1.10 of the Future Land Use Element of the Comprehensive Plan.

3. Specific permitted, accessory and conditional uses allowed in each area, pod, phase or lot of a PUD shall consist of those stated in the corresponding zoning district (e.g. the Commercial Low zoning district implements the Commercial Low future land use category and the Institutional and Public Facilities zoning District implements the Institutional and Public Facilities future land use category, etc.).

B. Maximum Development Intensity

1. The maximum development potential of each area, pod or phase of a parcel assigned an MLU future land use designation shall be determined by multiplying its size, in square feet, by the intensity (maximum floor area ratio) of the associated land use category, as depicted in Table 1.8 of the Comprehensive Plan. The sum of maximum development potentials of each area, pod or phase shall determine the maximum development potential of the PUD as a whole.

2. The maximum development potential of a parcel assigned a single non-residential future land use designation shall be determined by multiplying its size, in square feet, by the

intensity (maximum floor area ratio) of the associated land use category, as depicted in Table 1.8 of the Comprehensive Plan or as specifically limited under Section 2.C.

C. Additional Limitations on Land Use and Maximum Intensity

The development potential of a PUD, as determined in Sections A and B, including use and intensity, as well as those of specific areas, pods, phases, or lots may be further limited by special policy under Objective 1.15 of the Future Land Use Element of the Comprehensive Plan; concurrency reservation; conditions of a related development order; or the application of land development regulations in this Code.

Section 3. Objectives and Standards

A. PUD Design Objectives

1. Compatibility and consistency with the Comprehensive Plan.

- a. Compatibility and consistency with the following Town planning documents, or their successors: Master Roadway, Equestrian and Greenway Plan (MREG); SR-80/Southern Boulevard Conceptual Access Management Plan; and Guidelines for Loxahatchee Groves' Non-Residential Projects ("Rural Vista Guidelines").
- b. A vehicular circulation system which interconnects each internal area, pod or phase and provides access to common arterial road entrances to the PUD.
- c. A vehicular circulation system which provides opportunities for connectivity with adjacent properties.
- d. Preservation of existing native vegetation and other natural/historic features to the greatest extent possible.
- e. Screening and buffering of off-site residential areas from non-residential PUD components.
- f. Screening and/or buffering of objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, dumpsters and compactors, etc.) from public view.
- g. Minimize impervious surfaces and maximize open spaces.

B. PUD Performance Standards

1. PUDs shall have frontage on and legal access to a designated arterial roadway. Individual PUD areas, pods, phases or lots may be provided access by a common access point or access points, as determined by the Town.
2. Traffic improvements shall be provided to accommodate Projected traffic generation impacts, as determined by the Town. Improvements shall be provided according to a schedule approved by the Town.
3. PUDs shall provide cross access to adjacent properties where possible and deemed appropriate by the Town.
4. The internal vehicular and non-vehicular circulation systems shall be designed and constructed in a manner that does not adversely impact drainage within or adjacent to the PUD.
5. Public streets within a PUD shall connect to public streets in developments directly adjacent thereto. If no public streets exist, and the Town determines that a future public street is possible, a connection to the property line shall be provided in a location determined by the Town.
6. A PUD shall comply with the following unless waived by the Town.
 - a. The location of a Bus Stop, Boarding and Alighting Area (BSBAA) shall be shown on the Master Plan prior to approval by the Town, unless a written statement is received from Palm Tran that such a facility is not required for the construction of future mass transit infrastructure.
 - b. Prior to the issuance of the first building permit, the property owner shall convey to Palm Beach County or appropriate alternative entity, an easement for a BSBAA in a location approved by Palm Tran. The property owner shall construct continuous paved pedestrian and bicycle access compliant with the American with Disabilities Act (ADA) to and through the BSBAA.
7. All utility services located in a utility easement shall be installed underground or combination/alternative acceptable to the Town, with the following exceptions: primary electrical facilities and high voltage wires, lift stations, transformers, and other above ground

structures necessary for the function of utility services. Such above ground structures shall be screened from view from adjacent rights-of-way by landscaping, fencing, walls, or a combination thereof.

8. Parking and loading for all uses in a PUD, subject to use and intensity limitations imposed by the Town, per Section 2.B and 2.C. above, shall be provided in compliance with Article 95. Parking and Loading of this Code, unless modified pursuant to Section 1.E.5.b., above.
9. Perimeter landscape buffer requirements shall be applied to the exterior boundaries of a PUD assigned a single non-residential future land use designation, as opposed to the perimeters of each pod, phase or lot thereof.

C. Application Requirements

1. In addition to the requirements of Article 110 of this Code, a qualified applicant shall submit the following information for a determination of completeness by the Town.

a. A Master Plan, subject to the following requirements, as part of the PUD application.

- 1) The Master Plan, subject to any limiting conditions imposed by the Town by Objective 1.15 of the Future Land Use Element of the Comprehensive Plan, shall be the controlling document for the PUD.
- 2) All development uses, access and density and intensity in the PUD shall be consistent with the Master Plan, as well as any other conditions set forth therein.
- 3) All site plans, subdivisions and plats shall be consistent with the Master Plan.
- 4) Approval of a Master Plan by the Town shall be binding upon land owners subject to the PUD development order, their successors and assigns, and shall constitute the principal development regulations of the land.
- 5) All areas, pods, phases or lots within the boundaries of a Master Plan shall be assigned an MLU or non-residential land use designation from those indicated in Table 1-8 of the Future Land

Use Element of the Comprehensive Plan, with the following exceptions: perimeter landscape buffers, water management tracts not located in areas, pods, phases or lots, canals, primary streets, open space, and similar areas allowed by the Town.

- 6) Each area, pod, phase or lot shall clearly indicate the acreage and proposed density/intensity. Tabular data for the entire PUD shall be provided in a form acceptable to the Town.
- b. The required Master Plan shall contain the following information:
- 1) Site acreage.
 - 2) Site boundaries clearly identified, and ties to section corners.
 - 3) Existing and proposed land uses and existing uses of adjacent lands.
 - 4) Generalized location of development areas and uses.
 - 5) Indication of vehicular connections to public rights-of-way.
 - 6) If applicable, a valid Conceptual Driveway Permit approval from the Florida Department of Transportation issued pursuant to the "State Highway System Access Management Classification System Standards", as amended.
 - 7) Design Guidelines.
 - 8) All adjacent public and private rights-of-way and easements, indication of ultimate right-of-way line, centerline, width, pavement or surface width, existing or proposed median cuts and intersections, street light poles and other utility facilities and easements.
 - 9) Indication of existing native vegetation that will be preserved.

- 10) A detail of the proposed buffer for screening along any property line adjacent to a residential zoning district addressing the removal of invasive vegetation and replanting.
 - 11) Site data, including the maximum intensity permitted on site.
- c. All land shown on a Master Plan shall receive approval of a site plan pursuant to Article 155 of this Code and plat pursuant to Article 140 of this Code.
- 1) Upon approval, the site plan and plat shall be the controlling documents for the land area addressed; however, land use, density and intensity and access shall be consistent with the Master Plan.
 - 2) The re-designation or reconfiguration of an area, pod, phase or lot from one land use to another in a PCD with an MLU future land use designation shall require approval of the Town Council. However, in no event, shall re-designation or reconfiguration of an area, pod, phase or lot result in an increase in total PUD traffic generated by the mix of land uses approved by the Town in the Master Plan.