



TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD
WORKSHOP MEETING AGENDA
Thursday, February 12, 2015

Chair Dennis Lipp

Vice- Chair Robin Crawford

Board Member Lawrence Corning

Board Member Grace Joyce

Alternate Member Veronica Close

Alternate Member Byrnes Guillaume

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



Town of
LOXAHATCHEE GROVES

Town of Loxahatchee Groves
Planning & Zoning Board/LPA Workshop
Thursday, February 12, 2015 at 6:00 p.m.

TENTATIVE -
SUBJECT TO
REVISION

Central Palm Beach County Chamber of Commerce – West Office
13901 Southern Boulevard, Loxahatchee Groves, FL 33470

Chair Dennis Lipp
Vice-Chair Robin Crawford
Board Member Lawrence Corning
Board Member Grace Joyce
Alternate Member #1 Veronica Close
Alternate Member #2 Byrnes Guillaume

Town Manager William F. Underwood, II
Town Clerk Janet K. Whipple
Town Planning Consultant Jim Fleischmann

The Planning & Zoning Board meets predominately 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/WORKSHOP AGENDA

1. OPENING

- a. Call to Order & Roll Call
- b. Approval of Agenda

2. MINUTES – NONE

CONVENE LOCAL PLANNING AGENCY WORKSHOP

3. OLD BUSINESS

- a. Discussion: Okeechobee Boulevard Future Land Use Element Text Amendments.

4. NEW BUSINESS

- a. Confirm February 2015 meetings.

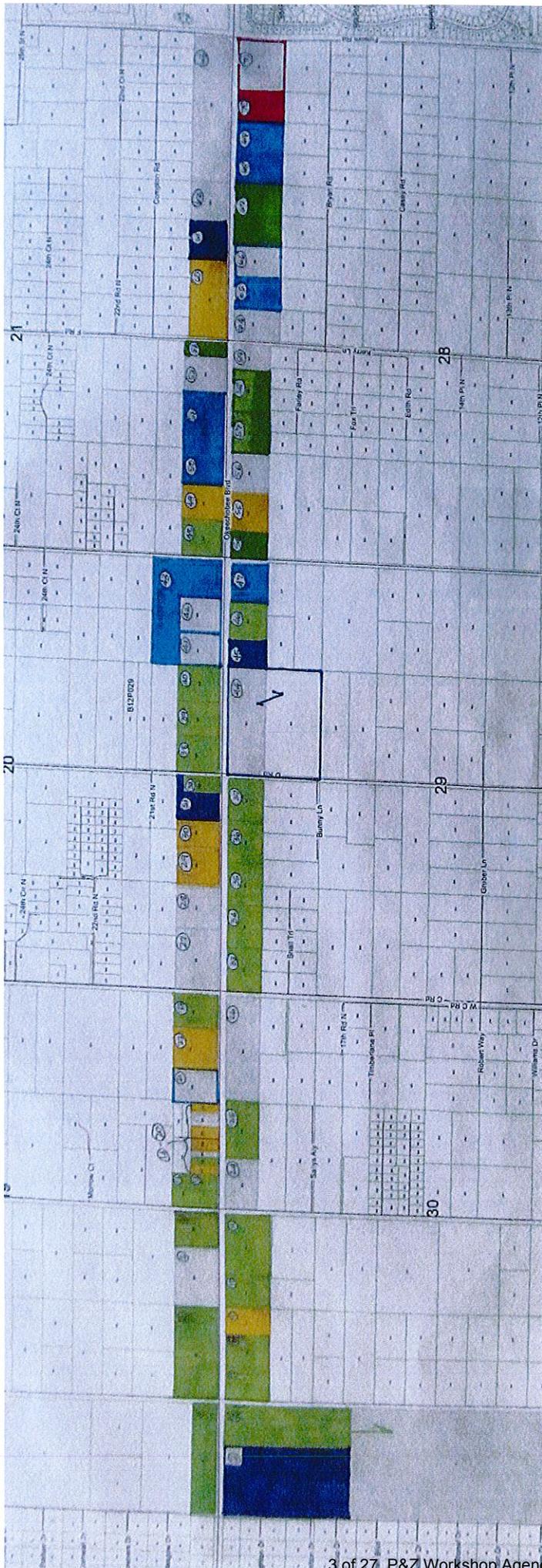
5. COMMENTS FROM THE BOARD

ADJOURN LOCAL PLANNING AGENCY WORKSHOP

6. ADJOURNMENT

The next Planning and Zoning Board Meeting is tentatively scheduled for February 19, 2015 as a Joint Meeting with the Roadway, Equestrian Trails and Greenway Advisory Committee (RETGAC) 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.



Existing Land Use Code

Agriculture
Residential
Institutional
Religious Institution
Commercial
Vacant

**Existing Land Use Map
(County Property Appraiser Use Codes)**

(Note: Map to be provided in Powerpoint at LPA Meetings)

A-1



N. 162ND DRIVE

A ROAD



LAS FARMUS OF THE PALM BEACHES
PCN # 41443701110010
INTERNAL ID # 4

GUEST, W.
PCN # 4140325000010000
INTERNAL ID # 1

INTERNAL ID # 2
PCN # 414032500001610
SCHOOL BOARD OF PBC

INTERNAL ID # 3
PCN # 4140432500001000
GUEST, W.

INTERNAL ID # 7
PCN # 4141437011000000
AMKBU PARTNERS

INTERNAL ID # 8
PCN # 4141437011000020
AMKBU PARTNERS

ACCESS PROVIDED ON N. 162ND DR

ACCESS PROVIDED ON A ROAD

CROSS ACCESS

DATE	BY	CHKD	REVISION	SCALE	AS NOTED	PROJECT NO.	SHEET
							1
				TOWN OF LOXAHATCHEE GROVES N. 162nd Drive to A Road Okeechobee Boulevard Access Control Plan ALTERNATIVE 1			

A-2



NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
<p style="text-align: center;">GA</p> <p style="text-align: center;">Calvin, Giordano & Associates, Inc. EXCEPTIONAL SOLUTIONS <small>300 N. Highway 100, Suite 100, Tallahassee, FL 32304 (904) 833-1111 • FAX (904) 833-1112</small></p>														
<p>TOWN OF LOXAHATCHEE GROVES</p>														
<p>West of Folsom Road Okeechobee Boulevard Access Control Plan ALTERNATIVE 1</p>														
<p>SCALE: AS NOTED PROJECT NO. _____ DATE PLOT _____</p>														
<p>SHEET 8</p>														

Okeechobee Blvd. Land Use Inventory

No.	PCN	Location	Side	Acres	Land Use	Bldg. (sq.ft.)	Address/Owner
1	41-40-43-25-00-000-1000	W of A	N	13.02	Nursery/Wholesale	0	2005 "A" Road/Duck Puddle South LP/Palm Beach
2	41-40-43-25-00-000-1610	W of A	S	29.90	Elementary School	69124	16020 Okeechobee/Palm Beach School District
3	41-40-43-25-00-000-1000	W of A	S	26.87	Nursery/Wholesale	0	Same as #1
4	41-41-43-17-01-111-0010	A-B	N	14.00	Nursery/Wholesale	0	No address/LAS Farms of the P.B./Coral Springs
5	41-41-43-17-01-112-0020	A-B	N	9.00	Vacant	0	No address/Mazeika Family Ltd./Colorado
6	41-41-43-17-01-112-0010	A-B	N	5.00	Nursery/Wholesale	1568	1551 "B" Road/Basile Trust/West Palm Beach
7	41-41-43-17-01-109-0030	A-B	S	5.00	Nursery/Wholesale	0	15960 Okeechobee/AMKBJ Partners LLP/Lk. Worth
8	41-41-43-17-01-109-0020	A-B	S	5.00	Nursery/Wholesale	960	1950 "A" Road/AMKBJ Partners/Lake Worth
9	41-41-43-17-01-109-0010	A-B	S	4.30	Single Family	1900	15778 Okeechobee/Danison/Lox. Groves
10	41-41-43-17-01-110-0020	A-B	S	5.00	Nursery/Wholesale	728	15720 Okeechobee/888 Farms LLC/W. Palm Beach
11	41-41-43-17-01-110-0010	A-B	S	9.00	Nursery/Wholesale	624	15550 Okeechobee/Chandi Farms/Boynton Beach
12	41-41-43-17-01-213-0010	B-C	N	3.65	Nursery/Wholesale	2520	2100 "B" Road/Doyle, Googe, Spierko/Ft. Pierce
13	41-41-43-17-01-213-0020	B-C	N	1.52	Nursery/Wholesale	0	No address/Hsu Chang & Hse Chiu Chu/Lox Groves
14	41-41-43-17-01-213-0050	B-C	N	0.76	Single Family	1801	15415 Okeechobee/Same as #13/Lox Groves
15	41-41-43-17-01-213-0060	B-C	N	0.76	Nursery/Wholesale	0	No address/Same as #13/Lox Groves
16	41-41-43-17-01-213-0070	B-C	N	0.76	Vacant	0	No address/Aidar/15347 Okeechobee/Lox Groves
17	41-41-43-17-01-213-0080	B-C	N	0.99	Single Family	2074	15347 Okeechobee/Same as #18
18	41-41-43-17-01-213-0090	B-C	N	0.98	Single Family	1720	15339 Okeechobee/Romero/Lox Groves
18a	41-41-43-17-01-213-0170	B-C	N	1.10	Single Family	764	2079 Jewel Lane/Alfaro/West Palm Beach
19	41-41-43-17-01-213-0010	B-C	N	1.50	Vacant	0	No address/Miller Trust/Green Cove Springs
20	41-41-43-17-01-213-0120	B-C	N	0.75	Single Family	2883	15259 Okeechobee/Lanouetter/Lox Groves
21	41-41-43-17-01-212-0030	B-C	N	5.00	Vacant	1440	15211 Okeechobee/Planet Kidz/Lake Worth
22	41-41-43-17-01-212-0010	B-C	N	6.00	Single Family	1806	15151 Okeechobee/Danison/Lox Groves
23	41-41-43-17-01-212-0020	B-C	N	5.00	Nursery/Wholesale	7487	15041 Okeechobee/Gesell, Subaranya TR/Lox Groves
24	41-41-43-17-01-211-0010	B-C	S	5.56	Vacant	0	No address/Markow/Melbourne
25	41-41-43-17-01-211-0020	B-C	S	6.12	Nursery/Wholesale	2500	15310 Okeechobee/Vinkemulder/Pompano Beach
26	41-41-43-17-01-210-0010	B-C	S	12.00	Vacant	0	"C" Road/MJM Groves/Boca Raton
27	41-41-43-17-01-313-0020	C-D	N	8.85	Vacant	0	14965 Okeechobee/Acts II Worship Center/ L. Groves
28	41-41-43-17-01-313-0010	C-D	N	6.56	Vacant	0	No address/CEBU Ltd/Boynton Beach
29	41-41-43-17-01-312-0030	C-D	N	5.35	Single Family	1344	14701 Okeechobee/Ridgeline Dev Corp/N. Palm Beach
30	41-41-43-17-01-312-0020	C-D	N	3.00	Single Family	3551	14625 Okeechobee/Ashton/Lox Groves
31	41-41-43-17-01-312-0010	C-D	N	4.91	Day Care	6169	14563 Okeechobee/Preschool Mgt. II, Inc./ W. P. Bch
32	41-41-43-17-01-312-0040	C-D	N	2.00	Nursery/Wholesale	2322	14523 Okeechobee/Hankla/Lox Groves
33	41-41-43-17-01-311-0010	C-D	S	5.08	Nursery/Wholesale	0	14920 Okeechobee/Hicks/West Palm Beach
34	41-41-43-17-01-311-0020	C-D	S	4.88	Nursery/Wholesale	0	No address/Hicks/West Palm Beach

A-10

No.	PCN	Location	Side	Acres	Land Use	Bldg. (sq.ft.)	Address/Owner
35	41-41-43-17-01-310-0010	C-D	S	4.90	Nursery/Wholesale	0	"C" Road/Hicks/West Palm Beach
36	41-41-43-17-01-310-0020	C-D	S	4.88	Nursery/Wholesale	0	"C" Road/Valliere/Welington
37	41-41-43-17-01-310-0030	C-D	S	4.90	Nursery/Wholesale	0	"C" Road/Sheeley/Lox Groves
38	41-41-43-17-01-413-0040	D-E	N	4.94	Nursery/Wholesale	800	14375 Okeechobee/Future Family Ltd/Parkland, FL
39	41-41-43-17-01-413-0020	D-E	N	5.00	Nursery/Wholesale	0	No address/Hejazi/Pennsylvania
40	41-41-43-17-01-413-0030	D-E	N	5.00	Nursery/Wholesale	0	14301 Okeechobee/Future Family Ltd/Parkland,
41	41-41-43-17-01-412-0030	D-E	N	5.02	Vacant	0	No address/Community of Hope/Lox Groves
42	41-41-43-17-01-412-0020	D-E	N	5.02	Vacant	0	No address/Community of Hope/Lox Groves
43	41-41-43-17-01-412-0010	D-E	N	15.19	Church	29,834	No address/Community of Hope/Lox Groves
44	41-41-43-17-01-411-0010	D-E	S	13.25	Nursery/Wholesale	480	1930 "D" Road/Villa Palm Beach LLC/Miami
45	41-41-43-17-01-410-0020	D-E	S	3.32	Fire Station	6435	14200 Okeechobee/PB County Fire Rescue
46	41-41-43-17-01-410-0010	D-E	S	5.00	Nursery/Wholesale	0	14148 Okeechobee/Collier Tr/Lox Groves
47	41-41-43-17-01-410-0030	D-E	S	4.48	Church	15,975	14046 Okeechobee/7th Day Adventists/L. Groves
48	41-41-43-17-01-513-0030	E-F	N	5.00	Nursery/Wholesale	2030	1924 "E" Road/Odums/Lox Groves
49	41-41-43-17-01-513-0020	E-F	N	5.00	Single Family	2550	13859 Okeechobee/Tuyet Thi Payne TR/L. Groves
50	41-41-43-17-01-513-0010	E-F	N	4.76	Church	2444	13771 Okee/Apostolic Int. Ministries/Lox Groves
51	41-41-43-21-01-003-0000	E-F	N	7.84	Church	11203	13689 Okee./Palms W. Presbyterian Ch./Lox Groves
52	41-41-43-17-01-512-0010	E-F	N	5.00	Vacant	0	No address/Cloyd, Crotan, Epping, etc./Lk. Worth
53	41-41-43-17-01-512-0030	E-F	N	1.86	Nursery/Wholesale	0	No address/Zolghar./Lk. Worth
54	41-41-43-17-01-511-0020	E-F	S	3.07	Nursery/Wholesale	0	13960 Okeechobee/Penturbian Prop/Lake Worth
55	41-41-43-17-01-511-0010	E-F	S	5.06	Single Family	2242	13840 Okeechobee/Vache/Lox Groves
56	41-41-43-17-01-511-0030	E-F	S	5.07	Vacant	0	13840 Okeechobee/Vache/Lox Groves
57	41-41-43-17-01-510-0030	E-F	S	5.00	Nursery/Wholesale	2892	13710 Okeechobee/Magic Prop/California
58	41-41-43-17-01-510-0020	E-F	S	5.00	Nursery/Wholesale	0	13640 Okeechobee/Lox. Land Co/Vero Beach
59	41-41-43-17-01-510-0010	E-F	S	3.21	Vacant	0	13858 Okeechobee/Tetrauit/Lox Groves
60	41-41-43-17-01-614-0030	E of F	N	10.00	Single-Family	2916	2056 "F" Road/Choquette/West Palm Beach
61	41-41-43-17-01-614-0020	E of F	N	4.78	Rec/Comm Center	4332	13625 Okee/Portuguese Am Cultural Club/Lox Groves
62	41-41-43-17-01-614-0010	E of F	N	5.00	Vacant	0	No address/Sir One Inv. Inc/Indianlantic, FL
63	41-41-43-17-01-632-0010	E of F	N	19.33	Vacant	0	No address/Multiple Ind/West Palm Beach
64	41-41-43-17-01-613-0020	E of F	S	4.91	Vacant	0	No address/Prof Fire Fighters & Paramed/W.P.B.
65	41-41-43-17-01-613-0030	E of F	S	4.90	Church	6840	13390 Okee/Cuhuch of God at R. P. B./Lox Groves
66	41-41-43-17-01-613-0040	E of F	S	5.00	Vacant	0	No address/Church of God at R.P.B/Lox Groves
67	41-41-43-17-01-613-0010	E of F	S	10.00	Nursery/Wholesale	2684	13184 Okeechobee/Davis/Lox Groves
68	41-41-43-17-01-633-0020	E of F	S	4.91	Church	7773	13095 Okee/First Holiness Ch/Lox Groves

A-11

No.	PCN	Location	Side	Acres	Land Use	Bldg.(sq.ft.)	Address/Owner
69	41-41-43-17-01-633-0030	E of F	S	4.91	Church	10436	13000 Acts II Worship Center/Lox Groves
70	41-41-43-17-01-633-0040	E of F	S	4.90	Commercial	35263	12940 Okeechobee/R Broke Now LLC/Lox Groves
71	41-41-43-17-01-633-0010	E of F	S	9.31	Single Family	3244	12900 Okeechobee/Day/West Palm Beach

4443.89

A-12

Summary By Land Use					
Parcel	Location	Side	Acres	Land Use	
43	D-E	N	15.19	Church	
47	D-E	S	4.48	Church	
50	E-F	N	4.76	Church	
51	E-F	N	7.84	Church	
65	E of F	S	4.90	Church	
68	E of F	S	4.91	Church	
69	E of F	S	4.91	Church	
70	E of F	S	4.90	Commercial	
31	C-D	N	4.91	Day Care	
2	W of A	S	29.90	Elementary School	
45	D-E	S	3.32	Fire Station	
1	W of A	N	13.02	Nursery Wholesale	
3	W of A	S	26.87	Nursery Wholesale	
4	A-B	N	14.00	Nursery Wholesale	
6	A-B	N	5.00	Nursery Wholesale	
7	A-B	S	5.00	Nursery Wholesale	
8	A-B	S	5.00	Nursery Wholesale	
10	A-B	S	5.00	Nursery Wholesale	
11	A-B	S	9.00	Nursery Wholesale	
12	B-C	N	3.65	Nursery Wholesale	
13	B-C	N	1.50	Nursery Wholesale	
15	B-C	N	0.76	Nursery Wholesale	
23	B-C	N	5.00	Nursery Wholesale	
25	B-C	S	6.12	Nursery Wholesale	
32	C-D	N	2.00	Nursery Wholesale	
33	C-D	S	5.08	Nursery Wholesale	
34	C-D	S	4.88	Nursery Wholesale	
35	C-D	S	4.90	Nursery Wholesale	
36	C-D	S	4.88	Nursery Wholesale	
37	C-D	S	4.90	Nursery Wholesale	
38	D-E	N	4.94	Nursery Wholesale	
39	D-E	N	5.00	Nursery Wholesale	
40	D-E	N	5.00	Nursery Wholesale	
44	D-E	S	13.25	Nursery Wholesale	
46	D-E	S	5.00	Nursery Wholesale	
48	E-F	N	5.00	Nursery Wholesale	
53	E-F	N	1.86	Nursery Wholesale	
54	E-F	S	3.07	Nursery Wholesale	
57	E-F	S	5.00	Nursery Wholesale	
58	E-F	S	5.00	Nursery Wholesale	
67	E of F	S	10.00	Nursery Wholesale	
61	E of F	N	4.78	Rec/Comm Center	
9	A-B	S	4.30	Single Family	
14	B-C	N	0.76	Single Family	
17	B-C	N	0.99	Single Family	
18	B-C	N	0.98	Single Family	
18a	B-C	N	1.10	Single Family	
20	B-C	N	0.75	Single Family	
22	B-C	N	6.00	Single Family	
29	C-D	N	5.35	Single Family	
30	C-D	N	3.00	Single Family	
49	E-F	N	5.00	Single Family	
55	E-F	S	5.06	Single Family	

A-13

71		E of F	S	9.31	Single Family
60		E of F	N	10.00	Single-Family
5		A-B	N	9.00	Vacant
16		B-C	N	0.76	Vacant
19		B-C	N	1.50	Vacant
21		B-C	N	5.00	Vacant
24		B-C	S	5.56	Vacant
26		B-C	S	12.00	Vacant
27		C-D	N	8.85	Vacant
28		C-D	N	6.56	Vacant
41		D-E	N	5.02	Vacant
42		D-E	N	5.02	Vacant
52		E-F	N	5.00	Vacant
56		E-F	S	5.07	Vacant
59		E-F	S	3.21	Vacant
62		E of F	N	5.00	Vacant
63		E of F	N	19.33	Vacant
64		E of F	S	4.91	Vacant
66		E of F	S	5.00	Vacant
				443.87	

A-14

CURRENT STAFF PROPOSAL

FUTURE LAND USE ELEMENT - OKEECHOBEE BOULEVARD NON-RESIDENTIAL LAND USE ELEMENT TEXT AMENDMENTS

1.17 Objective:

The Town shall encourage compatible, town-serving land uses by implementing the following sector planning policies to control the allocation, location, scale and timing of development approvals on properties with road frontage on Okeechobee Boulevard.

1.17.1 Policy:

In order to assist in retaining its current rural character, the Town shall support maintaining Okeechobee Boulevard as a two-lane section.

- a) In order to maintain its two-lane section, the Town shall support the implementation of traffic calming features, including but not limited to roundabouts and traffic signals, along the Okeechobee Boulevard corridor.
- b) Continue to work with Palm Beach County to define and program appropriate future roadway improvements that implement Town planning policy.
- c) Review and revise as appropriate the Town's sector planning policies if and when Okeechobee Boulevard improvements are incorporated within the County's Five-Year Transportation Improvement Program (TIP).

1.17.2 Policy:

Commercial development along Okeechobee Boulevard shall be limited to Activity Centers, Cottage Industries, and Individual Small Businesses (ISB), as follows.

- a) For the purposes of this Policy, an Activity Center shall consist of a node or center of activity located at an intersection, and including multiple businesses and/or uses. An Activity Center may consist solely of commercial uses or a combination of commercial, institutional, civic, and/or recreational uses. The commercial component of an Activity Center shall provide for the daily incidental retail and service needs of the surrounding residential area. An Activity Center may be assigned either a Commercial Low (CL) or Commercial Low Office (CL-O)

Future Land Use (FLU) designation, or a combination of Town Future Land Use categories regulated by a single site plan.

HOME OCCUPATION
RESIDENTIAL
GENERAL →

- b) For the purposes of this Policy, a Cottage Industry shall consist of a single business activity carried on within a principal homesteaded residence or within a structure accessory to a principal homesteaded residence where outside workers may be employed, customers may be received and the maximum floor-area-ratio of all non-residential uses shall not exceed 0.025). A Cottage Industry is assigned an RR-5 FLU designation and, by definition, does and shall not constitute urban sprawl or contribute to strip commercial development.
- c) For the purposes of this Policy, an Individual Small Business (ISB) is defined as a single commercial or service use oriented to serving the neighboring community where the maximum floor-area-ratio of all buildings shall not exceed 0.05). An ISB shall not constitute urban sprawl or contribute to strip commercial development. An ISB is assigned a CL, CL-O or INST FLU designation.

1.17.3: Policy:

An Activity Center shall comply with the following performance standards:

- a) Maximum parcel size: 10 acres if a Commercial Low or Commercial Low Office component is included.
- b) Tenant mix: Multiple Town-oriented commercial businesses or a combination of the following non-residential uses; Town-oriented commercial, civic, cultural and/or recreational.
- c) Maximum Floor-Area-Ratio (F.A.R.): (a) Commercial only Activity Center – 0.05; (b) Mixed-Use Activity Center (i.e. combination of three or more of the following uses: commercial; institutional; civic; and/or recreational per the Town’s ULDC zoning district use tables) - ~~0.1~~ with ~~commercial component~~ not to exceed 0.075 F.A.R.

- d) An Activity Center with an F.A.R. exceeding 0,05 shall require a Category A Special Exception approval by the Town Council as part of the rezoning process.
- e) Maximum height: Two stories.
- f) Rear setback: 100 feet.
- g) Rural Vista Guidelines: Required.

1.17.4 Policy:

As long as Okeechobee Boulevard is maintained as a 2-lane segment, the total amount of Activity Center commercial low and commercial low office space along the corridor shall not exceed a maximum of 49,000 sq. ft. unless increased by the Town Council. The maximum Activity Center threshold shall be reviewed by the Town Council on an annual basis following a recommendation by the Planning and Zoning Board.

1.17.5 Policy:

Individual Small Businesses shall comply with the following performance standards:

- a) The size of an ISB use shall be no larger than the amount of space which will exceed the “insignificant impact” traffic generation threshold on Okeechobee Boulevard, as defined by a Palm Beach County Traffic Performance Standards (TPS) review, or its equivalent by the Town consulting engineer.
- b) An ISB use may include a residence as an accessory use to accommodate business owner or an employee household.
- c) The Activity Center commercial threshold of 49,000 sq. ft., as stated in Policy 1.16.4, shall not apply to ISB applications.

1.17.6 Policy:

The Town shall discourage an accumulation of vacant non-residential land use designations along the Okeechobee Boulevard corridor.

a) Implement Future Land Use Amendment requirements and conditions of approval to supplement the sector planning program to insure appropriateness and timeliness of a Future Land Use Plan Amendment application.

1) A market study documenting current and near-term future support for a proposed Activity Center shall be submitted.

2) A Master Plan in conformance with the requirements of Section 41.3.C.2.b of the ULDC, including a TPS review by the County, or its equivalent by the Town consulting engineer, shall be a required component of an Activity Center or an ISB Future Land Use Amendment application.

3) The Special Policy provisions of Objective 1.15 may be used to impose appropriate conditions of approval upon an Activity Center or ISB application necessary to address use, intensity, timing, compatibility and other relevant issues as determined by the Town Council.

4) Enact and enforce a “sunset” review procedure tied to the Master Plan for approved Activity Center and ISB Future Land Use Amendments to insure timely project implementation.

DISCUSSION – ALTERNATE OKEECHOBEE BOULEVARD STRATEGY

A. Previous strategy – Proposed Okeechobee Boulevard Future Land Use text Amendments (Ref: Attachment B).

B. Alternate Strategy

1. Create new Future Land Use Category for Okeechobee Boulevard – Rural Low Intensity (RLI): Objective – General description of types of low intensity land uses and F.A.R. s along the corridor.
2. Future Land Use text amendments supportive of the RLI Future Land Use category.
3. Create new Zoning District for Okeechobee Boulevard – Agricultural Low Intensity (ALI), including specific list of permitted uses. May include specific uses permitted in other Town zoning districts (AR, CL, CL-O, Institutional and Public Facilities, and Parks and Recreation).
4. More specific criteria to determine compliance with the Rural Vista Guidelines (COPIES TO BE DISTRIBUTED AT 2/12/2015 LPA meeting).
5. Connectivity and Equestrian considerations.
6. Use of tree mitigation requirements to enhance landscaping along the corridor.
7. OTHER – Per LPA

C-1

Loxahatchee Groves Zoning Districts – Permitted Uses

Section 20-015. - Permitted uses.

Plots located in the Agricultural Residential (AR) zoning districts may be used for the following specified uses.

Principal Uses	Agricultural Residential (AR)
Single Family Dwelling	Permitted
Mobile Home	Permitted subject to Article 80
Public Schools	Permitted
Congregate Living Facility, Type 1	Permitted
Non-Profit Community Recreational Facilities	Permitted w/Special Exception
Essential Services	Permitted
Commercial Equestrian Operations	Permitted w/Special Exception
Wholesale Nursery	Permitted
Retail Nursery	Permitted w/Special Exception
Aviculture	Permitted subject to Article 80
Commercial Kennels	Not Permitted
Chipping and Mulching	Permitted subject to Article 80
Feed Lots	Not Permitted
Commercial Animal Manure Management	Not Permitted
Commercial Chipping and Mulching	Permitted subject to Article 80
Rescued Animal Care	Permitted w/Special Exception
Outdoor Events	Permitted w/Special Exception
Agriculture	Permitted
Bona Fide Agriculture	Permitted
Wireless Communication Facilities	Permitted w/Special Exception

Accessory Uses	Agricultural Residential (AR)
Accessory Dwelling	Permitted
Groom's Quarter	Permitted
Caretaker's Quarter	Permitted
Home Offices	Permitted subject to Article 80
Residential Enterprise	Permitted subject to Article 80
Wholesale Nursery	Permitted
Retail Nursery	Permitted w/Special Exception
U-Pick Farms	Permitted w/Special Exception
Private Kennels	Permitted
Private Stables	Permitted
Yard Sales	Permitted subject to Article 80

Section 20-020. - Irrigation installation/maintenance and landscape maintenance operations. Irrigation installation/maintenance operations and landscape maintenance operations are expressly prohibited in the Agricultural Residential (AR) Zoning District.

Section 25-015. - Permitted uses.

Plots located in the Commercial Low and Commercial Low Office zoning districts may be used for one or more of the following uses.

Principal Uses	Commercial Low (CL)	Commercial Low Office (CLO)
Adult Entertainment	Permitted subject to Article 20	Not Permitted
Arcade, Video	Permitted	Not Permitted
Automobile Repair Garage	Permitted	Not Permitted
Bank or Financial Institution	Permitted	Permitted
Bar, Lounge, Tavern or Pub	Permitted	Not Permitted
Barber Shop, Beauty or Nail Salon	Permitted	Not Permitted
Pool Hall	Permitted	Not Permitted
Car Wash, Self-Service or Automated	Permitted	Not Permitted
Catering or Food Service Delivery	Permitted	Not Permitted
Child Care Center	Permitted	Not Permitted
Commercial Animal Manure Mgmt.	Not Permitted	Not Permitted
Commercial Chipping and Mulching	Permitted subject to Article 80	Not Permitted
Convenience Store	Permitted	Not Permitted
Dance/Night Club	Permitted	Not Permitted
Day Labor Hiring Center	Permitted w/Special Exception	Not Permitted
Delicatessen	Permitted	Not Permitted
Theater or Auditorium	Permitted	Not Permitted
Dry Cleaning or Laundry Service	Permitted	Not Permitted
Employment Agency	Not Permitted	Not Permitted
Essential Services and Utilities	Permitted	Permitted
Exhibition of Wildlife Pets	Permitted subject to Article 80	Not Permitted
Gasoline Station	Permitted	Not Permitted

Shooting Range, Indoor	Permitted subject to Article 80	Not Permitted
Hotel	Permitted	Not Permitted
Holiday Wayside Stand	Permitted subject to Article 80	Permitted subject to Article 80
Laboratory (e.g., medical, dental, research)	Permitted	Permitted
Offices (e.g., business, professional, medical)	Permitted	Permitted
Package Liquor, Beer or Wine Store	Permitted	Not Permitted
Outdoor Events	Permitted subject to Article 80 and to a Special Exception	Permitted subject to Article 80 and to a Special Exception
Retail Plant or Produce Sales	Permitted	Not Permitted
Restaurant, Fast Food	Permitted	Not Permitted
Restaurant, Full Service	Permitted	Permitted
Restaurant, Take Out Only	Permitted	Permitted
Retail Services	Permitted	Not Permitted
Retail Store	Permitted	Not Permitted
Commercial Recreation (e.g., batting cages, rink)	Permitted	Not Permitted
Veterinary Clinic or Hospital	Permitted	Not Permitted
Warehouse, Self Storage	Permitted	Not Permitted
Wireless Communication Facilities	Permitted	Permitted
Adult Day Care	Permitted	Permitted
Schools, Public or Private	Permitted	Not Permitted
Gym or Fitness Center	Permitted	Permitted

Section 25-020. - Prohibited uses.

Any use not expressly, or by inference, permitted in Section 25-015, "Permitted uses," is prohibited.

Section 30-015. - Permitted uses.

Plots located in the Institutional and Public Facilities zoning district may be used for one or more of the following specified uses.

Principal Uses	Institutional and Public Facilities
Cemetery	Not Permitted
Congregate Living Facility	Permitted
Churches, Places of Worship	Permitted
Day Care, Preschool	Permitted
Essential Services	Permitted
Governmental Facilities and Services	Permitted
Holiday Wayside Stand	Permitted subject to Article 80
Outdoor Events	Conditional
Private Service Club or Lodge	Permitted w/Special Exception
Public Parks and Outdoor Events	Permitted
School, Public and Private	Permitted
Wireless Communication Facilities	Permitted w/Special Exception

Accessory Uses	Institutional and Public Facilities
Cemetery	Not Permitted
Day Labor Hiring Center	Permitted w/Special Exception
Child Care, Preschool, Adult Day Care	Permitted
Swimming Pool	Permitted

Section 30-020. - Prohibited uses.

Any use not expressly, or by inference, permitted in Section 30-015, "Permitted uses," is prohibited.

Section 30-025. - Distance separation.

All principle uses permitted by right in the Institutional and Public Facilities zoning district shall be permitted only on properties located a minimum distance of 1,000 feet from any other property with the same zoning, measured pursuant to Section 05-090. Any person or entity seeking to rezone property to the Institutional and Public Facilities district for a use regulated under this section shall

D-4

Section 35-015. - Permitted uses.

Plots located in the Parks and Recreation zoning district may be used for one or more of the following specified uses.

Principal Uses	Parks and Recreation
Gun or Archery Range	Permitted subject to Article 80
Boat Ramp, Fishing Pier and Dock	Permitted
Botanical Garden	Permitted
Walking and Biking Trail	Permitted
Essential Services	Permitted
Nature Trail	Permitted
Outdoor Events	Permitted subject to Article 80
Lake or Pond	Permitted
Public Park	Permitted

Section 35-020. - Prohibited uses.

Any use not expressly, or by inference, permitted in Section 35-015, "Permitted uses," is prohibited.

D-S

**MARCH 26, 2011 OKEECHOBEE BLVD. WORKSHOP
POTENTIAL COMMERCIAL TENANTS**

Business	Yes	No	Comment
Art/Frame Shop			
Auto Service/Parts			
Bank/Savings & Loan			
Barber Shop			
Beauty/Nails/Tanning Salon			
Bicycle Sales/Service			
Coffee Shop			
Confectionary/Ice Cream			
Consignments			
Convenience Store			
Copies/Postal Services			
Deli/Café			
Electronics/Phones			
Fitness Center			
Florist			
Gas/Convenience Store			
Gifts/Cards			
Jewelry Sales/Repairs			
Ladies Apparel			
Laundry/Dry Cleaner/Alterations			
Liquor/Wine			
Men's Apparel			
Natural Foods/Vitamins			
Optical/Hearing Sales			
Pet Grooming/Supplies			
Professional/Medical Offices			
Restaurant/Lounge			
Specialty/Fast-Food Restaurant			
Specialty Food Market			
Sporting Goods			
Travel Agency			
Other – Specify			
Other - Specify			
Prefer No Commercial			

Name: _____ ; Address:

D-6