



TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD/LPA
MEETING AGENDA
Thursday July 9, 2015

Chair Dennis Lipp

Vice- Chair Robin Crawford

Board Member Lawrence Corning

Board Member Grace Joyce

Board Member Veronica Close

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 and Zoning Board Meeting
Thursday, July 9, 2015, at 7:00 p.m.

Town of Loxahatchee Groves
155 "F" Road, Loxahatchee Groves, FL 33470

TENTATIVE -
SUBJECT TO
REVISION

Chair Dennis Lipp
Vice-Chair Robin Crawford
Board Member Lawrence Corning
Board Member Grace Joyce
Board Member Veronica Close
Alternate Member Karen Piesley
Alternate Member Joyce Batchelor

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).

PUBLIC NOTICE/PLANNING AND ZONING BOARD AGENDA

1. OPENING

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

2. MINUTES - NONE

3. OLD BUSINESS:

- a. Drysdale Site Plan Application 2015-03
- b. Okeechobee Boulevard Amendments (Information only)

4. **NEW BUSINESS:**

- a. Loxahatchee Groves Commons Site Plan Amendment SP(A) 2015-04

5. **COMMENTS FROM THE MEMBERS**

6. **ADJOURNMENT**

The next Planning and Zoning Board Meeting is to be determined.

Comments Cards: Anyone from the public wishing to address the LPA 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 LPA 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.

**Town of Loxahatchee Groves, FLORIDA
PLANNING AND ZONING BOARD AGENDA ITEM REPORT**

AGENDA ITEM NO. 3.a.

PREPARED BY: Jim Fleischmann

SUBJECT: Drysdale Site Plan Application SP 15-3

1. BACKGROUND/HISTORY

Problem Statement: The P & Z Board should review and consider the proposed Site Plan.

Problem Solution: Recommend approval, approval with conditions or denial of the application.

The property was granted a Future Land Use designation (Town Ordinance 2014-01) from Rural Residential 5 to Commercial Low and a rezoning (Town Ordinance 2014-02) from Agricultural Residential to Commercial Low).

2. CURRENT ACTIVITY

The application has requested site plan approval for a 28,400 sq. ft. commercial facility consisting of three one-story commercial buildings; 14,400 sq. ft.; 10,000 sq. ft.; and 4,000 sq. ft. The application was reviewed by PZB at its June 11, 2015 meeting, at which time it was postponed to the July 9, 2015 meeting to provide additional information. The application was reviewed by the RETAG Advisory Committee at its June 24, 2015 meeting. The RETAG Advisory Committee recommended approval subject to several conditions which are presented in the attached staff report.

3. ATTACHMENTS

1. Staff Summary Report: Site Plan Application 15-3 (Drysdale Property)

4. FINANCIAL IMPACT

Work on this project is funded by a Cost Recovery Account funded by the Applicant

5. RECOMMENDED ACTION

Recommend approval of the Staff Recommendation.

**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD
July 9, 2015**

AGENDA ITEM STAFF SUMMARY:

1. Site Plan Application 15-3; Drysdale Property

Project Name: Drysdale Property.

Agent: Nancy Drysdale.

Applicant: Nancy Drysdale.

Owner: Nancy C. Drysdale.

Parcel Control Numbers (PCN): 41-41-43-32-01-000-2080 (0.67 acres);
41-41-43-32-01-000-2090 (0.67 acres); 41-41-43-32-01-000-2100 (5.21 acres).

Project Location: Northwest Corner of Valencia Drive (Southern Blvd.) and
Loxahatchee Avenue.

Size of Property: 6.55 acres.

FLU Map Designation: Commercial Low (CL); Town Ordinance 2014-01.

Zoning Map Designation: Commercial Low (CL); Town Ordinance 2014-02.

Existing Use: Single-family, in part; 1,751 sq. ft. residence; and vacant, in part.

Maximum Development Potential Proposed Land Use: 28,532 sq. ft. of CL space
(6.55 acres x 43,560 sq. ft. per acre x 0.1 FAR)

Approval History

The property was granted Future Land Use Map (Town Ordinance 2014-01; from Rural Residential 5 to Commercial Low) and rezoning (Town Ordinance 2014-02; from Agricultural Residential to Commercial Low).

To insure consistency with the Town's planning documents and compatibility with surrounding land uses, Ordinance 2014-01 was approved subject to the following conditions presented in the March 5, 2014 staff report:

1. A County Traffic Performance Standards (TPS) review, including a concurrency determination, shall be completed at the time of site plan review, when a specific plan of development is proposed, in order to establish traffic-based building potential and the timing thereof.*

2. Direct ingress and egress to a future commercial development from Tangerine Drive shall be prohibited.
3. The Rural Vista Guidelines, as directed by the Town Council, shall be incorporated within the development design.
4. PalmTran shall be contacted during the site plan approval process to determine if a bus shelter is needed and feasible.
5. A vegetative survey, including a native plant and habitat inventory, shall be completed at the time of site plan approval, including identification of an appropriate mitigation and/or preservation program, as necessary.
6. Prior to submitting a site plan, the Roadway Equestrian Trails and Greenways (RETAG) Advisory Committee shall be consulted regarding the incorporation of an equestrian trail within the development program.

Application Summary

The application has requested site plan approval for a 28,400 sq. ft. commercial facility consisting of three one-story commercial buildings; 14,400 sq. ft.; 10,000 sq. ft.; and 4,000 sq. ft. See Statement of Use (Attachment A) and Site Plan (Attachment B)

Submitted Support Documents

Item	Content
Final Site Plan	Valencia Village Site Plan dated February 5, 2015
Statement of Use	Ref: Attachment A
Architectural Plans/Elevations	Example elevation illustrating typical architectural elements.
Landscape and Tree Removal and Transplant Plans	Landscape Plan calculating and illustrating the following landscape requirements: Interior open space; vehicular use area; rural vista guidelines; and created ecological community. Existing native vegetation survey and required mitigation.
Drainage Statement	Description of storm water system and legal positive outfall provided in Attachment H of the previous Future Land Use Amendment application.
Photometric Plan	Provided. To be included at the time of Land Development Review by the Town Engineer
Traffic Statement	Consultant TPS Analysis; February 23, 2015. Susan E. O'Rourke, P.E., Inc. Conclusion – Peak-hour trips will not adversely affect the area roadway network. Study submitted for County TPS letter.
Environmental Assessment	Assessment provided in Attachment M of the pervious Future Land Use Amendment application. No issues.
Conceptual Engineering Plan	PBC water and sewer availability letter provided. Paving and drainage and on and off-site central water and sewer service plans to be prepared by Applicant and reviewed by Town Engineer at the time of Land Development Review.

Staff Finding and Recommendation

Staff finds the proposed Site Plan, dated February, 2015, consistent with the Town's Comprehensive Plan, ULDC zoning requirements and Site Plan criteria and recommends approval of Site Plan Approval Application 2015-03, subject to the Conditions of Approval presented in Attachment E.

Initial Planning and Zoning Board (PZB) Review

At its June 11, 2015 meeting, PZB voted to defer proposed Site Plan 2015-03 to its July 9, 2015 meeting due to a delayed Traffic Performance Standards (TPS) letter from Palm Beach County and give the RETAG Advisory Committee an opportunity to review the proposed horse trail component. Additional recommended Conditions of Approval are as follows:

1. Prepare elevation drawings for all three buildings.
2. Redesign the parking lots to accommodate Code required 11' x 22.5' parking spaces = Currently 94 spaces @ 11' x 22.5' spaces and 41 spaces @ 9.5' x 18.5' spaces are proposed.
3. Determine the ownership status of Valencia Drive fronting the property

Roadways Equestrian Trails and Greenways (RETAG) Advisory Committee Recommendation

At its June 24, 2015 meeting, RETAG Advisory Committee voted to recommend approval by a 3 - 0 vote, subject to the following:

1. The Town shall gain and maintain site control of the planned horse trail.
2. Horse trail east-west connectivity shall be provided.
3. The horse trail shall be dedicated in perpetuity.
4. The horse trail can meander on the property and extend into the northern property line buffer and/or share the retention pond maintenance area if necessary.
5. Horse trail crossing signage shall be placed at its intersection with Loxahatchee Avenue.
6. The RETAG Advisory Committee is not opposed to permitting 41 parking spaces to be smaller than code required stall size in order to accommodate the horse trail.

Deferred Planning and Zoning Board (PZB) Review

At its July 9, 2015 meeting, PZB voted to recommend approval/denial by a x – y vote.

Staff Report Summary

A. Adjacent Land Uses

Direction	Existing Uses	FLU and Zoning Designations
North	Tangerine Drive. Beyond Tangerine Drive are 6 0.35 acre lots (Five with a single family residence and one vacant). To the west is a 2.06 acre parcel owned by the School District	Rural Residential 5 FLU and Agricultural Residential AR zoning
South	Valencia Drive and Southern Boulevard rights-of-way.	NA – Road rights-of-way
East	Loxahatchee Avenue. Beyond Loxahatchee Avenue is a vacant 9.23 acre property with the following development approval: Southern Crossings MUPD: 29,856 sq. ft. of medical office space and 7,552 sq. ft. of bank space.	Commercial Low Office (CL-O) FLU and Multiple Use Planned Development (MUPD) zoning (County zoning designation).
West	Orange Avenue. Beyond Orange Avenue are two 0.54 acre lots (One with a single-family residence and one vacant)	Rural Residential 5 FLU and Agricultural Residential AR zoning.

B. Infrastructure Impacts

Infrastructure Service	Summary
Water/wastewater	Property can be served by County central water/wastewater along Southern Boulevard. Letter from Palm Beach County Water Utilities Department provided. Water and sewer pipes located in Southern Boulevard r.o.w. adjacent to the property..
Surface Water Management	Drainage statement provided (Attachment H of the FLU Map Amendment Application). Property currently drained by sheet flow to adjacent public rights-of-way. The property is within the SFWMD C-51 Basin. A drainage system will be designed and approved by the Town's Consulting Engineer as part of the land development review process prior to filing an initial building permit.

Infrastructure Service (continued)	Summary (continued)
Solid Waste Disposal	Solid Waste Authority letter confirms disposal capacity available. Applicant must execute contract with private hauler for collection.
Transportation	Traffic Analysis provided by Susan E. O'Rourke, P.E., Inc. (Included in Site Plan Application). Study concludes that projected P.M. peak-hour traffic will have no significant impact upon Southern Boulevard
Parks and Recreation	Not Applicable – Commercial land use and zoning
Public Schools	Not Applicable – Commercial land use and zoning
FIRE/EMS	Letter from Palm Beach County Fire/Rescue stated that the served by Station #21, located at 14200 Okeechobee Blvd. A previous letter from Fire/Rescue, submitted with the FLU Map amendment application indicated an estimated response time less than the average for the nearest station.

C. Environment

Item	Summary
Natural Resources	The applicant states that the property has no wetlands or surface waters and was previously cleared and filled and periodically mowed (Attachment M of the FLUM Amendment Application). Existing vegetation is primarily upland grasses, with limited areas of Cabbage Palm, Slash Pine, and exotics, including Brazilian Pepper. A tree survey, indicating Live Oak, Slash Pine, Acacia, Sable Palm and Florida Holly locations is included in the site plan application.
Historical Resources	Letter from the County Archaeologist provided(Attachment O of the FLUM Amendment Application) stating that there are no known archaeological sites on or within 500 feet of the property
Flood Zone	Zone X-500, per Map # FLU 1.5 of the Comprehensive Plan (Attachment K of the FLUM Amendment Application). Zone X-500 is the area lying between the limits of the 100-year and 500-year flood; or certain areas subject to the 100-year flood with average depths of less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the 100-year flood.

D. Comprehensive Plan Consistency

The subject property currently is assigned Future Land Use Map and Zoning designations of Commercial Low (CL). Site Plan 15-3, which proposes a 28,400 sq. ft. commercial development, is consistent with the assigned designations and the following Comprehensive Plan directives:

- FLU Objective 1.2 The Town shall support development of rural style commercial center along the Southern Boulevard Corridor.
- FLU Policy 1.2.1 The Town shall limit new commercial development to areas south of East Citrus Road border to border.

- FLU Policy 1.12.3 The Town shall encourage development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents.

E. Zoning Requirements: CL Zoning District

Regulation	Standard	Property Complies?
Minimum lot size	1 acre	Yes/6.55 acres
Frontage and Access	Paved Collector or Arterial	Yes/Southern Blvd.
Minimum frontage/width	150 feet	Yes/755 feet
Minimum depth	150 feet	Yes/378 feet
Maximum Floor-Area-Ratio	0.10	Yes/0.0995
Maximum building and roofed structures lot coverage	25%	Yes/0.0995
Front setback	50 feet	Yes/75.5 feet
Side setback	25 feet	Not Applicable
Side street setback	25 feet	Yes/107 feet
Rear setback	50 feet	Yes/103 feet
Minimum pervious area	30%	Yes/50%
Maximum building height	35 feet	Yes/35 feet

F. ULDC Section 110-025(B). Minimum Application Requirements

Requirement	Response
Vehicular and pedestrian access	Property is bordered by four roads: Southern Boulevard (Valencia Drive); Tangerine Drive; Loxahatchee Avenue; and Orange Avenue. Potential access available from each of these roads. Access to Tangerine prohibited by Ordinance 2014-01 (FLU Map amendment). Proposed Site Plan indicates access from Orange Avenue and Loxahatchee Avenue. An on-site Equestrian Trail, shared-use path along Southern Boulevard and sidewalk linking the development to the shared-use path and a future bus shelter are also depicted.
On-site circulation	Proposed Site Plan illustrates the locations of drive aisles providing on-site circulation among the proposed buildings and site access drives.
Parking	Proposed Site Plan illustrates the locations of parking areas and the number and size of parking spaces and drive aisles.
Proposed roadway or easement vacations or road closures	None proposed
Off-site roadway improvements and traffic impacts in adjacent neighborhoods.	Traffic Analysis provided. Conclusion - no improvements necessary. TPS letter from Palm Beach County pending.

F. ULDC Article 85: Landscape Plan Requirements (See Attachment D)

Requirement	Response
Section 85-025 (C) Plots of 2 acres or more shall preserve or create and maintain an ecological community of at least 3% of area of the property	0.20 acres required. 0.20 acre ecological community located in N/W corner of property indicated on Landscape Plan – meets requirement.
Section 85-040 (D) (2) and (3) A tree survey, including trees to be removed or relocated, including proposed relocation sites	Native Tree Survey provided in Site Plan application. Mitigation plan, including trees to be removed or relocated shall be completed as part of the Town's Land Development review.
Section 85-040 (D) (7) The location, including height, caliper and canopy spread of all landscape materials	Provided in Landscape Plan.
Section 85-040 (E) Irrigation plan if irrigation system to be used	Condition of Approval. To be reviewed by Town Engineer at the time of Land Development Review.
Section 85-050 (A) (1) No substances that prevent water percolation in areas not containing structures or paving	Per Site Plan, structures and paving constitute impervious area. Calculated pervious area @ 50% - meets ULDC requirement of 30%.
Section 85-050 (A) (2) Primary structures treated with shrubs @ 2.5 foot height along 20% of the structure frontage	Landscaping along 3 sides of each proposed building– meets requirement
Section 85-050 © Interior open space area defined and located @ 10% of the area of vehicular use areas, excluding landscape strip or perimeter buffers	Calculated in Site Plan – Interior open space at 17% - meets requirement.
Section 85-050 (B) Meets interior open space tree and shrub requirements	Calculated in Landscape Plan – meets requirement: 11 trees; 106 shrubs.
Section 85-050 (D) Dumpsters, mechanical equipment and electrical transformers screened	Four dumpsters screened per Landscape Plan – meets requirement
Section 85-050 (E) Signs screened	Two monument signs proposed on the Site Plan. Both screened per Landscape Plan – meets requirement
Section 85-050 (F) Existing vegetation credit requested and calculated	Calculated per Landscape Plan – meets requirement
Section 85-055 (B) Landscape buffer along property line abutting AR District	15 foot landscape buffers provided on north and west property lines per Site Plan and Landscape Plan. – meets requirement

Requirement (continued)	Response
Section 85-050 (C) 15 foot vehicular use landscape strip (not counted as interior open space)	15 feet provided on south, east and west parking lots per Site Plan and Landscape Plan.- meets requirement.
Section 85-050 (C) (1) Vehicular use landscape requirements	Vehicular use areas provided with landscape islands per Site Plan and Landscape Plan – meets requirement
Section 85-065 Site distance requirements (Ref: ULDC Article 105)	25 foot corner clips provided at all 4 corners of the property – meets requirement..

G. ULDC Supplementary Requirements

a. ULDC Article 90 Signs

Allowed Signs	Response
Sections 05-040 Permits required and 90-070 Sign permit requirements	Condition of Approval
Section 90-040(B) Standards by sign type and zoning district (CL District shopping center or other multi-tenant center)	
(1) Mandatory attached building identification (i.e. address) sign : 1 per structure or business @ maximum sign face of 4 sq. ft.	Condition of Approval
(2) Attached awning sign (optional): Maximum 1 per structure or business @ maximum sign face of 4 sq. ft.	None proposed
(3a) Outparcel or individual stand-alone building wall sign(s): 1 per building, 2 if corner location @ maximum sign face of 18 sq. ft. to 36 sq. ft.	5 wall signs proposed; as follows: 2 on 4,000 sq. ft. corner location building, 2 on 10,000 sq. ft. corner location building, and 1 on 14,000 sq. ft. building. – meets requirements. Condition of Approval limiting size to ULDC requirements.
(4) Attached canopy sign: 1 per canopy or 2 per building which ever is less @ 16 sq. ft. to 24 sq. ft.	None proposed
(5b) Shopping center or other multi-tenant center free-standing monument or panel sign(s): 1 per driveway @ maximum sign face area of 72 sq. ft.	2 driveways per Site Plan/2 signs allowed. 2 proposed monument signs per Site Plan @ 72 sq. ft. sign face located at the southeast and southwest corners of the property.
(6) Real Estate or Project Sign (to be removed after sale or project completion) 1 per street frontage @ maximum sign face of 12 sq. ft.	None proposed
Sections 90-065 Landscaping around signage to meet the requirements of Section 85-050 Landscape design for interior open space	Landscaping around monument signs per Landscape Plan – meets requirement..

b. ULDC Article 95 Parking and Loading

Requirement	Response
Section 95-010 Minimum parking space requirements – 142 spaces required. 3 handicap spaces required (Ref: Table 208.2 PBC ULDC – 2% of total)	142 spaces provided. 7 handicap spaces provided – meets requirement
Section 95-025 Size of parking spaces – Standard space = 11' x 22.5". Handicap space = 14' x 22.5'	Proposed parking space distribution: 1. 11' x 22.5' spaces = 142 spaces
Section 95-050 Minimum loading space requirements (i.e. for uses that receive materials by truck).	3 loading spaces provided (1 @ each building) – meets requirement
Section 95-070 Size of loading spaces – 12' x 45' with 14' vertical clearance	Loading spaces at 13.5' x 60', 20' x 82' and 12' x 177' – meets requirement.

H. ULDC Section 155-020: Substantive Requirements (Site Plan)

Criterion	Compliance
Section 150-020 (A) Conformance to the approved and/or recorded plat, if applicable	The property consists of 2 lots (Tracts 9 and 11 of Block D) recorded on the Replat of Loxahatchee District Subdivision on 6/12/1925 (ORB 12, Page 29).
Section 150-020 (B) Consistency with the Loxahatchee Groves Comprehensive Plan	Yes – Refer to Section D, above.
Section 150-020 (C) Conformance with the Town of Loxahatchee Groves ULDC	Yes – Refer to Sections E to G. Waiver needed for parking space dimensions (41 spaces @ 9.5' x 18.5" and 7 Handicap Spaces @ 14' x 18.5").
Section 150-020 (D) Conformity with the water control district's requirements and regulations.	Proposed drainage discharge "D" Road Canal. No LGWCD issues identified.

I. Architecture (Discussion of Rural Vista Guidelines by Applicant)

The proposed development plans are consistent with the Rural Vista Guidelines with major architectural features as outlined below. Additional detail is presented in Attachment C.

- Gable Roof
- Standard Seam Metal Roofing
- Exposed Truss Rails
- Horizontal Lap or board and Batton Siding

- Front Porches with Railings

J. Compatibility

An inventory of land uses adjacent to the subject property is presented in Section A. All adjacent properties lie beyond street rights-of way. Properties to the west and north are currently assigned Future Land Use designations of Rural Residential 5 (density of one dwelling unit per five acres) and Zoning designations of Agricultural Residential (AR). Actual densities are considerably higher, however, as all properties are considerably smaller than 5 acres (i.e. 0.35 to 0.54 acres each).

The adjacent property to the east, beyond Loxahatchee Avenue, is a vacant 9.23 acre property (i.e. Southern Crossings MUPD) with the following development approval: 29,856 sq. ft. of medical office space and 7,552 sq. ft. of bank space.

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can compliment and support each other. For example, a residential use can help support a commercial use and, conversely, the commercial use can provide essential goods and services to residents of surrounding neighborhoods.

Separation of potentially incompatible uses can act to fully or partially mitigate potential incompatibilities. To the west and north the subject property is separated from adjacent residential properties by fifty foot rights-of-way (i.e. Orange Avenue and Tangerine Drive). A condition of the FLU Map amendment prohibits site access from Tangerine Drive

In addition to separation of uses, access management, buffering, screening, setback, height, landscaping, and architectural requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

A review of the subject site vicinity leads to the conclusion that the area is comprised of a mixture of existing and planned land uses along Southern Boulevard, including commercial (retail and office), institutional (government) and recreation with moderate intensity (i.e. 2 to 3 units per acre) residential and agricultural uses behind frontage parcels to the north of Tangerine Drive.

The CL Future Land Use and Zoning designations (maximum intensity of 0.10 F.A.R.) combined with the Rural Vista Guidelines provides the Town with an opportunity to establish rural-style commercial uses along Southern Boulevard. Comprehensive Plan directives regarding compatibility with neighboring properties and implementation of

Rural Vista Guidelines directives along with implementation of buffering and screening techniques are used to insure compatibility.

K. Development Review Committee (DRC) Comments

The following were notified and requested to provide any comments during the review process regarding issues or concerns with the proposed Site Plan::

Agency/Entity	Comment/Response Summary
County Agricultural Extension Office	
PBC Sheriff's Department	
PBC Health Department	Replied: No objections
Lox. Groves Water Control District	
PBC Solid Waste Authority	
Keschavarz & Assoc. (Town Engineer)	
PBC Fire Rescue	
Simmons & White (Town Traffic Engineer)	

ATTACHMENT A
Drysdale Property Site Plan: SP 2015-03
STATEMENT OF USE

Valencia Village

The Valencia Village development will provide a blend of commercial and accessory personal service uses consistent with the commercial zoning of the property. The intensity of use is compliant with the provisions of Policy 1.15.3 of the Future Land Use Element of the Town of Loxahatchee Groves Comprehensive Plan, land development codes, and is compatible with the surrounding zoning and existing uses.

The site plan is intended to implement the Town's CL Future Land Use designation by incorporating a variety of complimentary community services including retail, restaurant, and commercial uses within a unified development plan. The CL Future Land Use designation permits the construction of local retail sales and office establishments which are beneficial to the residents of the Town of Loxahatchee Groves.

The overall floor-area-ratio (F.A.R.) at 0.10 is consistent with the general rural intent of the Comprehensive Plan and specific provisions of Special Policy 1.15.3. Architectural details will emphasize the Rural Vista Guidelines preferred by the Town of Loxahatchee Groves.

Due to the location of residential lots within 250 feet of the boundary of the property, the Site Plan provides several features to insure neighborhood compatibility. First and foremost, as required by the zoning approval there is no vehicular access to Tangerine proposed. A 15 foot landscape buffer along the north property line is provided. In addition the site plan provides equestrian access from Tangerine and has reserved the remaining open space along Tangerine for storm water management facilities which provide additional buffer area to include trees and shrubs which provide both a visual screen and an aesthetically pleasing perimeter to the property. Perimeter landscaping is supplemented by interior landscaping including an area to be maintained as a "native community", located in the northwestern portion of the property.

Dumpsters and loading areas will be sufficiently screened by both enclosures and the proposed landscaping.

ATTACHMENT C
Drysdale Property Site Plan: SP 2015-03
Architectural Features

(Delivered Under Separate Cover)

ATTACHMENT D
Drysdale Property Landscape Plan: SP 2015-03

(Delivered Under Separate Cover)

ATTACHMENT E
Drysdale Property Site Plan: SP 2015-03
Conditions of Approval

GENERAL

1. The conditions of approval herein shall apply to the Owner, Applicant and their successors and assigns.
2. Development of the site is limited to the uses approved by the Town of Loxahatchee Groves in Exhibit B (Drysdale Site Plan). The approved Site Plan is dated February 6, 2015. All modifications to the Site Plan must be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC, as determined by the Town Manager.
3. Direct ingress and egress to a future commercial development from Tangerine Drive shall be prohibited.
4. The location of the 0.20 acre preserve area shall be identified on the Final Landscape Plan.
5. Prior to submittal of any building permit applications for processing by Palm Beach County, the Town Engineer shall review and approve the following plans for consistency with the approved Site Plan Site Plan, Paving, Drainage, Water and Wastewater Plans, Irrigation Plan, and Photometric Plan.
6. Prior to submittal of any building permit applications for processing by Palm Beach County, the Town Manager shall review and approve the following plans for consistency with the approved Site Plan: Site Plan, Landscape Plan, and Floor Plans.
7. A plat pursuant to Article 140 of the Town's Unified Land Development Code shall be filed with the Town prior to applying for an initial building permit.
8. A 10-foot easement (specific location to be determined) for a horse trail shall be granted by the property owner at the time of platting consistent with the general location indicated on the Site Plan dated February 6, 2015.

USE LIMITATIONS

1. Land use and intensity of development on the property shall be regulated by the application of the following:
 - a. Intensity of development shall not exceed a floor-area- ratio (F.A.R.) of 0.010 in order to accommodate a maximum of 28,400 sq. ft. of general retail, restaurant and office uses.
2. Building height shall be limited to one story.

ARCHITECTURAL

1. Architectural features and elevations shall comply with the "Valencia Village typical Architectural Elements" and "Rural Vista Guidelines Incorporated Into Site Design" documents included in Attachment C.

ENGINEERING

1. Consistent with the Palm Beach County Mandatory Traffic Performance Standards criteria in place at the time of this approval, the Final Site Plan shall not be approved by Loxahatchee Groves until such time that a Traffic Performance Standards (TPS) letter issued by Palm Beach County has been received by the Town and any conditions incorporated herein.

2. An Irrigation plan shall be included with documents submitted to the Town Engineer for review and approval during the Land Development Review Process.

LAND CLEARING AND LANDSCAPING

1. Any land clearing activities shall comply with the permit requirements of Article 87 "Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal" of the Loxahatchee Groves Unified Land Development Code. Included in the required land clearing permit application, an "Ecological Community Management Plan" shall be submitted for the 0.20 acre "Reserve" to satisfy the requirements of ULDC Section 85-025 (C) "*Preserved/created ecological communities.*"

2. Project landscaping shall conform to the Landscape Plan dated March 14, 2015.

EXTERIOR LIGHTING

1. All lighting shall conform to the Photometric Plan dated February 24, 2015.

2. All exterior lighting shall be directed downward and contain shields to contain lighting within the property boundaries.

PALM TRAN

1. Not Applicable. A future bus shelter may be developed within the Southern Boulevard right-of-way, as indicated on the Site Plan dated February 6, 2015 at the discretion of Palm Tran and the Florida Department of Transportation.

PARKING AND LOADING

1. The Site Plan shall be revised to indicate 142 parking spaces at the standard size of 11' x 22.5' unless a variance is approved by the Town Council allowing a smaller size.

2. Paved parking on the property shall not exceed the code-required 142 spaces.

SIGNS

1. Sign permit applications shall be submitted to the Town as required by ULDC Section 90-070 *Sign permit requirements*.

2. Mandatory building identification signs (maximum sign face of 4 sq. ft.) shall be attached to each structure.

3. The number of monument signs shall be limited to the following:

- Two shopping center free-standing monument signs at each of the following locations: Southwest corner of the property with a maximum sign face of 72 sq. ft.; and southeast corner of the property with a maximum sign face of 72 sq. ft.
- Five shopping center attached building wall signs (2 corner locations @ 2 signs per building and one sign on the 14,400 sq. ft. centrally located building) @ maximum sign face of 12 sq. ft. of sign face per sign

UTILITIES AND SERVICES

1. A fully executed Potable Water and Wastewater Development Agreement between the Property Owner and the Palm Beach County Water Utility Department shall be provided to the Town of Loxahatchee Groves for the provision of central water and wastewater services to the project prior to issuance of the first project building permit.

2. Solid waste collection and disposal shall be accomplished by contract between the Property Owner and a third-party hauler prior to issuance of the initial certificate of occupancy

3. Buildings of 5,000 sq. ft. and larger shall contain automatic sprinkler systems.

**Town of Loxahatchee Groves, FLORIDA
Town Council AGENDA ITEM REPORT**

AGENDA ITEM NO. 3.b.

PREPARED BY: Jim Fleischmann

SUBJECT: Okeechobee Blvd. Future Land Use Element Text Amendments

1.BACKGROUND/HISTORY

Problem Statement: The Town Council should adopt amendments to the Comprehensive Plan regarding Okeechobee Boulevard and its future land use.

Problem Solution: Consider proposed amendments and provide the Local Planning Agency with direction for revising the Comprehensive Plan.

The Town Council enacted Ordinance 2014-08 (February 3, 2015) enacting a moratorium on commercial Future Land Use Map amendments until May 31, 2015. The purpose of the moratorium was to allow the Local Planning Agency adequate time to prepare recommendations to the Town Council regarding appropriate non-residential uses and intensity and timing of future development activity along Okeechobee Boulevard.

2.CURRENT ACTIVITY

The Local Planning Agency held 9 meetings on the subject of Okeechobee Boulevard during the November 2014 – April 2015 period. Over that period, the Staff and LPA jointly prepared proposed Future Land Use Plan amendments for Town Council consideration. At the last meeting on the subject (April 30, 2015), the LPA, by consensus, agreed to forward the amendments to Town Council for further consideration and direction for Stagg and the LPA. The Council will consider Ordinance 2015-05 at its meeting on July 7, 2015 enacting a second moratorium on Okeechobee Boulevard land use amendments to give the Town time to enact the proposed amendments

3.ATTACHMENTS

1. Proposed Okeechobee Boulevard Future Land Use Element Okeechobee Rural 5 map and text amendments.

4.FINANCIAL IMPACT

Work on this project is funded by Council Work Authorization No. 1215-01

5.RECOMMENDED ACTION

No action at this time. The amendments will be briefly discussed and a time-frame for adoption proposed.

Okeechobee Boulevard Future Land Use Element Amendments – LPA Draft 1

1.16 Objective: The Town supports maintaining Okeechobee Boulevard as a two-lane roadway segment. However, it is acknowledged that Okeechobee Boulevard may ultimately be widened by Palm Beach County to a four-lane median-divided section from Folsom Road west to Seminole Pratt-Whitney Road.

1.16.1 Policy

In order to minimize potential adverse traffic impacts of a four-lane section, the Town shall support the implementation of traffic calming features, including but not limited to a maximum travel lane width of ten feet, the use of roundabouts at "B" Road and "F" Road, and traffic signals at "D" Road and other intersections along the Okeechobee Boulevard corridor, as warranted.

1.16.2 Policy

Work with Palm Beach County to jointly define and program appropriate future roadway improvements that implement Town Okeechobee Boulevard corridor planning policy.

1.16.3 Policy

Require joint use of driveways and cross-access agreements among adjoining property owners to allow circulation between sites and reduce the number of Okeechobee Boulevard access points.

1.16.4 Cross access easements shall be required as a condition of approval of any non-residential development, including Individual Small Business and Individual Small Service uses.

1.16.5 Policy

No later than May 31, 2016 the Town Council shall coordinate with Palm Beach county, the Loxahatchee Groves Water Control District, property owners, and Town advisory boards and committees, as appropriate, to establish a policy for the extension of multi-purpose trails along Okeechobee Boulevard, including procurement, design guidelines, construction and maintenance responsibilities, and liability.

1.17 Objective:

Insure compatible, low intensity land uses on properties with road frontage on, or direct access to Okeechobee Boulevard by establishing and implementing the Okeechobee Rural 5 Future Land Use Overlay (OR 5 Overlay) as a means to control the allocation, location, scale and timing of development. The geographical scope of the OR 5 Overlay is depicted on Map #FLU-1.10.1 (REF: EXHIBIT 1).

1.17.1 Policy: Low-impact Town-serving development within the OR 5 Overlay may occur only in accordance with the designated uses contained within the following five broad categories of use:

a) Residential: A residential use shall comply with the land development regulations of the Town's AR - Agricultural Residential zoning district, but be limited to the following uses:

Single-family dwelling

Mobile Home

Congregate Living Facility Type I

Permitted Accessory Uses

b) Agriculture: An agriculture use shall comply with the land development regulations of the Town's AR - Agricultural Residential zoning district, but be limited to the following uses:

Hobbyist Agriculture (i.e. agricultural uses that do not have an agricultural Use Code assigned by the Palm Beach County Property Appraiser)

Bona Fide Agriculture

Permitted Accessory Uses

c) Commercial: A commercial use shall comply with Policy 1.17.3, but be limited to the following uses:

Office – Business, Medical

Personal Service (e.g. Barber or Beauty Shop)

Veterinary Clinic or Hospital

Child or Adult Day Care Center,

Essential Service and Utilities

Holiday Wayside Stand,

Outdoor Event

Retail Store (e.g. plant, produce and specialty food sales, agricultural, equestrian and lawn and garden sales and services)

Private School

d) Institutional: An institutional use shall comply with Policy 1.17.4, but be limited to the following uses:

Place of Worship
Government and Essential Service

Public School

Service Club or Lodge,

Adult Congregate Living Facility Type I,

e) Recreation: A recreation use shall comply with the land development regulations of the Town's PR – Parks and Recreation zoning district, but be limited to the following uses:

Outdoor Event

Public Park

1.17.2 Policy: Similar uses – Uses not specifically listed in Policy 1.17.1, but possessing similar characteristics may be established upon written application to the Town Manager, review by staff and the Planning and Zoning Board and approval by the Town Council. Uses exhibiting the following characteristics shall be discouraged or conditioned by the Town Council: manufacturing, fabricating, assembly and open outdoor storage.

1.17.3 Policy: Commercial uses along Okeechobee Boulevard shall be limited to Cottage Businesses (CB) and Individual Small Businesses (ISB), as follows.

a) A Cottage Business is defined as a single non-retail consulting or service activity carried on within an existing homesteaded residence (Home Office) or within a structure accessory to an existing homesteaded residence (Residential Enterprise). A Cottage Business shall comply with the land development regulations of the Town's AR - Agricultural Residential zoning district, including Special Exception and Conditional Use approval, and comply with the following performance standards:

i) The maximum floor-area-ratio (F.A.R) of all non-residential buildings shall not exceed 0.025.

ii) The number of employees and/or customers allowed at a Cottage Business shall be determined by the Town Council through the special exception approval process, and include such considerations as nature of the business, parking and loading requirements, peak-hour traffic generation and hours of operation.

iii) Existing legal non-conforming lots as of the time of Town incorporation may contain a Cottage Business.

b) An Individual Small Business (ISB) shall consist of a community-oriented commercial or business service use oriented to meeting the needs of the neighboring community. An ISB may partner with one additional complimentary business in the same structure. An ISB shall be assigned either Commercial Low (CL) or Commercial Low – Office (CL-O) Future Land Use and zoning designations, and comply with the following performance standards.

i) The minimum parcel size shall be five acres and comply with the remaining land development regulations of the Town's commercial zoning district.

ii) The maximum floor-area-ratio (F.A.R) of all buildings comprising an ISB shall not exceed 0.05, however, the permitted size of an ISB use shall be no larger than the amount of space which will exceed the "insignificant impact" traffic generation threshold, as defined by a Palm Beach County Traffic Performance Standards (TPS) review, or its equivalent by the Town Consulting Engineer.

iii) An ISB use may include a separate residence as an accessory building to accommodate the business owner or an employee household. Such residence shall be included in an ISB F.A.R. calculation.

1.17.4 Policy: Institutional uses along Okeechobee Boulevard shall be limited to Individual Small Services (ISS), as follows:

a) An Individual Small Service (ISS) shall consist of a single community service use oriented to meeting the needs of the community. An ISS shall be assigned Institutional (INST) Future Land Use and Institutional and Public Facilities (IPF) zoning designations.

1.17.5 Policy: Existing uses having previously received a valid development order from Palm Beach County or the Town of Loxahatchee Groves shall be allowed to continue; however, required annual Business Tax Receipts shall be filed with the Town in order to verify continuous operation

1.17.6 Policy: "Historical Legacy" uses, as defined and regulated by Section 75-035 of the Town Unified Land Development Code, shall be allowed to continue however, annual Business Tax Receipts are required to verify continuous operation

1.18 Objective:

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

1.18.1 Policy

Implement Future Land Use Amendment requirements and conditions of approval to insure appropriateness and timeliness of a Future Land Use Plan Amendment application.

- a) A statement of use and intent for the proposed use shall be submitted as part of all future land use amendment, rezoning and site plan approval applications.
- b) A Conceptual 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 ISB or ISS Future Land Use Amendment application.
- c) Enact and enforce a "sunset" 12-month review procedure tied to the Conceptual Master Plan for approved ISB and ISS Future Land Use Amendments to insure timely project implementation.
- d) The Special Policy provisions of Objective 1.15 may be used to impose appropriate conditions of approval upon an ISB or ISS application necessary to address use, intensity, timing, compatibility and other relevant issues as determined by the Town Council.

1.19 Objective:

The Town shall require a consistent architectural theme along the Okeechobee Boulevard corridor.

1.19.1 Policy

"Agrarian Rural Style" architectural features, as illustrated in EXHIBIT 2 shall be incorporated within the proposed site plans of Individual Small Business and Individual Small Services uses. Alternative architectural features may be approved by the Town Council, following a recommendation from the Planning and Zoning Board prior to the submittal of a site plan application.

1.19.2 Policy

Architectural elevations and renderings for proposed developments shall be reviewed by Town staff, Planning and Zoning Board and approved by the Town Council for consistency with Policy 1.19.1 as part of the site plan approval process

EXHIBIT 1

MAP #FLU-1.10.1: OKEECHOBEE RURAL 5 OVERLAY

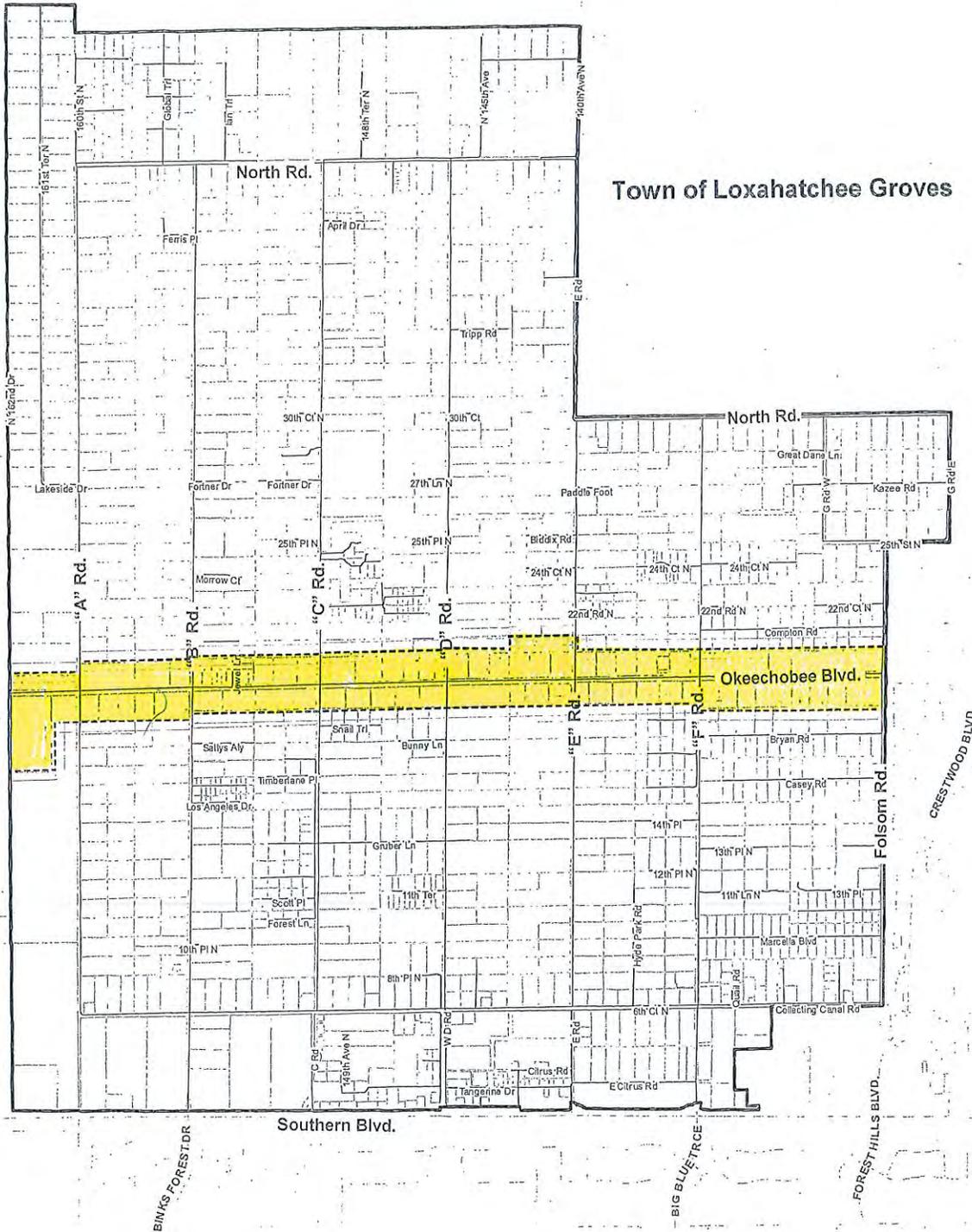


EXHIBIT 2

AGRARIAN RURAL STYLE ARCHITECTURAL GUIDELINES

ARCHITECTURAL DESIGN GUIDELINES FOR COMMERCIAL PROJECTS

ARCHITECTURAL STYLES

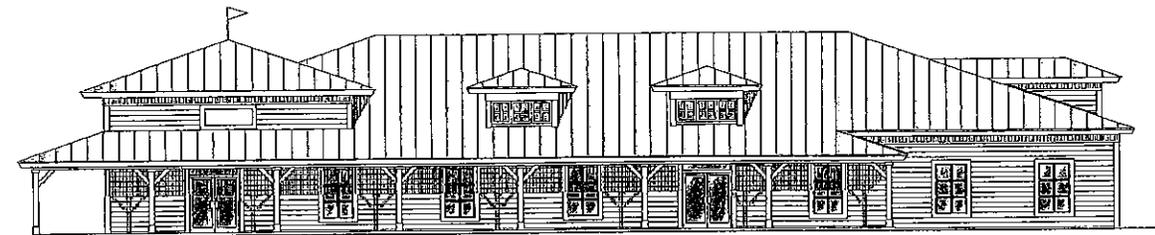
- 1) Architectural designs for the purpose of these guidelines shall be described as "Agrarian Rural Style" and reflect the rural identity of Loxahatchee Groves.
- 2) The architectural style of non-residential buildings should be residential in scale and serve the needs of the immediate neighborhood.
- 3) Acceptable established American architectural styles include but are not limited to Early Colonial, Stick Shingle and Craftsman.
- 4) Architectural styles such as international Art Deco and various revival styles are not acceptable.

FACADES

- 1) Avoidance of blank walls without architectural features is discouraged. Facades shall incorporate architectural elements which are in accord with human scale.
- 2) Blank walls shall not exceed 10 feet in height or 20 feet in length.
- 3) Recesses and projections for articulation of wall surfaces shall be a minimum of 12 inches.
- 4) Control and expansion joints shall not constitute wall articulation.
- 5) Blank walls without architectural features should be avoided.
- 6) Facades shall incorporate architectural elements which are in accord with human scale.

BUILDING FEATURES AND ORNAMENTATION

- 1) Acceptable building features are as follows:
 - a) Cornices, moldings, pilasters and window surrounds
 - b) Multi-level pitched roofs
 - c) Functional and ornamental balustrades
 - d) Porches and arcades that are compatible with human scale
 - e) Natural accent materials such as brick and natural stone which are consistent with the overall design and style.
- 2) Discouraged Architectural Features
 - a) Stucco banding used to create articulation
 - b) Applied "stuck on" features such as medallions and tile mosaics



EXAMPLE OF ROOF PLANE ARCHITECTURAL FEATURES

DESIGN ELEMENTS

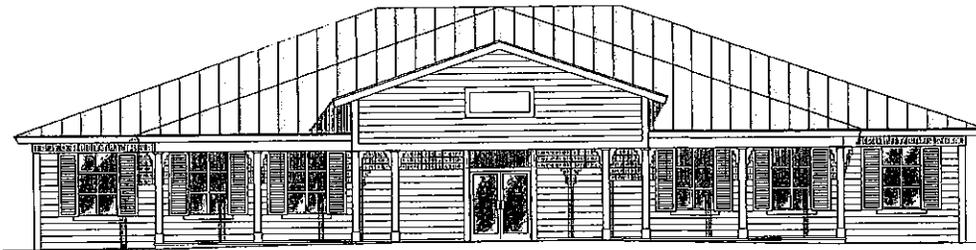
- 1) Design elements are defined as Canopies, Porte Cocheres or Porticos
- 2) Wall recess or projection of a minimum of 12 inches
- 3) Peaked roof forms
- 4) Covered porches
- 5) Proportion of major elements of any structure such as windows and doors shall be consistent throughout the design
- 6) Architectural elements and treatments shall be incorporated into all sides/facades of buildings

COLOR

- 1) Color selection shall achieve visual order through the use of compatible color palettes
- 2) The use of fluorescent colors to attract attention to a local business from a distance is prohibited
- 3) Trademark forms and colors are prohibited if in the discretion of the Town Council, the proposed colors and/o features will create a negative impact on the surrounding area
- 4) Trim colors that are used for accent and identifying purposes shall be limited to greens, blues, yellows and earth tones that are found in local landscape and natural features

EXTERIOR MATERIALS

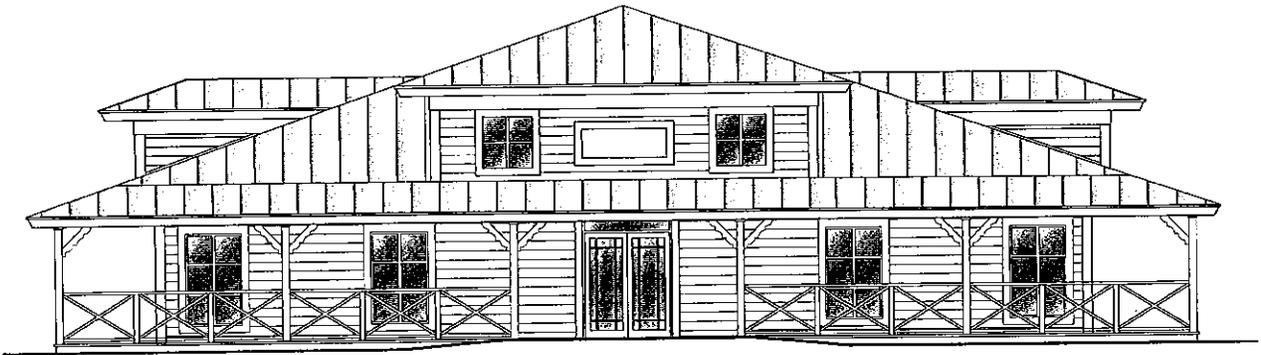
- 1) Preferred
 - a) Bevel wood clapboard siding
 - b) Vertical board and batten wood siding
 - c) Reverse board and batten wood siding
 - d) Faux wood cementitious siding materials are acceptable
- 2) Discouraged
 - a) Stucco
 - b) Architectural masonry units
 - c) Coated metal Panel systems
 - d) Industrial style wall panels



EXAMPLE OF ARTICULATED DESIGN ELEMENTS

PORCHES AND ENTRYWAYS

- 1) Entrance design elements shall be integrated into the design of the building
- 2) Each freestanding structure shall have at least one clearly defined primary public entrance feature incorporating at least one design element
- 3) Porch and entryway walking surfaces are encouraged to be elevated above naturally landscaped surfaces as opposed to being a continuation of other paved access areas
- 4) Walkways and Arcades shall be porch like and have a minimum depth of 8 feet. Walkways shall be integrated with adjacent properties



GOOD EXAMPLE OF ELEVATED PORCH/WALKWAY

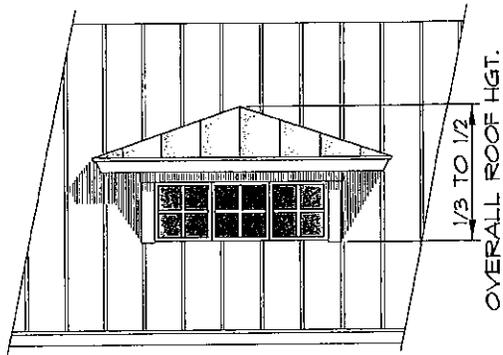


GOOD EXAMPLE OF ARTICULATED ROOF PLANES

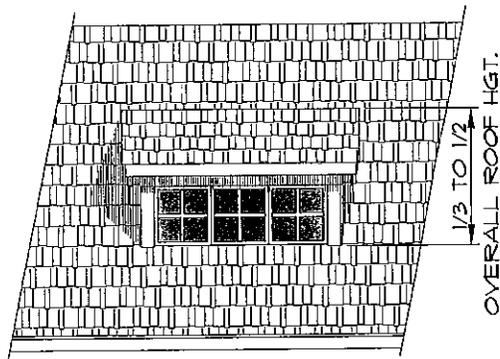
ROOFS

- 1) Roof lines for buildings shall not run in continuous planes without offsetting or jogging or being broken by architectural elements such as cupolas or dormers and should not appear as "stuck on" but appear to be an integral part of the roof structure
- 2) The following roof design characteristics are encouraged
 - a) Hip, Gable and shed roofs with a minimum of 1:3 pitch
 - b) Roofs with exposed rafter tails
 - c) Roof overhangs and pedestrian walkways shall wrap around the building to provide visual continuity around the entire building
 - d) Roof treatments such as Dormers and Cupolas shall be in scale with the building mass
 - e) Flat roofs, although discouraged. Shall be articulated parapets or mansards of required height to screen all roof mounted equipment
- 3) The following roof design characteristics are not acceptable
 - a) Large unarticulated roofs
 - b) Large flat roofs, although not prohibited, are discouraged
- 4) Acceptable Roof Materials
 - a) 5V crimp galvanized metal panels
 - b) Hand split cedar shakes
 - c) Cedar shingles
 - d) Standing metal seam
 - e) Copper shingles
 - f) Slate shingles
- 5) Unacceptable Roof Materials
 - a) Clay or concrete Spanish S or barrel tiles
 - b) Painted flat concrete tiles

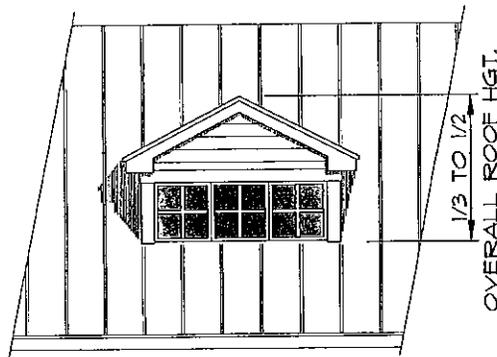
EXAMPLES OF ROOF FEATURES IN PROPER SCALE WITH BUILDING AREAS



Hip Dormer



Shed Dormer



Gable Dormer

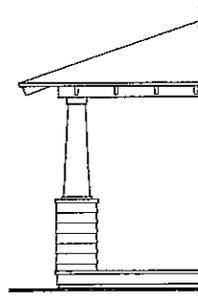
PEDESTRIAN WALKWAY SUPPORTS

1) The following architectural details for support of pedestrian walkways are encouraged

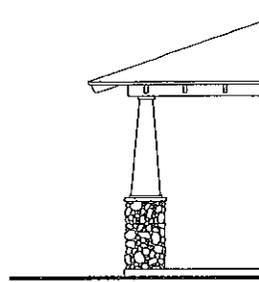
- a) Use of knee braces at walkway columns
- b) Use of battered porch piers
- c) Use of natural stone for column bases
- d) Use of exposed structure bracketed projecting eaves
- e) Use of hand crafted joints

2) The following are discouraged

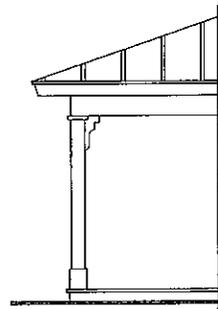
- a) Use of classical style columns
- b) Unadorned metal posts



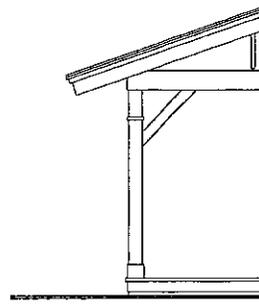
Butressed Post



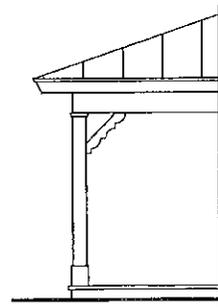
Butressed Post



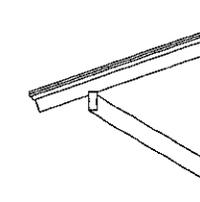
Bracketed Post



Bracketed Eave



Bracketed Post



Bracketed Shed

EXAMPLES OF PEDESTRIAN WALKWAY SUPPORTS

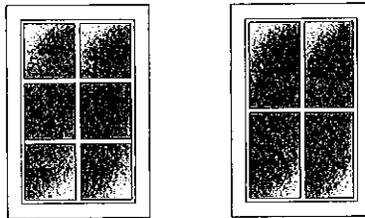
WINDOW AND DOOR TREATMENTS

1) The following design characteristics for windows and doors are encouraged:

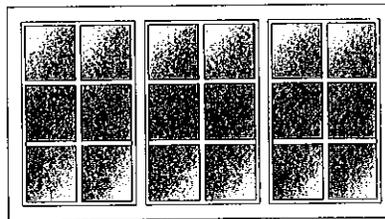
- a) Individual window units with divided lights
- b) Large areas of glass transmission of light or display of products shall be created by grouping of individual glazed units
- c) Louvered or panel shutters for individual glazed units are encouraged. Windows and door elements shall be expressed as individual units as opposed to continuous glass strips or storefronts
- d) Windows shall be designed with details such as lintels, sills, frames, shutters, planter boxes and shutters

2) The following design characteristics for windows and doors are discouraged

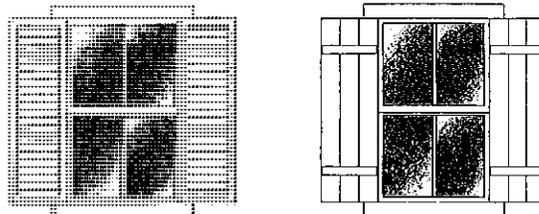
- a) Large expanses of storefront or long ribbon type windows, unless subordinate to the overall theme of the design of the building, are discouraged



ACCEPTABLE DIVIDED LIGHT CONFIGURATIONS



ACCEPTABLE WINDOW GROUPING FOR LARGE GLASS AREAS



ACCEPTABLE SHUTTER STYLES

**Town of Loxahatchee Groves, FLORIDA
PLANNING AND ZONING BOARD AGENDA ITEM REPORT**

AGENDA ITEM NO. 4.a

PREPARED BY: Jim Fleischmann

SUBJECT: Proposed Site Plan Amendment SP(A) 2015-04 Approval for Loxahatchee Groves Commons

1.BACKGROUND/HISTORY

Problem Statement: The P & Z Board should review and consider the proposed Site Plan.

Problem Solution: Recommend approval, approval with conditions or denial of the application.

The applicant has requested Site Plan Amendment approval for Loxahatchee Groves Commons. A Commercial Low Planned Unit Development (CL/PUD) zoning designation was assigned by Town Council Ordinance 2013-09 (February 17, 2015). The Site Plan was approved by the Town council (Resolution 2015-05) at the same meeting.

2.CURRENT ACTIVITY

The PZB at its meeting on December 18, 2014 recommended approval of application SP 2014-02

3.ATTACHMENTS

1. Staff Report SP(A) Application 2015-04

4.FINANCIAL IMPACT

SP(A) Application 2015-04 is funded by the Applicant through the Town's Cost Recovery System.

5.RECOMMENDED ACTION

Recommend approval of the Staff Recommendation.

**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD
JULY 9, 2015**

**AGENDA ITEM STAFF SUMMARY:
Loxahatchee Groves Commons Site Plan Review (SP(A) 2015-4)**

A. Site and Applicant Information

Project Name	Loxahatchee Groves Commons Site Plan Approval
Project No.	SP(A) 2015-04
Agent	Bob Bentz, Joe Lelonek, Jeff Zito, Atlantic Land Investments LLC
Applicant	Atlantic Land Investments, LLC
Owner	Atlantic Land Investments, LLC – Joseph D. Lelonek, Managing Partner
Parcel Control No.	41-41-43-31-09-000-0020
Location	Northwest corner of Southern Boulevard and “B” Road
Size (Acreage)	21.73 acres
Zoning	Commercial Low Planned Unit Development (CL/PUD)
Future Land Use	Commercial Low
Existing Use	Vacant/undeveloped
Approved Use	Prior Site Plan 2014-02 Approval – Town Resolution 2015-05; 94,655 sq. ft. shopping center
Proposed Use	94,655 sq. ft. shopping center

B. Adjacent Properties (Existing Use, Future Land Use and Zoning)

LAND USE	NORTH	SOUTH	EAST	WEST
EXISTING USE	Vacant/ Undeveloped	Southern Boulevard followed by C-51 Canal	“B” Road followed by vacant/ Undeveloped	Vacant/ Undeveloped
APPROVED USE	Palm Beach State College campus	Southern Boulevard	Comprehensive Plan: 103,000 sq. ft. of retail, 44,000 sq. ft. of office and 128 CLF beds.	Palm Beach State College campus
FUTURE LAND USE	RR 5 (Rural Residential 5)	N/A	Multiple Land Use (MLU)	RR 5 (Rural Residential 5)
ZONING	AR (Agricultural Residential)	N/A	Multiple Land Use Planned Unit Development (MLU/PUD)	AR (Agricultural Residential)

C. Submitted Support Documents

ITEM	CONTENT
Revised Site Plan	Tabular computations, existing and proposed land uses location and height of structures, floor area by use, vehicular circulation system and connections to public r-o-w, adjacent public and private r-o-w, location of trash and garbage disposal system, location, dimensions, clearances and access of parking and loading areas, areas for emergency vehicles, location of drainage features, and location, size and design of signs.
Revised Statement of Use	Description of proposed Site Plan revisions, including changes to the following: Site Plan; Landscape Plan; Photometric Plan; and Civil Engineering Plans.
Revised Engineering Plans	Water and wastewater provider and drainage maintenance entity; surface geometry for all paved areas; access consistent with ULDC Section 100-035; Traffic Impact Analysis; Valid _Pre-Application Letter from FDOT; Drainage Statement and positive outfall location; preliminary surface water management calculations; location of buildings with finish floor elevations; schematic paving and stormwater management plan; schematic water and sewer plan; existing and proposed fire hydrant locations.
Architectural Plans	Plans for outparcel use to be provided.
Service Provider Letters	Palm Beach County Water Utilities, South Florida Water Management District, Loxahatchee Groves Water Control District, Florida DOT.
Natural Features Inventory	Vegetation Inventory, Soils, Significant Habitats, Surface Waters and Wetlands
Revised Landscape Plans	Tree Inventory, Mitigation Plan, Landscape Plan
Revised Traffic Study	Updated Study and Traffic Performance Standards (TPS) letter.

D. Narrative Information

1. Property History

The 21.73 acre property, located at the northwest corner of Southern Boulevard and "B" Road was originally a part of the 96.73 acre "Simon Property" which was assigned a Multiple Land Use (MLU) future land use designation by the Town in 2011 (Ref: Ordinance 2011-15) for the purpose of implementing a mixed-use development concept consisting of the following three land uses: Rural Residential 5 (RR 5), Commercial Low (CL) and Commercial Low Office (CL-O).

Subsequent to the MLU approval, Palm Beach State College (PBSC) entered into a contract with the owner to purchase a 75 acre portion of the parcel for the purpose of developing a PBSC branch campus. In order to allow the PBSC proposal to proceed,

a Future Land Use Map amendment was approved by the Town (Ordinance 2012-04) rescinding the MLU future land use designation on the entire 96.73 acre property and assigning an RR-5 designation to 75 acres of the property (PBSC parcel) and a CL designation to the balance (21.73 acre subject site). This action allowed the PBSC branch campus (75 acres) and a shopping center (21.73 acres) to be developed on the 96.73 acre "Simon Property".

In order to accommodate the sale of the 75 acre portion of the property to PBSC, it was necessary to split the 96.73 acre property. A boundary plat, approved by the Town in October 2012 (Resolution 2012-17) accomplished the lot-split.

An application for rezoning to Commercial Low Planned Unit Development (CL/PUD) was approved by the Town Council in September 2014 (Ordinance 2013-09), and an initial Site Plan was approved by the Town Council (Resolution 2015-05)

The following description summarizes the components of the Final Site Plan approved by Resolution 2015-05:

- Major Anchor: Retail Grocery (46,031 sq. ft.)
- Minor Anchor: Agricultural Indoor Sales (19,097 sq. ft. building) + 16,000 sq. ft. enclosed outdoor storage and display area + 3,400 sq. ft. open outdoor display area)
- Inline Local Retail (17,527 sq. ft.)
- Three Outparcels (Fast-food – 4,000 sq. ft., + Bank – 4,000 sq. ft. + Retail – 4,000 sq. ft.)
- Other Features of Note: Preserve/Passive Park (0.72 acres) + Lake Tract (5.40 acres) + Dry Retention Areas (0.94 acres) + Equestrian Trail + Connectivity with future Palm Beach College + "B" Road Improvements.

The following waivers to ULDC requirements were granted by the Town Council in Ordinance 2013-09 and incorporated within the Final Site Plan:

- To Section 25-010 (D) (1) "*Mobility and Storage*" of the ULDC to allow outdoor display of merchandise for sale 24 hours per day in the following locations: (a) The screened outdoor storage and display area adjacent to the Agricultural Indoor Sales Building (Building C); (b) the unscreened outdoor display area to the west of the screened outdoor storage and display area located across the drive aisle; and (c) the sidewalk areas in front of Building C and the screened outdoor storage and display area.
- To Section 95-025: "*Size of parking spaces*" of the ULDC is granted, as follows: A minimum of eighty-six (86) spaces shall be provided at the standard parking space size of eleven feet by twenty-two and one-half feet (11.5' x 22') with twenty-eight foot (28') wide drive aisles. The balance of the spaces shall be provided at a minimum ten feet by twenty feet (10' x 20') with drive aisles twenty-six feet (26') in width.

1. Development of the site is limited to the uses depicted in Attachment B (Revised Final Site Plan), including revisions to the Final Site Plan stated in Attachment A (Proposed Development Plan Site Plan Amendment Application). The Revised Final Site Plan is dated March 13, 2015. All modifications to the Revised Final Site Plan, with the exception of administrative approvals permitted under Section 155-005 of the ULDC, shall be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.

2. The Final Conditions of Approval in Town Resolution 2015-05 are incorporated herein with the exceptions of any revisions thereto resulting from the approval of SP (A) 2015-04.

Staff Review Summary

A. Adjacent Land Uses

Direction	Existing/Approved Uses	Potential Issues
North	Approved Palm Beach State College campus	None – Buffers, screening and connectivity to be provided
South	Southern Boulevard followed by the C-51 Canal	None – FDOT approved access improvements to be provided
East	"B" Road followed by approved MUPD: Groves Town Center - 103,000 sq. ft. of retail, 44,000 sq. ft. of office and 128 CLF beds.	None – B Road improvements to address drainage, access and connectivity issues
West	Approved Palm Beach State College campus	None – Buffers, screening and connectivity to be provided

B. Infrastructure Impacts

Infrastructure Service	Summary
Water/wastewater	Property can be served by County central water/wastewater along Southern Boulevard. Applicant currently coordinating a Standard Developers Agreement (SDA) and with PBCWUD. An executed SDA will be presented to the Town when completed
Surface Water Management	Drainage statement and Engineering Plans provided. SFWMD and USACOE permits issued. LGWCD does not need to review plans since outfall to C-51 Canal
Solid Waste Disposal	Solid Waste Authority letter confirms disposal capacity available. Applicant must execute contract with private hauler for collection.
Transportation	Palm Beach County Traffic Division has issued a TPS Review indicating that the Site Plan Amendment meets the Traffic Performance Standards of Palm Beach County, subject to conditions which are incorporated in the Staff recommendation. Updated TPS letter for SP(A) 2015-04 has been received..
Parks and Recreation	LOS Standards not Applicable – Commercial land use and zoning; however a 0.72 acre preserve/passive park and multi-use trails around the lake have been included in the Site Plan.
Public Schools	Not Applicable – Commercial land use and zoning
FIRE/EMS	Letter from Palm Beach County Fire/Rescue indicating an estimated response time less than the average for the nearest station.

C. Environment

Item	Summary
Natural Resources	An Environmental Assessment Report (EAR) was prepared in June of 2012 by EW Consultants as part of Future Land Use Amendment Application 2012-01. No animal species listed as protected by federal, state or local environmental regulatory agencies, nor any signs of such animals were observed on the property. A Land Clearing Permit has been issued by the Town, including a tree mitigation plan to compensate for the removal of native vegetation
Historical Resources	An historical sites review was prepared by the Palm Beach County Archaeologist. A Phase I Archaeological Survey was completed by Advances Archaeology, Inc.: Conclusion – No prehistoric resources were found and none regarded as eligible for the National Register of Historic Places. No further assessments are necessary.
Flood Zone	Zone X-500, per Map # FLU 1.5 of the Comprehensive Plan . Zone X-500 is generally the area between the limits of the 100-year and 500-year flood.

D. Comprehensive Plan and Zoning Consistency

Proposed SP(A) 14-2 is consistent with the Comprehensive Plan

- The current Future Land Use Map designation of the property is Commercial Low
- Zoning of the property is Commercial Low/Planned Unit Development (CL/PUD) which limits the intensity of the proposed development to a shopping center consisting of 94,655 sq. ft. of building space.
- The approved Final Site Plan (Resolution 2015-05) limits the intensity of the proposed development to a shopping center consisting of 94,655 sq. ft. of building space, including a specific mix of uses, as described above. The proposed Revised Final Site Plan, including revisions to the approved uses, must be approved by the Town Council.
- The use revisions proposed (i.e. Building E – Gasoline Station/Convenience Store; Building F – Fast-Food Restaurant/Retail; and Building G – Fast-Food Restaurant) permitted uses within the Commercial Low (CL) zoning district.

E. Zoning Requirements: CL Zoning District Regulations

Regulation	Standard	Property Complies?
Minimum lot size	5 acres	Yes – 21.73 acres
Frontage and Access	ULDC Section 100-35: legal access from a publically dedicated street	Yes – Proposed access to both Southern Blvd. and “B” Road

Regulation (continued)	Standard (continued)	Property Complies?
Minimum frontage/width	200 feet	Yes – 1,022 ft. on Southern Blvd. and 771 ft. on "B" Road
Minimum depth	200 feet	Yes - 771 feet
Maximum Floor-Area-Ratio	0.10	Yes – 0.10
Maximum building and roofed structures lot coverage	25%	Yes – 10%
Front setback	50 feet	Yes – 80 feet
Side street setback	25 feet	Yes – 50 feet
Rear setback	50 feet	Yes – 299 feet
Minimum pervious area	30%	Yes – 44%
Maximum building height	35 feet	Yes – 35 feet maximum

F. ULDC Section 155-020: Substantive Requirements (Site Plan)

Criterion	Compliance
Section 150-020 (A) Conformance to the approved and/or recorded plat, if applicable	Property is in conformance with the Simon Trust Boundary Plat, Lot 2, approved by the Town (Resolution 2012-17).
Section 150-020 (B) Consistency with the Loxahatchee Groves Comprehensive Plan	Yes – Refer to Section D, above.
Section 150-020 (C) Conformance with the Town of Loxahatchee Groves ULDC	Yes – Refer to Section D, and E above and Section G, below.
Section 150-020 (D) Conformity with the water control district's requirements and regulations.	Approved drainage discharge to C-51 Canal. "B" Road R.O.W addressed in the "B Road Agreement". SFWMD and USACOE permits issued. No LGWCD issues.

G. ULDC Supplementary Requirements

1. ULDC Article 85: Landscape Plan Requirements

Requirement	Response
Section 85-025 (B) Plots of 2 acres or more shall preserve or create and maintain an ecological community of at least 3% of area of the property – 0.65 acres required	0.72 acres of preserve area/passive park provided. Meets code requirement.
Section 85-040 (D) (2) and (3) A tree survey, including trees to be removed or relocated, including proposed relocation sites	Tree inventory and tabular list provided in approved Clearing Permit.
Section 85-040 (D) (7) The location, including height, caliper and canopy spread of all landscape materials	Provided in the Landscape Plan
Section 85-040 (E) Irrigation plan if irrigation system to be used	Provided in the Irrigation Plan
Section 85-050 (A) (1) No substances that prevent water percolation in areas not containing structures or paving	Provided in the Landscape Plan

Requirement (continued)	Response (continued)
Section 85-050 (A) (2) Primary structures treated with shrubs @ 2.5 foot height along 20% of the structure frontage	Exceeds 20% of structure frontage requirement for each Building.
Section 85-050 (C) Interior open space area defined and located @ 10% of the area of vehicular use areas, excluding landscape strip or perimeter buffers	Provided in the Landscape Plan @ 15%.
Section 85-050 (B) Meets interior open space tree and shrub requirements: 1 tree and 10 shrubs per 2,000 sq. ft. of interior open space; 72 trees and 718 shrubs required.	Provided in the Landscape Plan – 185 trees and 3,345 shrubs provided. Exceeds requirement.
Section 85-050 (D) Dumpsters, mechanical equipment and electrical transformers screened 3 sides	Provided in the Landscape Plan. Landscaping indicated.
Section 85-050 (E) Free-standing signs screened; one shrub/each linear 2 feet of sign width and 5 feet of ground cover around	Provided in the Landscape Plan
Section 85-050 (F) Existing vegetation credit requested and calculated	N/A
Section 85-055 (B) Landscape buffer along property line abutting AR District	N/A – Adjacent property to west and north – PBSC campus.
Section 85-050 (C) 15 foot vehicular use landscape strip (not counted as interior open space)	Provided per Site Plan. 15 feet along Southern Boulevard parking area. N/A on north, east and west sides of the development
Section 85-050 (C) (1) Vehicular use landscape requirements	Provided in the Landscape Plan.
Section 85-065 Site distance requirements (Ref. ULDC Article 105)	Requirements met per Landscape Plan. Corner clip at Southern Blvd./"B" Road intersection.

2. ULDC Article 90 Signs

Allowed Signs	Response
Sections 05-040 Permits required and 90-070 Sign permit requirements	Resolution 2015-05 Condition of Approval..
Section 90-040(B) Standards by sign type and zoning district (CL District shopping center or other multi-tenant center)	
(1) Mandatory attached building identification (i.e. address) sign : 1 per structure or business @ maximum sign face of 4 sq. ft.	Resolution 2015-05 Condition of Approval.
(2) Attached awning sign (optional): Maximum 1 per structure or business @ maximum sign face of 4 sq. ft.	To be determined at the time of Sign Permit Application per ULDC Section 90-070 requirements.
(3a) Outparcel or individual stand-alone building wall sign(s): 1 per building, 2 if corner location @ maximum sign face of 18 sq. ft. to 36 sq. ft. Applies to Buildings D, E and F.	To be determined at the time of Sign Permit Application per ULDC Section 90-070 requirements.
(3b) Shopping Center attached building wall sign(s): 1 per tenant, 2 if corner location: Anchor tenants @ maximum sign face of 60 sq. ft.; other tenants sign face @ 18 sq. ft. to 36 sq. ft.	To be determined at the time of Sign Permit Application per ULDC Section 90-070 requirements. Major and Minor Anchor tenants = corner locations.

Allowed Signs (continued)	Response (continued)
(4) Attached canopy sign: 1 per canopy or 2 per building which ever is less @ 16 sq. ft. to 24 sq. ft.	To be determined at the time of Sign Permit Application per ULDC Section 90-070 requirements.
(5a) Outparcel or individual stand-alone building free-standing monument or panel sign(s): Primary sign - 1 per building @ maximum sign face of 60 sq. ft.; Drive-thru secondary sign @ maximum sign face of 12 sq. ft. Applies to Buildings D, E and F.	Resolution 2015-05 Condition of Approval. 3 Primary Signs allowed with sign face to 60 sq. ft.
(5b) Shopping Center free-standing monument or panel sign(s): Primary sign - 1 per driveway: @ maximum sign face of 72 sq. ft.; Drive-thru and multi-tenant buildings secondary sign - 1 sign @ maximum o sign face of 12 sq. ft. Applies to Buildings A - F	Resolution 2015-05 Condition of Approval. 3 Primary Signs; two with sign face maximum of 72 sq. ft. ("B" Road and Southern Boulevard driveway entrances); and one with sign face maximum of 16 sq. ft. (Cross-access off PBSC driveway entrance).
(6) Real Estate or Project Sign (to be removed after sale or project completion) 1 per street frontage @ maximum sign face of 12 sq. ft.	To be determined at the time of Sign Permit Application per ULDC Section 90-070 requirements.
Sections 90-065 Landscaping around signage to meet the requirements of Section 85-050 Landscape design for interior open space	Provided in the Landscape Plan.

3. Article 95 Parking and Loading

Requirement	Response
Section 95-010 Minimum parking space requirements – 474 spaces required. 11 handicap spaces required (Ref: Table 208.2 PBC ULDC – 2% of total)	541 spaces provided. 22 handicap spaces provided.
Section 95-025 Size of parking spaces – Standard space = 11' x 22.5". Handicap space = 14' x 22.5'	Resolution 2015-05 granted the following waiver: Minimum 86 spaces (89 provided) @ 11' x 22.5' and the balance of spaces @ 10' x 20'. Angled handicap spaces @ 12' + 5' ada space x 20'/36' (meets ADA requirements)
Section 95-050 Minimum loading space requirements (i.e. for uses that receive materials by truck).- 6 spaces	7 provided (2 @ Building A; 1 @Building B; 2 @ Building C; and 1 each (dual by-pass and loading spaces) @ Buildings F & G.
Section 95-070 Size of loading spaces – 12' x 45' with 14' vertical clearance	2 spaces @ 12' x 55'; 3 spaces @ 12' x 45'; and 2 spaces @ 12' x 25'.
Section 95-085 and 95-095 Minimum requirements (Queueing Spaces and) for drive-thru establishments and Queueing by-pass lane	Building A – 6 spaces; Building F – 5 spaces; Building G– 14 spaces. By-pass lanes provided at buildings A, F& G.

H. Architecture (Discussion of Rural Vista Guidelines by Applicant)

The proposed development plans are consistent with the following Rural Vista Guidelines architectural features outlined below. The Applicant has considered the guidelines and applied them, where applicable, to the various design elements throughout the project.

- Areas of materials applied to mimic wood lap siding on the building and signs
- Trim at corners of buildings
- Breaks at larger building walls using arcades, banding, dormers and projections
- Use of the continuous arcade (porch) to keep the human scale along the fronts of buildings
- Use of metal roofing where applicable
- Use of dormers, mansard and other vertical elements to bring down the scale of the buildings and break up the roof line
- Integration of complex window elements on buildings
- Screening of mechanical and service areas
- Signage structures mimicking the architecture of the buildings
- Split Rail Fence and Equestrian Path
- Proposed Native Landscape material where possible
- All exterior lighting is directed downward and contains shields to be contained within the property boundaries.

Elevations for Buildings E and F will be submitted prior to SP(A) 2015-05 being heard by the Town Council.

I. Development Review Committee (DRC) Comments

The following agencies were notified and requested to provide any comments regarding issues or concerns with the proposed Loxahatchee Groves Commons Site Plan:

Agency/Entity	Response/Comment
County Agricultural Extension Office	Responded – No Issues
PBC Sheriff's Department	NA
PBC Health Department	NA
Lox. Groves Water Control District	Responded – No Issues
PBC Solid Waste Authority	NA
Keschavarz & Assoc. (Town Engineer)	Comment Letter Provided
PBC Fire Rescue	NA
Simmons & White (Town Traffic Engineer)	Reviewed Traffic Study and TPS letter – No additional comments

2. Summary of Site Plan Amendment Request

Several minor amendments to the Site Plan, Landscape Plan Photometric Plan and Civil Engineering are proposed to insure consistency with the approved Conceptual Master Plan and Final Site Plan Conditions of Approval. Descriptions of the proposed amendments, along with a justification, are presented in Attachment A – “Amended Statement of Use”.

In addition to the minor amendments described in Attachment A, major proposed revisions in SP(A) 2015-04 are summarized as follows:

SP(A) 2015-04 major revisions, as described in Attachment A and depicted in Attachment B, are described as follows:

- Revision to Building B (from 17,527 sq. ft. to 17,550 sq. ft.) – Increase of 23 sq. ft.
- Revision to Outparcel Building E (from 4,000 sq. ft. to 3,010 sq. ft.) – Change in use from fast-food restaurant to gas station/convenience store.
- Revision to Outparcel Building F (from 4,000 sq. ft. to 5,200 sq. ft.) – Change in use from bank to two tenants: drive-thru coffee shop (3,400 sq. ft.) and retail (1,800 sq. ft.)
- Revision to Outparcel Building G (4,000 sq. ft. 3,767 sq. ft.) – Change in use from retail to fast-food restaurant.

The following table summarizes the differences between the approved Final Site Plan (Resolution 2015-05) and Proposed Amended Site Plan (SP(A) 2015-4):

Building	Final Site Plan (3/13/2015)		Proposed Site Plan (SP(A) 15-4)		Difference	
	Use	Sq. Ft.	Use	Sq. Ft.	Use	Sq. Ft.
A	Grocery	46,031	Grocery	46,031	Same	0
B + D	In-Line Retail	17,527	In-Line Retail	17,550	Same	23
C	Ag Indoor Sales	19,097	Ag Indoor Sales	19,097	Same	0
E	Fast Food	4,000	Gas/Convenienc	3,010	Chang	(990)
F	Bank	4,000	Retail/Restaurant	5,200	Chang	1,200
G	Retail	4,000	Fast Food	3,767	Chang	(233)
Totals		94,655		94,655		

E. Staff Finding and Recommendation

Staff finds the proposed Amended Site plan consistent with the Town’s Comprehensive Plan and land development regulations, the approved Conceptual Master Plan (Ordinance 2013-09) and the Final Site Plan (Resolution 2015-05) and recommends approval subject to the following conditions.

ATTACHMENT A
AMENDED STATEMENT OF USE
SITE PLAN AMENDMENT APPLICATION
LOXAHATCHEE GROVES COMMONS
(+/-21.73-AC COMMERCIAL AT NWC SOUTHERN BLVD/B RD)

The applicant is requesting approval of a site plan amendment application for the commercial development of approximately 21.73-acres located at the northwest corner of Southern Boulevard and B Road, known as Loxahatchee Groves Commons. The proposed changes to the approved site plan, landscape plan, photometric plan and engineering plans are outlined below. All requested changes are consistent with the ULDC and the proposed changes to the outparcel uses are permitted uses pursuant to the ULDC.

The rezoning, final site plan, and B Road Agreement were recently approved at the February 17 2015 Town Council Hearing. The applicant is currently finalizing the required permits so construction can commence in April. The applicant has already received permits from SFWMD and ACOE, and is expecting permits from Palm Beach County Water Utilities Department and FDOT to be issued soon. The applicant has applied for and received a land clearing permit from the Town and is currently awaiting approval of the on-site drainage permit. The applicant is also concurrently submitting the Boundary Plat application.

The following narrative describes the proposed changes to the development plans for Loxahatchee Groves Commons. All requested changes are consistent with the ULDC and the proposed changes to the outparcel uses are permitted uses pursuant to the ULDC.

SITE PLAN AMENDMENT

The proposed amendments to the site plan are consistent with the approved Master Plan, Final Site Plan, conditions of approval and ULDC.

Site Plan Changes

- Revised Display Areas for Building C to be consistent with the approved waiver and conditions of approval allowing display area to the west and south of the outdoor storage areas
- Added Tree grates/planting area to screen the display area and building in front of Building C
- Added small planting area the outdoor storage area (hedge on west and south sides of fence)
- Relocated handicap spaces in front of Building C to accommodate tree grates
- Larger landscape areas in front of Building B
- Revised Outparcel E to a national branded gas station and convenience store
 - This parcel was previously approved as a fast food restaurant. Due to the transient nature of the Palm Beach State College and Southern Blvd, the applicant is requesting the change to a gas station and convenience store. The fast food restaurant will move over to the western outparcel which logically makes sense to be closer to the Palm Beach State College. The gas station and convenience store also makes sense to be located at the hard corner with the traffic signal. It is important to note that the gas station and convenience store is a permitted use in the ULDC and thus this request is consistent with the ULDC.
- Revised Outparcel F
 - This parcel was previously approved as a bank outparcel however due to the current market trends, banks are tending to open less stand along locations as customers continue to use online banking and ATM's for their banking needs. As such the applicant has worked with a national branded drive thru coffee shop and is currently working with other potential users to occupy the revised building layout.
- Revised Outparcel G
 - This parcel was previously approved as a retail building that could be easily modified to a fast food restaurant depending on what the market demanded at the time of development. Since the Palm Beach State College is beginning construction soon, the applicant has several interested fast food operators and is thus requesting the change in use for

this parcel. It is important to note that the requested change in use is consistent with the ULDC and fast food restaurants are a permitted use pursuant to the ULDC.

- The architect added a non-air conditioned meter room for Building B to hide electrical meters and to avoid hanging meters on rear of building for both aesthetics and security purposes.

Landscape Plan Changes

- Added 9 Adonidia Palms in tree grates in front of Building C
- Added Cocoplum hedge to screen outdoor storage area for Building C
- Revised landscape in front of Building C, Building A and Building D to avoid conflicts within architecture elements and be consistent with ingress/egress.
- Provided separate landscape design and material schedule for each outparcel
 - Tenants for Outparcel E and G will install landscape shown on sheets OLP.E and OLP.G however applicant requests approval of landscape plans at this time. Outparcel E improvements will likely occur with the shopping center while Outparcel G improvements may occur slightly after.
 - Outparcel F will be built and landscape will be installed with all other shopping center improvements.
- Revised landscape plan to match planting areas behind Building B with architectural plans.
- Revised landscape design at southeast corner to accommodate outparcel design – added Royal Palms
- Revised landscape plan to be consistent with all site plan, engineering, lighting changes.
- Revised to be consistent with Land Clearing permit and other permit reviews
- Included Median Planting for B Road Improvements
- Modified spacing and planting specs to be consistent with current availability pursuant to Landscape contractor bids.

*Note that the changes to the landscape plan result in an INCREASE in overall landscape material and cost for the landscape installation. This is consistent with the Land Clearing permit, Alternative Mitigation plan and ULDC.

Photometric Plan Changes

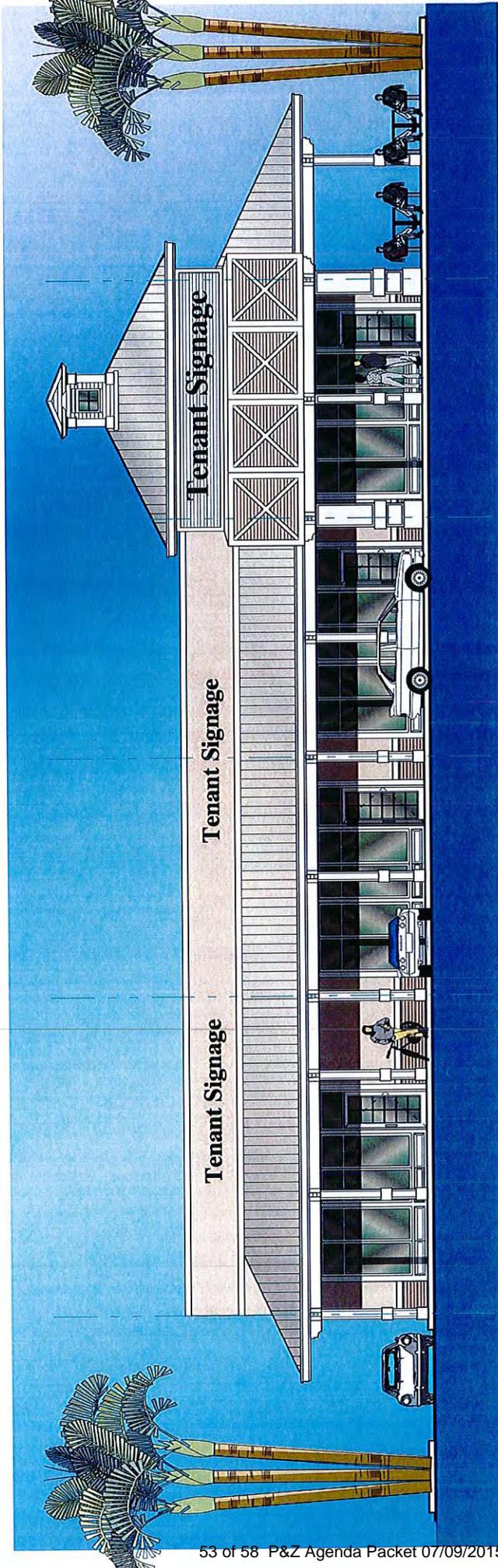
- Revised lighting design to be more sustainable using LED lighting rather than Metal Halide
 - Revised design includes a lower lighting level and less light fixtures.
- Revised to be consistent with all other plan changes i.e. landscape, site plan, engineering

*Note that the changes to the photometric plan result in a DECREASE in light fixtures and light intensity due to the switch from Metal Halide to LED which also reduces overall electricity usage for the parking lot lighting.

Civil Engineering Plan Changes

- Revised to be consistent with site plan and landscape plan changes
- Revised to meet ADA requirements for anchor tenants
- Revised to accommodate outparcel design
- Revised water, sewer, drainage to accommodate comments from PBCWUD permit review
- Revised pursuant to architectural feature drainage and coordination of utilities.

The applicant respectfully requests approval of the revised site plan, landscape plan, photometric plan and engineering as described above. All requested changes are consistent with the ULDC as well as the approved ordinances and resolutions.



1 SOUTH ELEVATION

3/32" = 1' - 0"

ATTACHMENT C
Loxahatchee Groves Commons
Amended Final Site Plan: SP(A) 2015-04
Conditions of Approval

Final Conditions of Approval of Ordinance 2013-09

A. GENERAL

1. The conditions of approval herein shall apply to the Owner, Applicant and their successors and assigns.

2. Final site plans shall conform to the Site Plan (Final Conceptual Master Plan) dated December 12, 2014 and the Statement of Use dated July 22, 201 and included as Attachment J2 of the CL/PUD Rezoning Application REZ 2013-01, or amendments thereto approved by the Town Council. Any modifications to the approved Conceptual Master Plan or Statement of Use must be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are required for compliance with the ULDC.

3. Any subdivision by fee title conveyance of an internal lot which is subject to a final site plan approval shall have received prior written approval by the Town Manager based upon the application of criteria contained in Section 41.1.E.4.b of the Town Unified Land Development Code.

4. Cross access shall be provided to the Palm Beach State College property, as indicated on the Final Conceptual Master Plan dated December 12, 2014, or amendments thereto approved by the Town Council.

5. Prior to submitting building permit approval application and all subsequent final site plan applications, the Applicant shall contact Palm Tran to obtain written confirmation regarding the need for a bus stop on Southern Boulevard. Palm Tran's response shall be included in the final site plan application(s).

B. LAND USE AND SITE PLANNING

1. Development of the site shall be limited to a maximum of 94,655 sq. ft. of commercial low uses consistent with the Final Site Plan dated June 6, 2015.

2. Bars and night clubs are prohibited.

3. The initial site plan submitted for the development shall include the 5.40 acre Lake Tract Area and 0.72 acre preserve/passive park, including an equestrian trail as shown on the Final Site Plan dated June 6, 2015.

4. Potentially objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, dumpsters, and compactors, etc.) shall be indicated on project site plans and screened from public view.

5. All on-site deliveries during construction shall be made from project entrances off of Southern Boulevard.

C. ENGINEERING

1. Consistent with Palm Beach County Mandatory Traffic Performance Standards criteria in place at the time of this approval, no Building Permits, for the site shall be issued after December 31, 2019. A time extension for this condition may be approved by the Palm Beach County Engineer based upon an approved traffic study which complies with Mandatory Traffic Performance Standards in place at the time of the request.

2. An initial certificate of occupancy shall not be issued until construction is complete for a north approach exclusive left turn lane and shared through/right turn lane on B Road at Southern Boulevard. Construction commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits.

3. An initial certificate of occupancy shall not be issued until construction is complete for a south approach left turn lane on B Road at the project's first access connection north of the terminus for the traffic separator. Construction commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits.

4. An initial certificate of occupancy shall not be issued until construction is complete for east approach right turn lanes on Southern Boulevard at each of the project access connections. Construction commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits.

5. B Road shall be constructed as a 2-lane paved roadway, including a traffic separator, from Southern Boulevard north to the B Road entrance to Palm Beach State College, according to the terms of the B Road Improvement Agreement dated December 2014 ("B Road Agreement") between the property owner, Palm Beach State College and the owner of the Groves Town Center property. Prior to becoming effective, the "B Road Agreement" shall be approved by the Loxahatchee Groves Town Council.

6. Funds in lieu of construction of B Road as a 2-lane OGEM roadway surface between the northern terminus of the 2-lane paved roadway, including Collecting Canal bridge/culvert improvements, to Okeechobee Boulevard, may be deposited in an escrow account according to the terms of the "B Road Agreement" between the property owner, Palm Beach State College and the owner of the Groves Town Center property. Construction of this section of "B" Road shall be subject to the requirements of the Town of Loxahatchee Groves.

7. Construction of paved road improvements cited in Condition C.5, above, shall be concurrent with the paving and drainage improvements for the site, Palm Beach State College, or Groves Town Center, whichever occurs first. Any and all costs associated with the construction shall be paid according to the terms established in the "B Road Agreement". These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Construction shall be completed prior to the issuance of the first Certificate of Occupancy.

8. Construction pursuant to Condition C.6 shall be according to a schedule established by the Town. Any and all costs apportioned to the Project shall be paid to the Town of Loxahatchee Groves according to the terms established in the "B Road Agreement". Costs, assuming construction on the existing unpaved roadway section, shall include roadway design, permitting, construction and inspection.

9. Any future request to modify Condition C.1 must be based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request.

10. The northernmost project driveway along "B" Road shall be channelized and limited to right turn only traffic exiting the property.

11. Any future realignment of either of or both of the "B" Road access drives shall require approval by the Town's Consulting Engineer.

D. LAND CLEARING AND LANDSCAPING

1. Prior to any land clearing activities, the property owner shall comply with the permit requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87).

2. Development of any development parcel or pod shall comply with the Landscape Plan dated March 20, 2015 prepared pursuant to ULDC Article 85.

3. Prior to any land clearing activities, a wetlands determination shall be procured from the South Florida Water Management District and/or U.S. Army Corps of Engineers. Any proposed impacts upon jurisdictional wetlands shall require permits or authorizations from the South Florida Water Management district or U.S. Army Corps of Engineers.

4. Prior to the permitting of any land clearing, development or earthmoving activities, a Phase 1 Archaeological Survey of the property shall be completed.

5. Native plants shall be retained to the extent possible.

E. ROADWAY EQUESTRIAN TRAILS AND GREENWAYS

1. The equestrian trail depicted on the Final Conceptual Master Plan shall include a connector within the "B" Road right-of-way to facilitate cross-access with the Palm Beach County State College property.

2. As part of the joint traffic improvements effort detailed in Section C:
 - (a) Equestrian traffic control devices shall be installed as required in the "B Road Agreement" per Condition C.6.
 - (b) "Local traffic only" signage shall be placed on "B" Road north of the Palm Beach State College entrance.
 - (c) The feasibility of adding signage on Okeechobee Boulevard directing westbound vehicles travelling to Palm Beach State College to turn south on Crestwood Boulevard or Folsom Road shall be addressed in the "B Road Agreement" per Condition C.5. If feasible, the applicant, along with Palm Beach State College and the owner of the Groves Town Center property shall share any associated costs of placing and constructing the signage.
3. Fencing shall be incorporated on the initial site plan to separate the equestrian trails from commercial buildings and parking areas, as necessary. Also, shade trees shall be incorporated along the trail route.
4. Equestrian trails shall comply with the Town design and sign guidelines.

F. ARCHITECTURAL

Architectural elevations for initial buildings, as well as a theme for the entire Loxahatchee Groves Commons development, shall comply with the application for initial site plan and amended site plan approval. Elevations for subsequent buildings shall be reviewed and approved by the Town Manager for consistency with said architectural theme. The Town Manager may refer subsequent building elevations to the Town Council for approval if he determines that an inconsistency with the approved architectural theme is proposed. Elevations shall be designed to be consistent with the Town's Rural Vista Guidelines. Architecture in all development phases shall be consistent with the architectural elevations included as part of the initial site plan approval.

G. SIGNAGE

The Site Plan submittal for any development parcel or pod shall include a master sign program detailing the location, number, colors and size of proposed monument signage. All signage shall be reviewed during the sign permit review process.

H. PUD WAIVERS

1. A waiver to Section 95-025: "*Size of parking spaces*" of the ULDC is granted, as follows: A minimum of eighty-six (86) spaces shall be provided at the standard parking space size of eleven feet by twenty-two and one-half feet (11.5' x 22') with twenty-eight foot (28') wide drive aisles. The balance of the spaces shall be provided at a minimum ten feet by twenty feet (10' x 20') with drive aisles twenty-six feet (26') in width.

2. A waiver to Section 25-010 (D) (1) "*Mobility and Storage*" of the ULDC is granted to allow outdoor display of merchandise for sale on a 24 hours per day basis only in the following locations: (a) The screened outdoor storage and display area adjacent to the Agricultural Indoor Sales Building (Building C); and (b) the unscreened outdoor display area located to the west of the screened outdoor storage and display area located across the drive aisle.