

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
Local Planning Agency Public Hearing
Thursday, September 17, 2015, at 7:00 p.m.

**TENTATIVE -
SUBJECT TO
REVISION**

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

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

Town Manager William F. Underwood, II
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/LOCAL PLANNING AGENCY AGENDA

1. OPENING

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

2. MINUTES - *NONE*

3. OLD BUSINESS:

4. NEW BUSINESS:

- a. Public Hearing: Okeechobee Boulevard Comprehensive Plan Amendments
 1. Staff presentation and recommendation

2. Public Questions and Comments
 - a. Open public hearing
 - b. Comments from the public
 - c. Close public hearing
3. Local Planning Agency Member Questions and Comments
4. Consideration of a motion by the Local Planning Agency

5. DATE FOR NEXT PLANNING AND ZONING BOARD MEETING

6. COMMENTS FROM THE PUBLIC

7. COMMENTS FROM THE MEMBERS

8. ADJOURNMENT

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
Local Planning Agency (LPA) Public Hearing Agenda Item Report
Comprehensive Plan Amendment 15-2

PREPARED BY: Jim Fleischmann

SUBJECT: Okeechobee Boulevard Corridor Maps Element and Future Land Use Element Text Amendment 15-2

1. BACKGROUND/HISTORY

History: 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 moratorium was subsequently extended (Ordinance 2015-05) to December 31, 2015. The purpose of the moratorium is to allow the Local Planning Agency to prepare recommendations and the Town Council adequate time to consider and adopt appropriate Comprehensive Plan amendments regarding land uses, intensity, timing and form of future development activity along Okeechobee Boulevard.

Problem Statement: The Town Council should consider amendments to the Comprehensive Plan as recommended by the LPA, including comments from the public, regarding future land use and development along the Okeechobee Boulevard corridor.

Problem Solution: The LPA, with input from the public, should provide a recommendation to the Town Council for revising the Comprehensive Plan. An LPA Public Hearing on the proposed amendments is scheduled for September 17, 2015.

2. CURRENT ACTIVITY

The Local Planning Agency and Planning and Zoning Board (PZB) have, in combination, held 11 meetings on the subject of Okeechobee Boulevard during the November 2014 – August 2015 period. Over that period, the Staff and LPA/PZB jointly prepared proposed Future Land Use Element and Map Element amendments for Town Council consideration. At the last meeting on the subject (August 13, 2015), the PZB, by consensus, agreed to forward the proposed Future Land Use Element and Map Element amendments to the LPA for the purpose of conducting a public hearing on the matter, as required by Florida Statutes.

3. ATTACHMENTS

Proposed Okeechobee Boulevard Future Land Use Element and Maps Element Amendment 15-2.

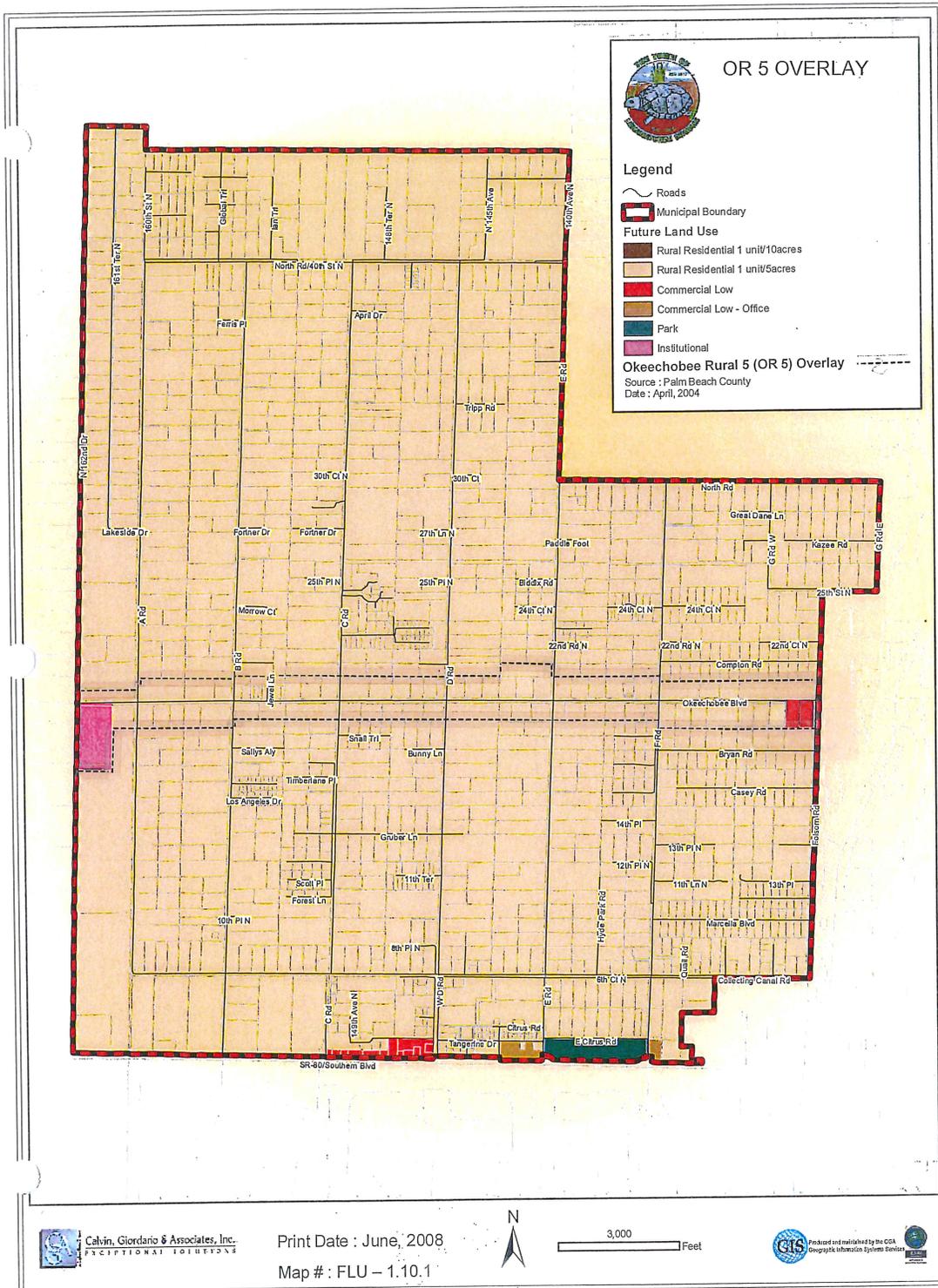
4. FINANCIAL IMPACT

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

5. RECOMMENDED ACTION

Consideration of public comments and recommendation of approval of proposed Comprehensive Plan Amendment 15-2 or approval of the proposed Amendment 15-2 with revisions.

MAP #FLU-1.10.1: OKEECHOBEE RURAL 5 OVERLAY



FUTURE LAND USE ELEMENT TABLE 1-8 AMENDMENT

Table 1-8 Future Land Uses

<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
RESIDENTIAL			
Rural Residential 5 (RR-5)	1 du/5 acres	0.2 (non-residential uses only)	Single-family dwelling units, public schools, and limited institutional and public facilities. Agricultural uses shall be compatible with a rural residential neighborhood.
COMMERCIAL			
Commercial Low Uses (CL)		0.10	A limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas and public schools. Limited institutional and public facilities allowed.
Commercial Office Uses - Commercial Low (CL-O)		0.20	Offices for administrative, professional and business purposes; banking and financial institutions; membership organizations; and, uses that are accessory to the office use including restaurants and public schools. Limited institutional and public facilities allowed.
INSTITUTIONAL			
Institutional and Public Facilities (INST)		0.10	Uses permitted in the Institutional and Public Facilities future land use designation include a full range of regional and community uses such as educational; child care facilities and adult day care facilities; congregate living facilities; medical and accessory offices; hospitals, public health clinics, emergency shelters; governmental, religious, cemetery, civic, cultural, judicial and caretakers' quarters.
PARKS AND RECREATION			
Parks and Recreation (PARK)		0.10	Developed or planned sites owned by a governmental entity that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.

Land Use Category	Density	Intensity (Maximum Floor Area Ratio)	Uses
CONSERVATION			
Conservation (CON)		0.05	Natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/preservation. The Town shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.
MULTIPLE LAND USE			
Multiple Land Use (MLU)	Ref: Policy 1.1.14	Ref: Policy 1.1.14	Parcels planned to incorporate multiple Town land use categories, as defined herein, within a unified development concept. Uses may vary from parcel to parcel, depending upon the approved mix of Town land use categories incorporated therein, consistent with Policy 1.1.14 and site specific policies, per Objective 1.15.
<u>OKEECHOBEE RURAL 5 OVERLAY</u>			
<u>Okeechobee Rural 5 (OR 5) Overlay</u>	1 du/5 acres	Ref: Objective 1.17	Uses permitted in the Okeechobee Rural 5 Overlay include agriculture, residential and limited commercial and institutional uses consistent with Objective 1.17

Notes:

1. The density calculation for a property is based on the property's gross acreage.
2. That portion of a property dedicated for right-of-way in exchange for compensation may not subsequently be included with the parent property or another property for the purpose of a density or intensity calculation.

FUTURE LAND USE ELEMENT TEXT AMENDMENT
(underlined text are additions to the Future Land Use Element)

1.16 Objective: The Town supports maintaining Okeechobee Boulevard as a two-lane roadway segment where off-site trips are minimized and internal trips are maximized. 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 that maintain lower travel speeds and increase safety, including but not limited to: (1) a maximum travel lane width of ten feet or the minimum allowed by Palm Beach County, whichever is less; (2) 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; (3) roadway cross-sections which incorporate and preserve native vegetation; and (4) pathways that accommodate multi-purpose travel.

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 the establishment of cross-access to allow circulation between sites and reduce the number of Okeechobee Boulevard access points.

1.16.4 Policy

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

Parking areas and drive aisles shall be designed and maintained in accordance with the Americans With Disabilities Act (ADA) and Town code requirements; however, alternatives to pavement surfaces may be approved as a means of increasing on-site pervious area.

1.16.6 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.

1.17.1 Policy

Low-impact 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 occupied as a permanent residence

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, Alterations, Dry Cleaner, Nutrition, Graphics, Photocopies and Postal, Fitness, Financial Planning, Health Services)

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

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 commercial or business service use. 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. 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. An ISS shall be assigned Institutional (INST) Future Land Use and Institutional and Public Facilities (IPF) zoning designations.

b) The maximum floor-area-ratio (F.A.R) of all buildings comprising an ISS shall not exceed 0.05.

c) An ISS use may include a separate residence as an accessory building. Such residence shall be included in an ISS F.A.R. calculation.

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 meeting 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 1 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

AGRARIAN RURAL STYLE ARCHITECTURAL GUIDELINES

ARCHITECTURAL DESIGN GUIDELINES FOR COMMERCIAL PROJECTS

ARCHITECTURAL STYLES

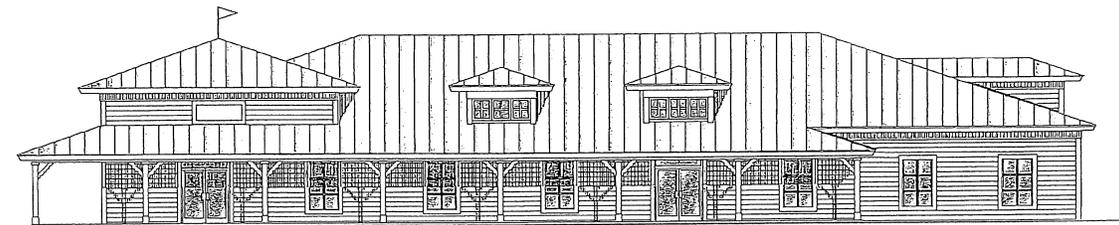
- 1) Architectural designs for the purpose of these guidelines shall be described as “Agrarian Rural Style” and reflect the rural identity of Loxahatchee Groves.
- 2) The architectural style of non-residential buildings should be residential in scale and serve the needs of the immediate neighborhood.
- 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

EXAMPLE OF ROOF PLANE ARCHITECTURAL FEATURES

DESIGN ELEMENTS

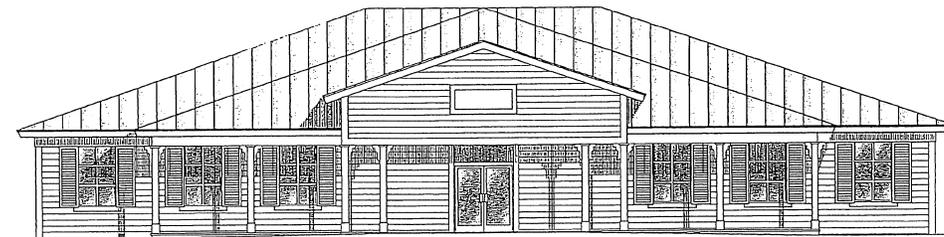
- 1) Design elements are defined as Canopies, Porte Cocheres or Porticos
- 2) Wall recess or projection of a minimum of 12 inches
- 3) Peaked roof forms
- 4) Covered porches
- 5) Proportion of major elements of any structure such as windows and doors shall be consistent throughout the design
- 6) Architectural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

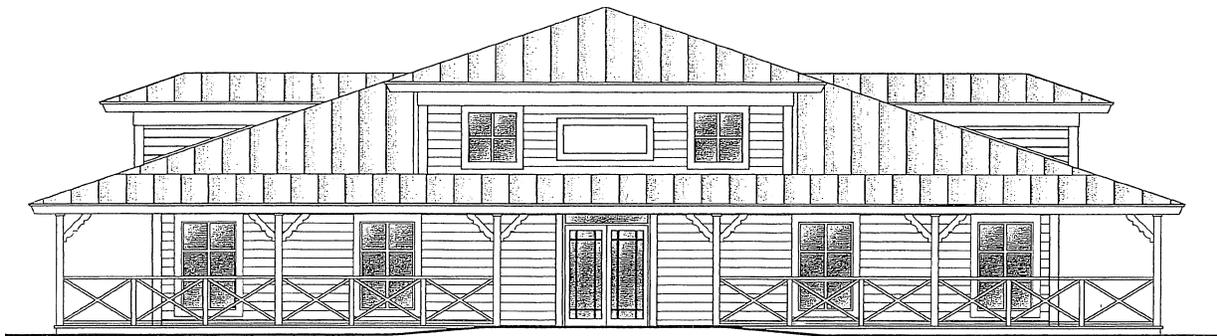


EXAMPLE OF ARTICULATED DESIGN ELEMENTS

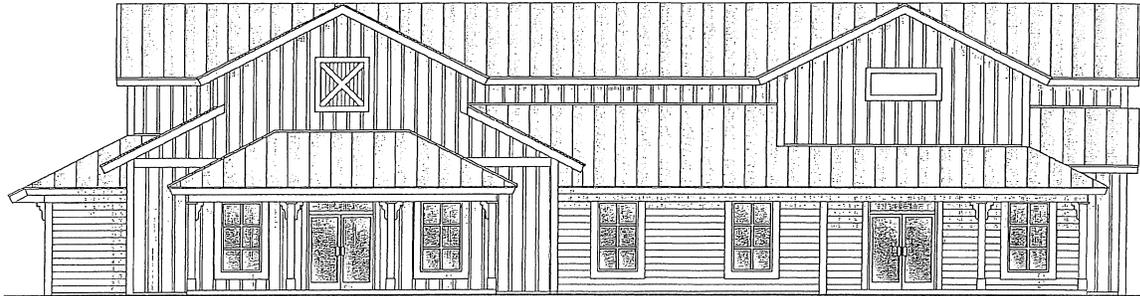
EXAMPLE OF ARTICULATED DESIGN ELEMENTS

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

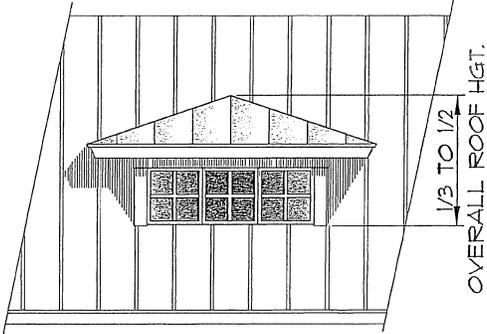


GOOD EXAMPLE OF ARTICULATED ROOF PLANES

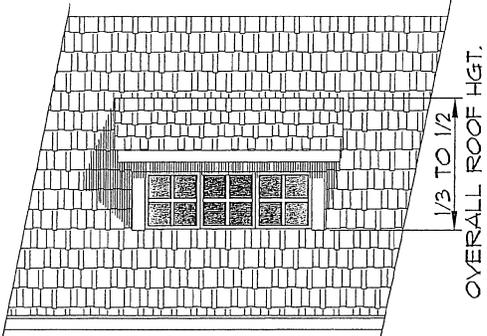
ROOFS

- 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

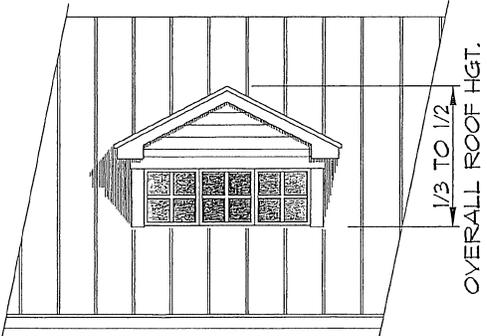
EXAMPLES OF ROOF FEATURES IN PROPER SCALE WITH BUILDING AREAS



Hip Dormer



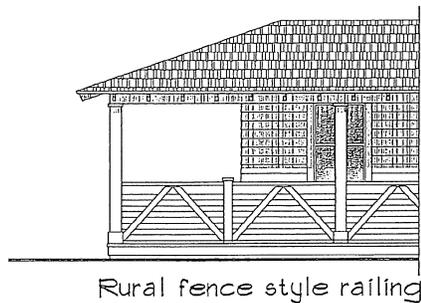
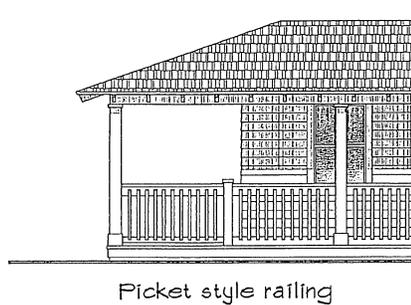
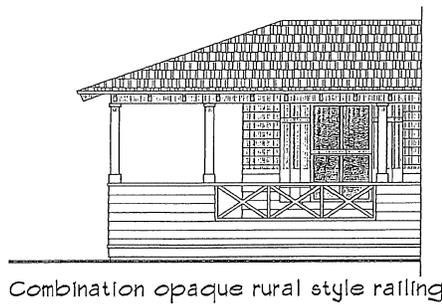
Shed Dormer



Gable Dormer

RAILINGS AND GUARDRAILS

- 1) Railings and guardrails shall be constructed of natural materials such as sawn wood and reflect a hand built style
- 2) The following railing styles are encouraged
 - a) Railings with wood top and bottom rails and simple wood pickets
 - b) Railings styled from rural wooden fences
 - c) Railings styles from rural picket fences
- 3) The following railing styles are discouraged
 - a) Typical manufactured metal guardrail systems
 - b) Glass panel guardrails are not permitted
 - c) Railings with heavy concrete classical balusters are not permitted



EXAMPLES OF ACCEPTABLE RAILING STYLES

EXAMPLES OF ACCEPTABLE RAILING STYLES

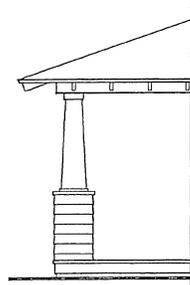
PEDESTRIAN WALKWAY SUPPORTS

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

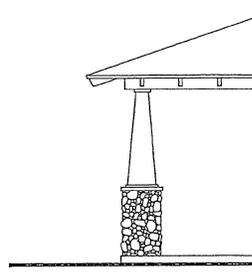
- a) Use of knee braces at walkway columns
- b) Use of battered porch piers
- c) Use of natural stone for column bases
- d) Use of exposed structure bracketed projecting eaves
- e) Use of hand crafted joints

2) The following are discouraged

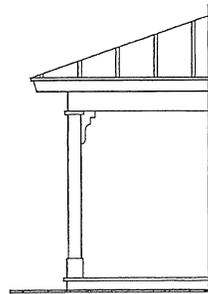
- a) Use of classical style columns
- b) Unadorned metal posts



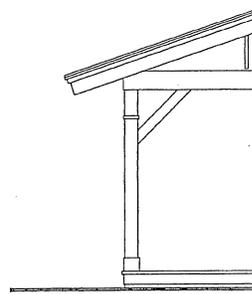
Butressed Post



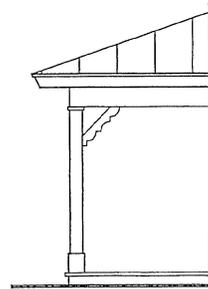
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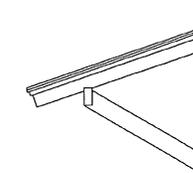
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Bracketed Eave



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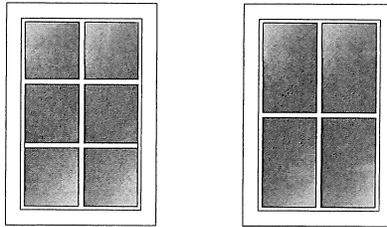


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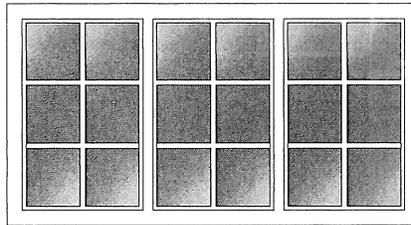
EXAMPLES OF PEDESTRIAN WALKWAY SUPPORTS

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

