

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, November 12, 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 Virginia
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. Okeechobee Boulevard Amendments (Update only)

4. NEW BUSINESS:

- a. Weber Variance Application VA 2015-01: 1815 Kerry Lane

b. ULDC Amendments – Initial discussion

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, Planning Consultant

SUBJECT: Okeechobee Blvd. Future Land Use Element Text Amendments Update

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 has subsequently been extended to December 31, 2015. The Council will consider further extending the moratorium to July 31, 2016 at its next meeting.

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

Problem Solution: Consider amendments to the Comprehensive Plan. Town Council will consider a 6-month extension to the Moratorium Ordinance to further review and adopt amendments to the Comprehensive Plan. A workshop on the matter is scheduled for Saturday December 5, 2015 to discuss issues related to the amendments.

2. CURRENT ACTIVITY:

The Local Planning Agency, at its public hearing on the proposed amendments (September 17, 2015), recommended, by a 5 – 0 vote, that the Town Council approve Comprehensive Plan Amendment 15-2, subject to some wording changes that were incorporated within amendment proposal. At its meeting of October 20, 2015, the Town Council held a public hearing on the proposed amendments and voted to table the proposal. The Council further voted to extend the Moratorium from December 31, 2015 to July 31, 2016 and hold a public workshop on the matter on Saturday, December 5, 2015.

3. ATTACHMENTS: None

4. FINANCIAL IMPACT:

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

5. RECOMMENDED ACTION: None

**Town of Loxahatchee Groves, Florida
Planning and Zoning Board Agenda Item Report**

AGENDA ITEM NO. 4.a.

PREPARED BY: Jim Fleischmann

SUBJECT: Weber Variance Application VA 2015-01: 1815 Kerry Lane

1. BACKGROUND/HISTORY:

Problem Statement: The P & Z Board should review the variance application.

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

2. CURRENT ACTIVITY:

The applicant has requested a variance from the Town's rear and side setback requirements in the AR Agricultural Residential zoning district for the purpose of constructing a 32-foot x 50-foot storage building to house a recreational vehicle.

3. ATTACHMENTS:

1. Staff Summary: Variance Application VA 2015-01

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 Variance.

**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD
November 12, 2015**

AGENDA ITEM STAFF SUMMARY: VARIANCE APPLICATION VA 2015-01

A. DESCRIPTION OF THE PROPERTY

Project Name: Weber Variance Application VA 2015-01

Agent: Christopher Weber

Applicants: Christopher D. and Dara M. Weber and Ronald A. and Jeanne O. Cravens

Owners: Christopher D. and Dara M. Weber and Ronald A. and Jeanne O. Cravens, whose mailing address is 1815 Kerry Lane Loxahatchee Groves, FL 33470.

Parcel Control Number (PCN): 41-41-43-17-01-528-0100.

Project Location: Southwest Corner of Kerry Lane and Farley Road, Loxahatchee Groves (1815 Kerry Lane Loxahatchee Groves). The property is located approximately 0.25 mile south of Okeechobee Boulevard, west of "F" Road via Bryan Road.

Size of Property: 2.0 acres. Lot is determined to be a legal non-conforming lot pursuant to Section 75-030 of the Loxahatchee Groves ULDC. Lot dimensions are as follows: Width (Kerry Lane frontage) = approximately 337 feet; and depth = approximately 258 feet.

FLU Map Designation: Rural Residential 5 (one unit per 5 acres).

Zoning Map Designation: AR – Agricultural Residential

Existing Use: Palm Beach County Property Appraiser (PAPA) Use Code – 0100 Single-Family. Property has Homestead Exemption and two residential units determined to be a single-family dwelling, an accessory dwelling (i.e. less than 1,200 sq. ft.) and a storage shed. All uses are permitted in the AR zoning district.

Legal Non-Conforming Structures and Lot: According to Town records (2005), the subject lot was in existence at that time. Further, according to PAPA data, the two residential structures were built in 1984 and 1994; prior to the date of incorporation of the Town. Based upon these data, the property is determined to be a non-conforming plot of record per Section 75-030 of the ULDC which allows such lots to be permitted for any use allowed in the zoning district as well as apply for variances.

Section 75-030 also allows for reduced setbacks, based upon the dimensions of the lot; 25% in the case of the subject property. Applying the Code-based reduction results in the following setbacks for the subject property: Front = 75 feet; Rear = 37.5 feet; Side = 37.5 feet; and Side Street = 60 feet.

B. APPROVAL HISTORY

Multiple building permits have been issued by Palm Beach County, commencing in 1983 (single-family home). Additional major permits were issued in 1993 (guest house) and 2001 (shed).

C. APPLICATION REQUEST

The Applicant has requested a variance from the non-conforming plot of record side and rear setback requirements of the Agricultural Residential District, as defined in ULDC Section 75-030, for the purpose of constructing a storage building to be used to house the family motor home when not in use. The Applicant has requested that the proposed storage building be allowed the following setbacks: 15 feet from the south (side) property line and 15 feet from the west (rear) property line.

If approved, the following variances will be awarded:

- South (side setback) property line = 22.5 feet
- West (rear setback) property line = 22.5 feet.

Submitted Support Documents

Submittal	Content
Survey	Property survey indicating the locations of existing structures, septic drain fields and the proposed storage shed (Ref: Attachment A).
Consistency Response per ULDC Section 150-020 <i>Considerations for variances</i>	Applicant's statement of consistency with variance consideration requirements (Ref: Attachment B)
Photographs	Subject property and neighboring properties (Attachment C).
Correspondence from neighbors	Adjacent property owner support for the variance request (Ref: Attachment D)

D. STAFF REVIEW

Variance procedures and requirements are contained in Article 150 *Variances* of the Town's ULDC. Per ULDC Section 150-010(B), the Town Council may grant a variance provided that such approval will not result in a use which is specifically or by inference prohibited in the zoning district. The requested variance is to allow the construction of an accessory storage building; a use which is allowed in the AR District.

Further, per ULDC Section 150-010(C), variance applications will not be considered with respect to the following:

1. Where plans have been submitted and approved and permits issued, and additional work not shown on the approved plans has been performed. Previous plans have not been submitted and approved, permits issued and additional work completed on the property.

2. Where a property has been subdivided and as a result an existing structure is in violation of the provisions of the ULDC. The property has not been subdivided since incorporation of the Town.

Brief descriptions of abutting properties are presented in the following table. Properties in the vicinity are generally two acres in size and assigned a Single-Family Use Code by the Palm Beach County Property Appraiser. None of the abutting properties are assigned a Bona fide agriculture Use Code.

Inventory of Abutting Properties

Direction	Address	Description
North	13537 Farley Road	Two acre property. Two structures – SF home (2,367 sq. ft.) and Garage (864 sq. ft.). Garage set back 16 feet from north property line.
South	1757 "F" Road	Two acre property. Two structures – SF home (1,572 sq. ft.) and Utility Building (1,650 sq. ft.) Utility building setback 15 feet from north property line and 9 feet from west property line.
East	1850 "F" Road	Two and one-half acre property. SF home (3,430 sq. ft.). Home set back 35 feet from north property line.
West	13578 Farley Road	Two acre property. SF home (1,818 sq. ft.) and Garage (769 sq. ft.) Utility building setback 60 feet from east property.

Properties to the north, east and south of the subject property have structures that do not meet ULDC setback requirements. Non-conforming setbacks on these properties range from 9 feet to 35 feet. In particular, the property located to the south of the subject property has a utility building with a side setback of 15 feet and a rear setback of 9 feet.

Per ULDC Section 150-020 of the ULDC, a variance will not be contrary to the public interest if the Applicant has demonstrated, by competent and substantial evidence, that five criteria are met. The Applicant's detailed response to the five criteria is presented in Attachment B. A summary of the response is presented below:

Criterion 1: That special conditions and circumstances exist which are unique to the property, or the intended use of the property, that do not generally apply to other properties in the same zoning district.

Summary of Applicant's Response: Two storage buildings currently exist on abutting properties (i.e. south and southwest corner) with setbacks less than required by the ULDC. Placement of the proposed storage building will result in minimizing the removal of native pine and palm trees and maximizing removal of exotic Brazilian Pepper trees.

Criterion 2: That any alleged hardship is not self-created is not self-created by any person having an interest in the property and is not the result of mere disregard for, or ignorance of, the provisions of the Code, but is instead the result of one or more of the special condition(s) found above.

Summary of Applicant's Response: There are no self-created hardships. Existing buildings, including septic drainfields, were built in 1984 and 1995 prior to incorporation of the Town. The southwest corner of the property was selected for location of the storage building to insure that neighbors' views are not obstructed and preservation of native vegetation is maximized.

Criterion 3: That literal interpretation of the Code would deprive the applicant of reasonable use of the property, in that the applicant would be deprived of rights commonly enjoyed by properties in the same zoning district, and would thereby cause an unnecessary and undue hardship.

Summary of Applicant's Response: The current setback requirements are not appropriate for properties as small as the subject site. Further, road easements on the north and east property boundaries effectively reduce the buildable area of the property to an area smaller than 2 acres. Other neighboring properties have accessory buildings with setbacks of 15 feet.

Criterion 4: The Variance proposed in the minimum variance that will make possible the reasonable use of the property and it will not confer on the applicant any special privilege that is denied to any other properties in the same zoning district.

Summary of Applicant's Response: The selected location for the storage building allows for the location of existing buildings on the property without encroaching upon the neighbors properties and minimizing the removal of native trees. The location also keeps existing views to the east and north in an effort to keep property and possessions safe and secure.

Criterion 5: That the granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Summary of Applicant's Response: The proposed 15-foot setback is consistent with those on neighboring properties, allow ample room for emergency vehicles, and preserve native trees to the extent possible.

E. STAFF FINDINGS

Based upon its review, Staff finds that Variance Application VA 2015-01 may be acted upon by the Town Council, as it meets the requirements of ULDC Sections 150-010(B) and ULDC Section 150-010(C).

Further, Staff finds that proposed Variance 2015-01 is not contrary to the public interest and adequate justification (Ref: Attachment B), per the requirements of ULDC Section 150-020 "Consideration for variances", has been provided by the Applicant. Specifically, the following Applicant responses are cited:

1. There are no self-created hardships. The lot is determined to be a legal non-conforming lot. Existing buildings and drainfields were built prior to incorporation of the Town.

2. Most neighboring properties include structures that do not meet ULDC setback requirements. Setbacks to the three buildings on the property to the south are 9 feet, 11 feet and 15 feet respectively. The three buildings were constructed prior to incorporation of the Town.

3. The location of the proposed storage building in the southwest corner of the property is proximate to the locations of neighboring buildings with setbacks that do not conform to ULDC requirements.

4. The proposed location of the storage building will minimize the removal of native trees.

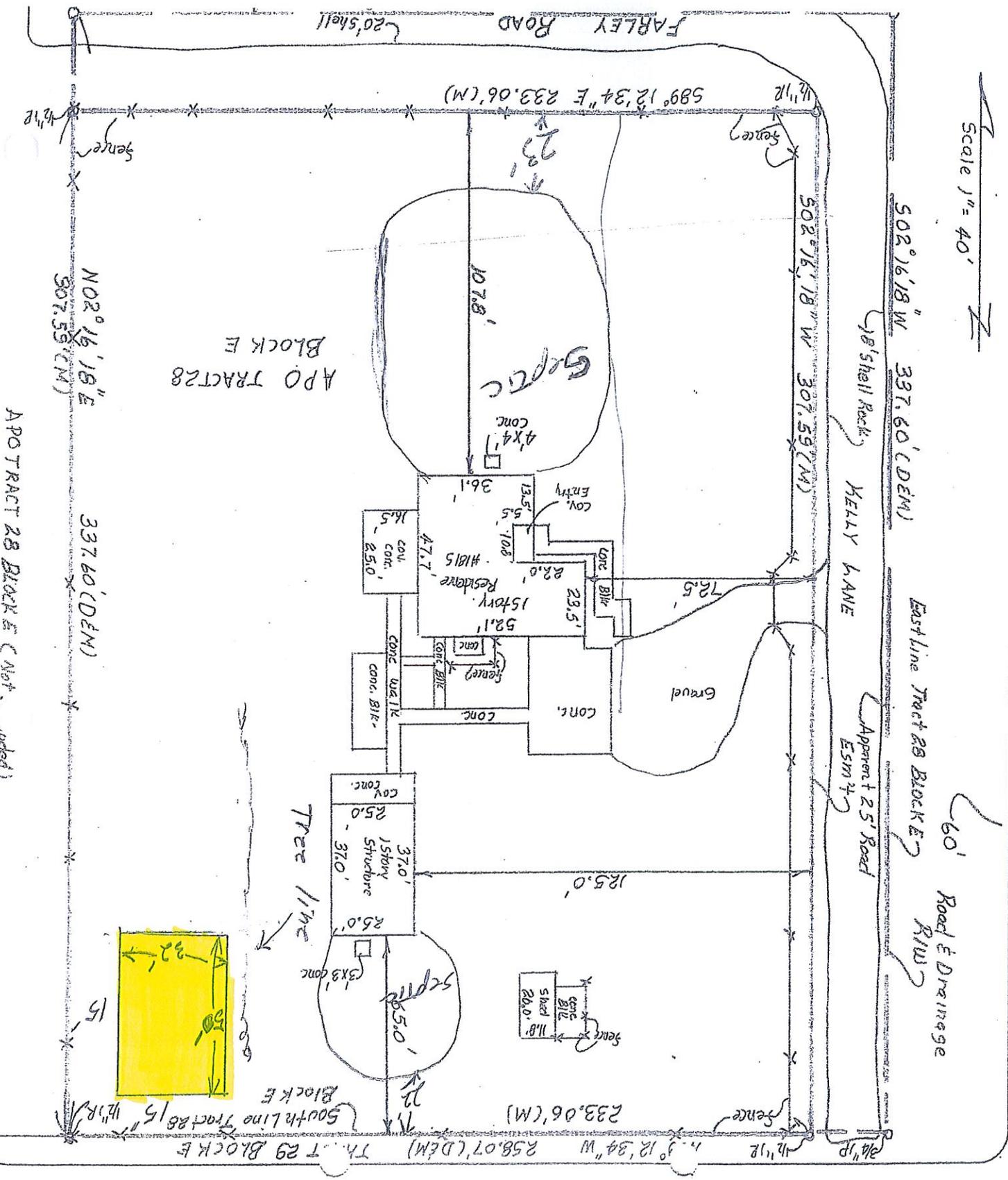
5. Road easements for Kerry Lane and Farley Road effectively reduce the buildable area of the subject property from 2.0 acres to 1.65 acres.

6. Abutting property owners support the proposed variance.

E. STAFF RECOMMENDATION

Staff recommends approval of Variance Application VA 2015-01 subject to the time limitations stated in ULDC Section 150-030.

Scale 1" = 40' N



**ATTACHMENT A
Property Survey**

Weber
Variance 15-1 Application
October 2015



ATTACHMENT B
Applicant's Consistency Response per ULDC Section 150-020

Town of Loxahatchee Groves

155 F Road, Loxahatchee Groves, Florida 33470

Phone (561) 793-2418

Fax (561) 793-2420

ATTACHMENT C – Statement of Consistency with Variance Considerations
Section 150-020 of the Town Code

A variance will not be contrary to the public interest if the applicant has demonstrated by competent substantial evidence that the following criteria are met. Please provide a response to each criterion below:

1. That special conditions and circumstances exist which are unique to the property, or the intended use of the property, that do not generally apply to other properties in the same zoning district.

Response: _____

AND

2. That any alleged hardship is not self-created is not self-created by any person having an interest in the property and is not the result of mere disregard for, or ignorance of, the provisions of the Code, but is instead the result of one or more of the special condition(s) found above.

Response: _____

AND

3. That literal interpretation of the Code would deprive the applicant of reasonable use of the property, in that the applicant would be deprived of rights commonly enjoyed by properties in the same zoning district, and would thereby cause an unnecessary and undue hardship.

Response: _____

AND

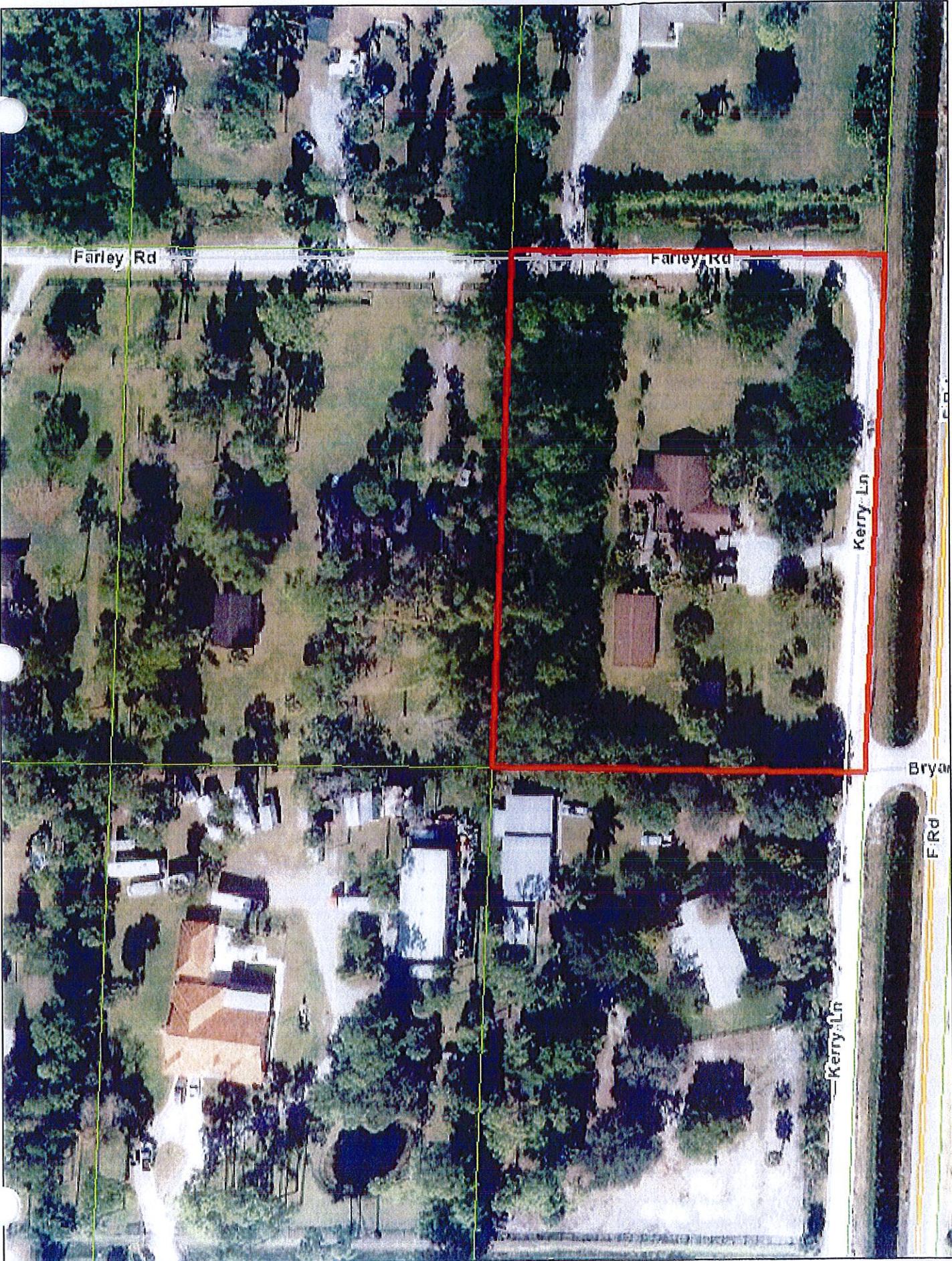
4. The Variance proposed in the minimum variance that will make possible the reasonable use of the property and it will not confer on the applicant any special privilege that is denied to any other properties in the same zoning district.

Response: _____

AND

5. That the granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: _____



Farley Rd

Farley Rd

Kerry Ln

Bryan

F Rd

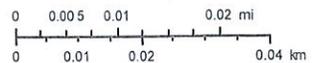
Kerry Ln



7A

41414317015280100

1:1,128



1. The house was built in 1984 on 2 acres, with a septic tank to the north of the residential building. In 1994, a 925 square foot mother-in-law quarters was added onto the property directly to the south of the main residential building. The septic tank for the mother-in-laws quarters is located to the south of that 2nd residential building. The center of the property is being taken up by the two dwellings.

In 2007, Loxahatchee Groves incorporated and adopted the rule that the minimum acreage was 5 acres with corresponding setbacks. Those 5 acre setbacks cannot reasonably be meant for our smaller 2 acre property. The proposed site for the building is 15 feet from the south and west property line in the back corner of our property. There are already 2 storage buildings on the south and southwest properties with the same setback that we are requesting. The placement of the building is also an effort to keep as many of the native Pine and Palm trees on the property while clearing all of the non-native Brazilian pepper trees.

2. There is no self-created hardship because the buildings were built in 1984 and 1995 with setbacks that were in place in those corresponding years. The back corner of the property was chosen to keep the building as far from the roads as possible, and it won't obstruct any of our neighbors views to their front fence lines. The placement was also picked to keep as many native plants and trees as possible. We cannot meet the current setbacks of _____ because that is where the houses were built with no knowledge that the city would incorporate in 2007 and make 5 acres the "normal lot size".
3. The literal interpretation of the code would deprive us of reasonable use of the property because the setbacks enforced after the 2007 incorporation were not meant for a smaller 2 acre property. We also have a road easement on the east and north fence lines that take up a considerable amount of acreage that makes the southwest corner of the property the best suited spot for the building. The properties around ours have storage buildings with 15 foot setbacks that they use to store vehicles, motor homes, lawn equipment, etc. We are only asking to be able to use our property in the same manner as our neighbors.
4. The proposed variance is the minimum variance to make possible the reasonable use of the property because the 15 foot setback at the south west corner of the property will enable us to build the building without in encroaching on the dwellings in the center of the property and our neighbors dwellings, while allowing us to keep the native trees and plants on the property.

This also allows us to keep the view to the east and north fence line (which is bordered by Kerry Lane and Farley Road) clear in an effort to keep our property and possessions safe and secure.

5. The variance will be in harmony with the purpose of the code because the 15 foot setback we are asking for is the same setback other landowners are enjoying. The 15 foot setback will allow ample room for any emergency or utility vehicle to drive alongside the building, although there are no utilities along either the south or west fence line. The building will be a Miami-Dade hurricane rated building with an attractive look that is pleasing to the eye, and not a safety concern for any of the bordering properties. It will also allow for the continued growth of the many native plants and animals on the property.

ATTACHMENT C
Photographs



8A



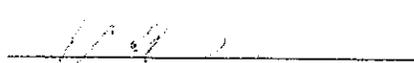
K-15'

**ATTACHMENT D
Letters of Support**

September 2, 2015

To Whom It May Concern,

We are the bordering neighbors to the property located at 1815 Kerry Lane, Loxahatchee, Florida 33470. We acknowledge that Ronald Cravens, Jeanne Cravens, Christopher Weber and Dara Weber are the current owners of the property and are in the process of trying to build a steel building on the back southwest corner of their property. Given that they are in need of a variance, we have no issues with the location of where they are asking to put the building.



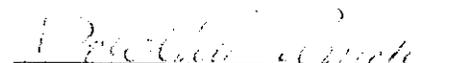
JOHN PENICK – 13578 FARLEY ROAD



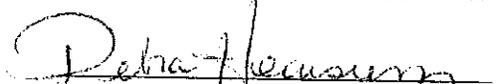
STEPHEN HEARSUM – 13579 FOX TRAIL



RAYMOND STEVENS - 1757 KERRY LANE



DOROTHY PENICK – 13578 FARLEY ROAD



DEBRA HEARSUM – 13579 FOX TRAIL



SANDRA SAGLIME – 1757 KERRY LANE

**Town of Loxahatchee Groves, Florida
Planning and Zoning Board Agenda Item Report**

AGENDA ITEM NO. 4.b.

PREPARED BY: Jim Fleischmann, Planning Consultant

SUBJECT: Unified Land Development Code (ULDC) revisions

1. BACKGROUND/HISTORY:

History: As the Town has applied the ULDC to a variety of issues and proposed developments, it has become aware that various Code revisions are necessary. The Town Council has directed that needed amendments be proposed by Staff, reviewed by the Planning and Zoning Board and brought for consideration by the Council.

Problem Statement: The Town Council consideration of amendments to the ULDC to better address current issues facing Loxahatchee Groves.

Problem Solution: Review issues brought forward by Staff and propose amendments to the ULDC.

2. CURRENT ACTIVITY:

Staff has compiled an initial list of issues to be addressed, including: Floor-Area-Ratio, Mobile Homes and Recreational Vehicles, Hours of Operation (businesses) and Residential Enterprise.

3. ATTACHMENTS: Current ULDC language addressing the following issues: (1) Floor-Area-Ratio and Intensity of Development; and (2) Mobile Homes, Trailers and RVs.

4. FINANCIAL IMPACT:

Work on this project is funded by periodic Council Work Authorizations

5. RECOMMENDED ACTION: None. Discussion of issues.

ULDC SECTIONS RELATED TO FLOOR-AREA-RATIO OR INTENSITY OF DEVELOPMENT

Section 10-015. - Definitions.

(A) Any term not defined in this section shall have the meaning given by the most recent edition of Webster's Unabridged Dictionary.

Accessory building. A separate building, subordinate in area and height to a principal building or use, as applicable, devoted to an accessory use on the same plot with the principal building or use.

Accessory use. A use naturally and customarily incidental, subordinate, and subservient to the principal use of the premises, and located on the same plot as the principal use. The area of an accessory use shall be subordinate to that of the principal use.

Building. Any structure having a solid roof and having walls on all sides, and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind.

Carports. A private garage not completely enclosed by walls and doors.

Completely enclosed building. A building separated on all sides from adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls pierced only by windows and normal entrance or exit doors.

Developed. Land or water upon which a permitted building, structure, other improvement or use has been constructed or established, and including land that has undergone development as defined herein, but excluding solely underground utilities, pipes, wires, cable, culverts, conduits or other similar underground improvements and excluding structures bearing overhead power transmission lines that carry at least 500 kilovolts of electrical power, provided such lands contain no other buildings or structures. This term shall not include containers having a maximum capacity of forty gallons or less.

Display. An arrangement of goods reflecting the occupation or business, wares or other objects used or sold on the premises, for the purpose of bringing the subject thereof to the attention of others without the use of a sign.

Drive-through facility. Any place or premises used for the sale or dispensing of products to patrons who enter upon the premises in automobiles and purchase products through a window or door without leaving their vehicle.

Floor area, gross floor area. Where a specified minimum floor area is required in the ULDC for a dwelling or other building, "floor area" shall mean the total gross horizontal area of all of the floors within the external perimeter of the exterior enclosing walls, including Florida rooms, sun rooms and utility rooms which are fully enclosed and directly accessible from the interior of the dwelling, but excluding other utility rooms, unenclosed porches, terraces or breezeways, and carports or garages. For purposes of floor area ratio and parking calculations, "floor area" or "gross floor area" means the total gross horizontal area of all of the floors within the external perimeter of the exterior enclosing walls.

Floor area ratio (F.A.R.). The total gross floor area of all buildings or structures on a plot divided by the plot area.

Gasoline station. Any building, structure, or land used for retail sale and dispensing of vehicle fuel(s).

Impervious area. Any area with a surface that is covered or hardened so as to prevent or impede the percolation of water into the soil mantle, including swimming pools, water bodies and areas covered with brick pavers.

Pervious area. Area maintained in its natural condition, or covered by a material that permits infiltration or percolation of water directly into the soil mantle.

Porch. A roofed-over space attached to the outside of an exterior wall of a building, which has no enclosure other than the exterior walls of such building. Open mesh screening shall not be considered an enclosure.

Storage of vehicles. The keeping of vehicles or equipment upon a plot for a period exceeding 24 hours that does not constitute "parking" as defined herein. Whenever storage of vehicles is permitted within these regulations, parking is also permitted by inference.

Structure. Anything constructed, installed, erected or portable, the use of which requires a location in or on the ground, or attached to something having location upon the ground, such as buildings, trailers, fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks and advertising signs.

Section 20-030. - Plot coverage, floor-to-area ratio, and pervious area (AR District)

Plots located in the Agricultural Residential (AR) zoning district are subject to the following standards.

(A) Plot coverage. The combined area of all buildings and roofed structures shall not exceed 15 percent of the plot area.

(B) Floor-to-area ratio. Uses other than a single family residence shall not exceed a combined floor-to-area ratio of 15 percent.

(C) Pervious area. The minimum pervious area shall be 70 percent of the plot area.

(D) Exceptions. The following exceptions shall apply:

(1) Plot coverage and floor-to-area ratio calculations shall not apply to buildings used for growing plants including, but not limited to, greenhouses, shade houses, and hydroponics nurseries.

(2) To the extent that an applicant needs to exceed plot coverage and/or floor-to-area ratio for a bona fide agricultural use, the applicant shall obtain a Special Exception pursuant to Article 170, and must demonstrate that the requirement prohibits, restricts, or otherwise limits a generally accepted farming practice.

Section 25-035. - Plot coverage, floor-to-area ratio, and pervious area (CL and CLO Districts)

Plots located in the Commercial Low (CL) and Commercial Low Office (CLO) zoning districts are subject to the following standards.

(A) Plot coverage. The combined area of all buildings and roofed structures shall not exceed 25 percent of the plot area.

(B) Floor-to-area ratio. Commercial Low (CL) uses shall not exceed a floor-to-area ratio of one-tenth. Commercial Low Office (CLO) uses shall not exceed a floor-to-area ratio of two-tenths.

(C) Pervious area. The minimum pervious area shall be 30 percent of the plot area.

Section 25-010. - General provisions (CL and CLO Districts)

(C) Outdoor storage. Outdoor storage of merchandise and inventory, vehicles and equipment, refuse and other similar materials shall be subject to the following standards.

(1) Generally. All outdoor storage shall only be permitted when incidental to the use located on the premises or explicitly permitted as a primary use in [Section 25-015](#), "Permitted uses."

(2) Location. Outdoor storage of merchandise and inventory, vehicles and equipment, refuse or similar materials shall not be located in any required setbacks, easements, or rights-of-way, except as permitted below.

(D) Outdoor display. Outdoor display of merchandise and inventory shall be subject to the following standards.

(1) Mobility and storage. Merchandise must be mobile and stored indoors overnight.

(2) Accessory use. Merchandise must be accessory to the principal use located on site.

(3) Location. Merchandise shall not be located in any required setback, parking space, loading space or area, vehicular use area, fire lane, landscape buffer, required sidewalk, ADA accessibility route, or drainage easement.

Section 30-040. - Plot coverage, floor-to-area ratio, and pervious area (Institutional and Public Facilities District).

Plots located in the Institutional and Public Facilities zoning district are subject to the following standards.

(A) Plot coverage. The combined area of all buildings and roofed structures shall not exceed 15 percent of the plot area.

(B) Floor-to-area ratio. Institutional and Public Facilities (IPF) uses shall not exceed a floor-to-area ratio of one-tenth.

(C) Pervious area. The minimum pervious area shall be 50 percent of the plot area.

ULDC SECTIONS RELATED TO MOBILE HOMES, TRAILERS AND RVs

Section 10-015. - Definitions.

(A) Any term not defined in this section shall have the meaning given by the most recent edition of Webster's Unabridged Dictionary.

Accessory building. A separate building, subordinate in area and height to a principal building or use, as applicable, devoted to an accessory use on the same plot with the principal building or principal use.

Accessory dwelling unit. An accessory dwelling unit located on the same lot as a principal single family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and provisions for sanitation and sleeping.

Accessory use. A use naturally and customarily incidental, subordinate, and subservient to the principal use of the premises, and located on the same plot as the principal use. The area of an accessory use shall be subordinate to that of the principal use.

Building. Any structure having a solid roof and having walls on all sides, and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind.

Caretaker(s) quarters. A dwelling that provides housing for a person who is employed to maintain, repair and protect the property on which the dwelling is located.

Dwelling. Any building, or part thereof, occupied in whole or in part, as the residence or living quarters of one or more persons, permanently or temporarily, continuously or transiently.

Dwelling, single-family. A freestanding dwelling unit, sharing no walls with another dwelling unit, having all habitable areas within the building accessible from the interior of the building. Single-family dwellings shall not include trailer mobile homes, rooming or boarding houses, or dormitories, fraternities and sororities (emphasis added).

Dwelling unit. A room or group of rooms not less than 400 square feet in total floor area, with direct access from the outside of the building or through a common hall, which includes independent and complete kitchen and sanitary facilities designed to provide complete, long-term living accommodations exclusively for one family, and which have no access to another dwelling unit or are designed in such a manner that access to another dwelling unit may be eliminated by closing or sealing interior doorways or openings.

Mobile home. A structure, transportable in one or more sections, which is eight body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

Residential enterprise. A low impact home-based business on property that has a homestead exemption.

Storage of vehicles. The keeping of vehicles or equipment upon a plot for a period exceeding 24 hours that does not constitute "parking" as defined herein. Whenever storage of vehicles is permitted within these regulations, parking is also permitted by inference.

Trailer. A manufactured structure inspected, approved and licensed by the State of Florida Department of Motor Vehicles, constructed so as to permit occupancy thereof as sleeping or living quarters, or use for storage or conveyance for tools, equipment or machinery on a construction site, and so designed that it is or may be mounted on wheels and conveyed on highways and streets, propelled or drawn by other motive power from one location to another.

Vehicle, personal recreation. Any operable motor vehicle or trailer designed and used for general recreation purposes or temporary living quarters for recreational, camping, or travel use, including but not limited to: camping trailers; travel trailers; truck campers; motor homes, but excluding mobile homes which are considered housing; watercraft; and, trailers designed or used for transporting watercraft or other recreational vehicles, but excluding any trailer classified as a commercial vehicle or which is pulled or designed to be pulled specifically by a commercial vehicle.

Vehicle, recreational. Shall mean one of the following:

a. Camping trailer. A vehicular, portable unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle, and unfolded at the site to provide temporary living quarters for recreational, camping or travel use.

b. Truck camper. A truck equipped with a portable unit, designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping or travel use.

c. Motor home. A vehicular unit which does not exceed the length and width limitations provided in F.S. § 316.515, as may be amended from time to time, is built on a self-propelled motor vehicle chassis, and is primarily designed to provide temporary living quarters for recreational, camping or travel use.

d. Off-road vehicle. A motorized vehicle designed and intended solely for recreational activities and not as a means of transportation on public streets.

e. Travel trailer, including fifth-wheel travel trailer. A vehicular, portable unit mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle. It is primarily designed and constructed to provide temporary living quarters for recreational, camping or travel use. It has a body width of no more than eight and one-half feet and an overall body length of no more than 40 feet when factory-equipped for the road.

Section 20-010. - General provisions (AR Zoning District).

The following requirements shall apply to the Agricultural Residential (AR) Zoning District.

(A) Accessory dwelling units. One accessory dwelling unit is permitted per parcel of land subject to the following standards:

- (1) *Parcel size.* Parcels shall be five acres or greater.
- (2) *Maximum floor area.* Accessory dwelling units shall contain no greater than 1,200 square feet of livable, floor space.
- (3) *Ownership.* The accessory dwelling unit shall remain accessory to and under the same ownership as the principal dwelling.
- (4) *Electric utilities.* Both the principal single family dwelling and the accessory dwelling shall be connected to the same electric utility meter.
- (5) *Compatibility.* An accessory dwelling unit shall be architecturally compatible in character and subordinate in size to the principal dwelling unit.

(C) [Caretaker's quarters.] Caretaker's quarters are permitted on parcels with a bona fide agricultural use.

(F) Groom's quarters. Groom's quarters are permitted on parcels where there are equestrian uses and a stable with 18 or more stalls.

(G) Outdoor storage. Outdoor storage of merchandise and inventory, vehicles and equipment, refuse and other similar materials shall be subject to the following standards.

- (1) *Generally.* All outdoor storage shall only be permitted when incidental to the use located on the premises or explicitly permitted as a primary use in [Section 20-015](#), "Permitted uses."
- (3) *Screening.* All outdoor storage shall not be visible from roadways or neighboring properties except as permitted below:
 - b. *Equestrian transports.* Equestrian transports do not need to be screened from view provided that the aggregate capacity of equestrian transports does not exceed the number of stables or horses kept on the property, whichever is greater.

e. *Commercial and recreational vehicles.* A maximum of two commercial or recreational vehicles may be stored on a plot of land without screening, provided that the vehicles are routinely operated/maintained by a permanent, full-time resident of the property.

Section 20-015. - Permitted uses (AR Zoning district)

Plots located in the Agricultural Residential (AR) zoning districts may be used for the following specified uses: **Single-Family Dwelling** – Permitted use; **Mobile Home** - Permitted Use with Special Exception Category B approval. **Accessory Dwelling, Groom's Quarter and Caretaker's Quarter** – Permitted Accessory Uses.