



TOWN OF LOXAHATCHEE GROVES

PLANNING AND ZONING BOARD

MEETING AGENDA

Thursday ~ February 18, 2016

Chair Dennis Lipp

Vice- Chair Robin Crawford

Board Member Lawrence Corning

Board Member Grace Joyce

Board Member Veronica Close

Alternate Karen Piesley

Alternate Joyce Batcheler

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 Planning and Zoning Board Meeting

Thursday, February 18, 2016, 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 Walton
Town Planning Consultant Jim Fleischmann

The Planning & Zoning Board meets on the 2nd or 3rd 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 – November 12, 2015

3. OLD BUSINESS: (Public Comment will be permitted on agenda items prior to P & Z vote).

- a. None

4. NEW BUSINESS: (Public Comment will be permitted on agenda items prior to P & Z vote).

- a. Palms West Plaza Site Plan Amendment Application SP(A) 2016-01

- 5. COMMENTS FROM THE PUBLIC**
- 6. COMMENTS FROM THE MEMBERS**
- 7. 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
Planning & Zoning Board
Thursday, January 15, 2016, at 7:00 p.m.

MEETING MINUTES

Chair Dennis Lipp
Vice-Chair Robin Crawford
Board Member Lawrence Corning
Board Member Grace Joyce
Board Member Veronica Close
Alternate Member #1 Karen Piesley
Alternate Member #2 Joyce Batcheler

Town Manager William F. Underwood, II
Town Clerk Virginia Walton
Town Planning Consultant Jim Fleischmann

AGENDA

1. OPENING

- a. Call to Order & Roll Call

Chair Dennis Lipp called the meeting to order at 7:02 p.m. Present were Vice Chair Robin Crawford, Board Members Grace Joyce, Veronica Close and Alternate Member Karen Piesley. Alternate Member Joyce Batchelor was absent.

Staff Present: Town Manager Bill Underwood, Town Planning Consultant Jim Fleischmann and Town Clerk Virginia Walton.

- b. Approval of Agenda

Page 2 of 4 in the minutes was corrected to stated "Board Member Joyce" rather than Board Member Grace. Board Member Joyce asked the Clerk to check the video regarding her comment on RV's as she felt the comment as written was not exactly what her comment was. Board Member Close stated she was not present at the last meeting and had two questions from page 3 and page 4 of the minutes. Her questions were responded to by Manager Underwood.

Motion: a motion to approve the agenda was made by Board Member Close and seconded by Vice Chair Crawford. Motion passed 5 – 0.

2. MINUTES – November 12, 2015

Motion: a motion to approve the minutes, as discussed, was made by Board Member Close and seconded by Board Member Joyce. Motion passed 5 – 0.

(Public Comment will be permitted on agenda items prior to P&Z vote)

3. **OLD BUSINESS** – none

4. **NEW BUSINESS:**

a. Palms West Plaza Site Plan Amendment Application SP(A) 2016-01

Town Planning Consultant Fleischmann advised the Board that this was an unusual project and a little different than the usual site plan amendments. There was an existing plaza that had been approved by Palm Beach County prior to 1988. There had been amendments to that plan, with conditions that needed to be discussed/revise/deleted, since some were conflicting. Then new conditions would be incorporated for this amendment. Mr. Fleischmann suggested this meeting be used as a workshop to give the Applicant direction, then come back in March for formal approval.

Board Member Close requested that future site plans should come with a full size hard copy of the plans to make review easier. Suggestion was duly noted.

The Board questioned the hash marks on the original plan. Richard Donafrio, with WGI on behalf of the Applicant, stated the “green” were buildings proposed but never built, and the “blue” was the post office. There were existing right and left turns onto Southern and the Applicant was requesting an additional one onto Tangerine. The Board’s largest concern was the existing old oak trees that would be taken down based on the present expansion layout. The Board felt strongly that these old trees should be preserved and lengthy discussion between the Board and the Applicants took place on ideas for restructuring the layout of the buildings in order to preserve the trees.

In reviewing all the conditions in Attachment E2 (PBC Resolution R-1643 Zoning & Special Exception), the following comments were made:

- 1) R/O/W on SR80 has already been taken care of with expansion plans
- 2) This condition will go away when Southern is widened
- 3) Main access road – would need DOT authorization
- 4) These also would need to rely on DOT comments
- 5) These also would need to rely on DOT comments
- 6) Comprehensive drainage report – has submitted statement but need more detailed paving & drainage information
- 7) Fair Share Contribution for Road Improvements – the figures listed are old and they needed to be revised
- 8) This condition should remain
- 9) Maintain Tangerine perpetually – the new plans show two 30ft easements. There was a lot of discussion on what “maintain” meant. Town Engineer had recommended paving the road, but the Attorney had concerns. After discussion, consensus of Board was to allow access to Tangerine.

SPECIAL EXCEPTION CONDITIONS:

- 1) This condition would be deleted and added to new conditions
- 2) Parallel parking would be min. of 22 feet in length – suggestion was made to reduce one space (250sf) and save the tree located in this section.
- 3) Unity of Title – Board felt this should have been done already. Mr. Fleischmann stated he would talk to the Attorney.
- 4) through 7) Conditions should remain
- 8) No further clearing shall take place on site – this would need to be amended. Mr. Fleischmann stated he was inclined to recommend deleting this condition.
- 9) Generation & disposal of hazardous effluents – this condition needed to be updated
- 10) This condition was included in the developer’s agreement and could be deleted
- 11) Sewers – this condition should be deleted
- 12) This condition had already been deleted in previous amendment
- 13) Another reference to “Fair Share Contribution” – needed to be updated
- 14) Stormwater runoff – this should be in line with current standards
- 15) No access to Tangerine – this should be deleted
- 16) Contribution to PBC Roadway Improvement Plan – amounts need to be updated
- 17) Traffic Study – Applicant had a current PBC TPS Letter which did not expire until 2/21/2019
- 18) Min. of gross leasable area for office space – this should be deleted
- 19) Florida DOT plan for SR80 – this should be deleted since Applicant cannot revise DOT plans
- 20) through 23) Conditions should remain

5. **COMMENTS FROM THE MEMBERS**

Chair Dennis Lipp stated the issue of traffic on Tangerine could be mitigated with a Traffic Light at D Road and Southern. Mr. Fleischmann responded that DOT had denied this request.

Board Member Veronica Close stated the architectural design of the long building might look better if they broke up the massing a bit. It looked like horse stalls.

The Applicant asked if there was a guideline for the color scheme – the same or different colors for each building. Mr. Fleischmann referred to the Day Property recently built as a good reference.

The Board then discussed “rural vista” guidelines. Mr. Fleischmann responded that guidelines had been designed as part of the Okeechobee Boulevard overlay; however, the Council had tabled that for now. The Board suggested that the rural vista portion should be extracted and moved forward with separately.

Motion: a motion to request the Council extract the “rural vista” portion of the Okeechobee Overlay ordinance and move forward with a separate ordinance was made by Board Member Close and seconded by Board Member Corning. Motion passed 5 – 0.

Mr. Donafrio thanked the Board for their comments and they would return with an alternate plan that hopefully would save as many of the old trees as possible.

6. ADJOURNMENT

Having no further business and hearing no further comments, the meeting was adjourned at 9:33 pm.

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

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

AGENDA ITEM NO. 4.a.

PREPARED BY Jim Fleischmann

SUBJECT: Palms West Plaza Site Plan Amendment Application SP(A) 2016-01

1. BACKGROUND/HISTORY:

Problem Statement: The P & Z Board should review the Site Plan Amendment application.

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

2. CURRENT ACTIVITY:

Palms West Plaza was granted a Town-Initiated Rezoning from County Commercial General (CG) to Town Commercial Low (CL) in 2012 (Town Ordinance 2012-11). Prior to incorporation of the Town Palm Beach County approved a site plan consisting of the following uses: (1) Local retail (39,650 sq. ft.); (2) day care center (6,000 sq. ft.); (3) post office (4,575 sq. ft.); and (4) lease parcel (7,400 sq. ft. of undetermined use). A total approved space of 57,625 sq. ft was approved. Two take-out only restaurants (total of 2,500 sq. ft.) and a religious institution (1,000 sq. ft.) are included within the local retail space total and identified on the final certified site plan. The final certified site plan (Ref: Exhibit 1) includes several conditions of approval which the applicant proposes to delete and/or amend.

Existing development consists of the following buildings (Ref: Exhibit 2): (1) the three existing commercial buildings (4,422 sq. ft., 10,133 sq. ft., and 8,005 sq. ft.); and (2) the existing U.S. Post Office building (4,575 sq. ft.).

The applicant has requested approval of SP(A) 2016-01 (Ref: Exhibit 3 3) for a commercial center which includes: (1) the three existing commercial buildings (4,422 sq. ft., 10,133 sq. ft., and 8,005 sq. ft.); (2) the existing U.S. Post Office building (4,575 sq. ft.); (3) two new commercial buildings (10,700 sq. ft. and 12,185 sq. ft.); and (4) a 5,405 sq. ft. expansion to the existing 8,005 sq. ft. building. A total of 55,425 sq. ft. of building area is proposed; a reduction of 2,200 sq. ft. from the current County approval.

3. ATTACHMENTS:

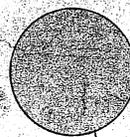
1. Staff Summary: Palms West Plaza Site Plan Amendment Application SP(A) 2016-01

4. FINANCIAL IMPACT:

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

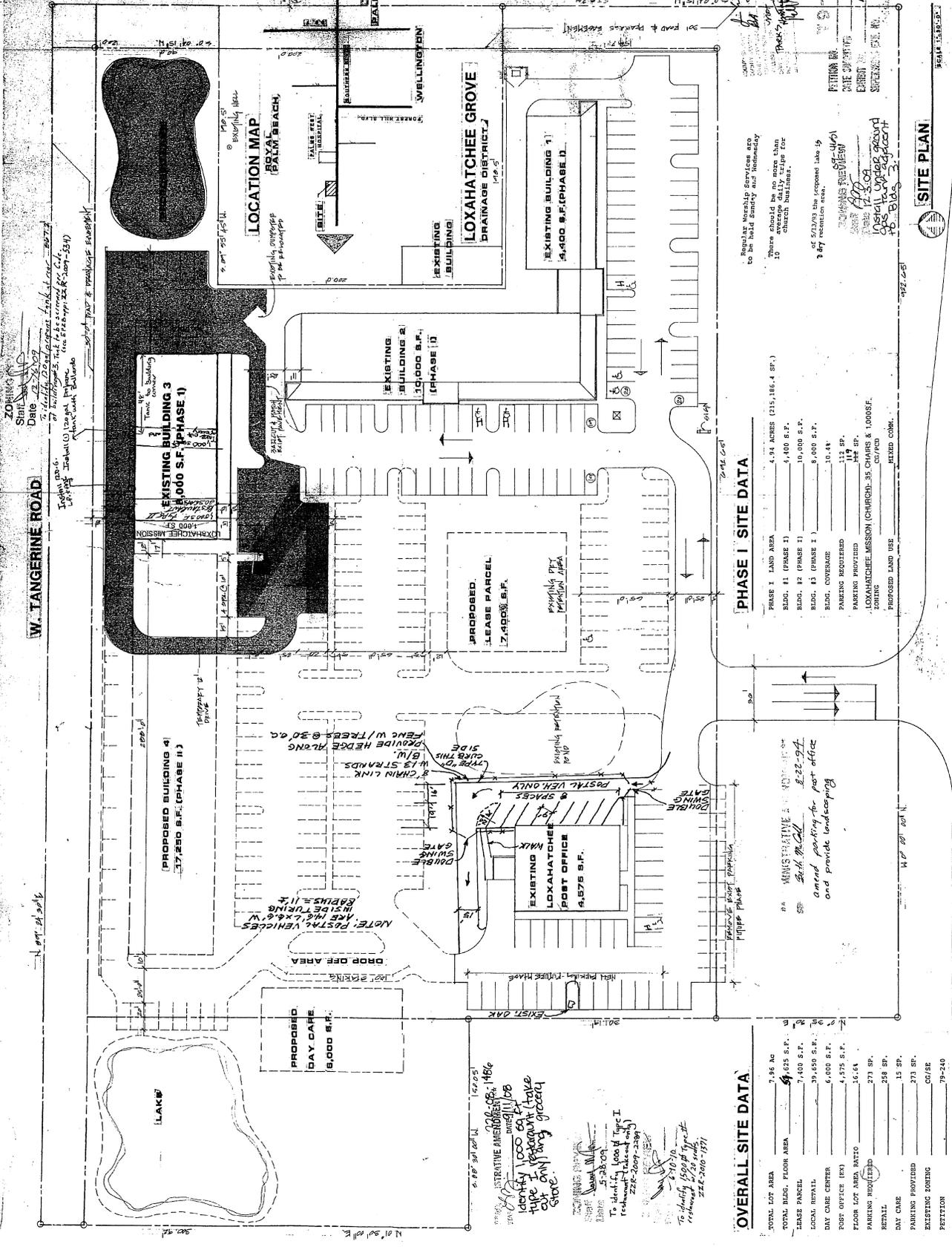
5. POTENTIAL ACTIONS BY THE P & Z BOARD :

1. Recommend approval of SP(A) 2016-01
2. Recommend approval of SP(A) 2016-01 subject to conditions of approval.
3. Recommend denial of SP(A) 2016-01.



DATE	12/22/07
BY	[Signature]
SCALE	AS SHOWN

NO.	100
DATE	12/22/07
BY	[Signature]



ZONING
Site: [unclear]
Date: 12/22/07
To identify 1000 sq ft of building, the following is shown: C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100.

W. TANGERINE ROAD

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EXISTING BUILDING 3
10,000 S.F. (PHASE I)

PROPOSED BUILDING 4
37,250 S.F. (PHASE II)

PROPOSED LEASE PARCEL
17,400 S.F.

EXISTING BUILDING 2
10,000 S.F. (PHASE I)

EXISTING BUILDING 1
9,400 S.F. (PHASE I)

PROPOSED DAY CARE
8,000 S.F.

EXISTING LOXAHATCHEE POST OFFICE
4,875 S.F.

LOCATION MAP
ROYAL PALM BEACH, FLORIDA
W. TANGERINE ROAD
SOUTHERN BLVD.
LOXAHATCHEE DISTRICT
DRAINAGE DISTRICT

PHASE I SITE DATA

PHASE I LAND AREA
4.91 ACRES (215,186.4 SF.)

PHASE I BUILDING AREA
BLDG. #1 (PHASE I) 4,400 S.F.
BLDG. #2 (PHASE I) 10,000 S.F.
BLDG. #3 (PHASE I) 9,400 S.F.
BLDG. #4 (PHASE I) 37,250 S.F.
BLDG. #5 (PHASE I) 10,000 S.F.
BLDG. #6 (PHASE I) 8,000 S.F.
BLDG. #7 (PHASE I) 4,875 S.F.

PHASE I PARKING
PARKING PROVIDED 113 SP.
PARKING REQUIRED 113 SP.
TOTAL PARKING 113 SP.

OVERALL SITE DATA

TOTAL LOT AREA 7.86 AC

TOTAL BLDG. FLOOR AREA 94,025 S.F.

LEASE PARCEL 17,400 S.F.

LOCAL RETAIL 39,650 S.F.

DAY CARE CENTER 8,000 S.F.

POST OFFICE (FPA) 4,875 S.F.

FLOOR LOT AREA RATIO 14.6A

PARKING PROVIDED 273 SP.

RETAIL 258 SP.

DAY CARE 15 SP.

PARKING PROVIDED 273 SP.

EXISTING ZONING C-1/SE

PETITION 79-240

REGULAR NURSERY SERVICES ARE TO BE HELD DURING AND NEARBY TO AVERAGE DAILY TRAFFIC FOR CHURCH BUILDINGS.

DATE OF 5/13/07 THE PROPOSED LOTS IS 3 BY 277 FEET.

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SITE PLAN

SOUTHERN BLVD.

S.R. 80

EXISTING BUILDING 1

EXISTING BUILDING 2

EXISTING BUILDING 3

EXISTING BUILDING 4

EXISTING BUILDING 5

EXISTING BUILDING 6

EXISTING BUILDING 7

EXISTING BUILDING 8

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EXISTING BUILDING 141

**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD
February 18, 2016**

AGENDA ITEM 4.a. STAFF SUMMARY:

1. Site Plan Amendment Application SP (A) 2016-1 Palms West Plaza

Project Name: Palms West Plaza Site Plan Amendment.

Agent: Michelle Hoyland, Wantman Group, Inc.

Applicant: Yee's Corporation and Rick & Cindy Morrow.

Owner: Yee's Corporation (Kan Yee YMR., Registered Agent) and Rick & Cindy Morrow.

Parcel Control Numbers (PCN): 41-41-43-17-01-809-0160 (1.0028 acres);
41-41-43-17-01-809-0190 (1.061 acres); 41-41-43-17-01-809-0210 (5.90 acres).

Project Location: Northwest corner of State Road 80 and the "D" Road Canal.

Size of Property: 7.9638 acres.

FLU Map Designation: Commercial Low (CL)

Zoning Map Designation: Commercial Low (CL) per Town Ordinance 2012-11.

Existing Use: Shopping center (5.90 acres); US Post Office (1.061 acres); and vacant (1.0028 acres).

Maximum Development Potential: 57,625 sq. ft. per Palm Beach County Resolution R-88-1546; 0.166 F.A.R.

2. Approval History

The subject site was granted a zoning change and special exception approval by Palm Beach County from AR-Agricultural Residential to CG-General Commercial and Planned Commercial Development on November 27, 1979 (Resolutions R-79-1642).

The subject site received a special exception approval from the Palm Beach County Board of County Commissioners to allow a Planned Commercial Development, including a Daycare Center, Automobile and Farm Equipment Repair Facility and a Car Wash Facility on November 27, 1979 (Resolution R-79-1643) subject to conditions of approval (Ref: Attachment E2).

A second special exception approval was granted by Palm Beach County on September 27, 1988 (Resolution R-88-1546) to redesign the site plan as a large scale community shopping center consisting of 57,625 square feet and subject to conditions of approval (Ref: Attachment E2).

The final certified site plan includes several Zoning Review (i.e. administrative) revisions, the most recent of which occurred on June 10, 2010. Among the principal design and use conditions approval of Resolutions R-79-1643 and R-88-1546 are the following:

1. Petitioner shall construct the frontage road within the project's property limits and must maintain Tangerine Road perpetually.
2. The rear façade of the shopping center shall be given an architectural treatment consistent with the front of the center to avoid an incompatible industrial appearance impact upon the future/nearby residential development.
3. No storage or placement of any materials, refuse, equipment or accumulated debris shall be permitted in the rear of the shopping center.
4. No parking of any vehicles shall be permitted along the rear of the shopping center except in designated spaces or unloading areas.
5. Outdoor lighting used to illuminate the premises shall be low intensity and directed away from adjacent properties and streets, shining only on the subject site.
6. No further clearing shall take place on site. The remaining oaks and other native vegetation shall be preserved and incorporated into the project design.
7. No access shall be permitted onto West Tangerine Road or West "D" Road.
8. A minimum of 14,650 sq. ft. of gross leasable area of the proposed plaza shall remain as office use.
9. Repairs of farm implements shall take place entirely within an enclosed building.
10. No off premises signs shall be permitted on the site.
11. No car wash facilities shall be permitted on site.
12. No gasoline sales shall be permitted on site.

The property was granted a Town-initiated rezoning on December 4, 2012, from Palm Beach County CG-General Commercial and Planned Commercial Development to Loxahatchee Groves Commercial Low (Town Ordinance 2012-11). Although the Town's Commercial Low District allows a maximum F.A.R. of 0.10, the previously approved site plan is grandfathered in under Paragraph (5) *Transitional Ordinances and Resolutions* of Section 10 *Transition Schedule* of the Town Charter. Section 10 directs that Palm Beach County approval resolutions for the subject property remain in effect until such time that they are rescinded by the Town Council.

As a result, the final certified site plan titled “Loxahatchee Country Plaza Phase – 2” and conditions of approval are vested until they are rescinded or amended by the Town Council.

Principal buildings identified on the final certified site plan include:

- Phase 1 – Existing Shopping Center Buildings (Building 1 – 4,400 sq. ft., Building 2 – 10,000 sq. ft., and Building 3 – 8,000 sq. ft.)
- Phase 2 - Proposed Shopping Center Building 4 (17,250 sq. ft.)
- Existing Building - US Post Office (4,575 sq. ft.)
- Proposed Building - Lease Parcel (7,400 sq. ft.)
- Proposed Building – Day Care (6,000 sq. ft.)

In summary, final certified site plan uses include: Local retail (39,650 sq. ft.); day care center (6,000 sq. ft.); post office (4,575 sq. ft.); and lease parcel (7,400 sq. ft. of undetermined use). Total approved space is 57,625 sq. ft. Two take-out only restaurants (total of 2,500 sq. ft.) and a religious institution (1,000 sq. ft.) in Existing Building 3 are included within the local retail space total and identified on the final certified site plan.

3. Application Summary

The Applicant has requested site plan amendment approval of a 55,425 sq. ft. commercial center consisting of 5 retail buildings (a total of 50,850 sq. ft.) and a U.S. Post Office building (4,575 sq. ft.).

The proposed site plan includes 3 existing commercial buildings (4,422 sq. ft., 10,133 sq. ft., and 8,005 sq. ft.) and the existing U.S. Post Office building (4,575 sq. ft.); an existing on-site total of 27,135 sq. ft.

Two new commercial buildings are proposed; 10,700 sq. ft. and 12,185 sq. ft. In addition, a 5,405 sq. ft. expansion to the existing 8,005 sq. ft. building is proposed. A total of 28,290 sq. ft. additional building area is proposed.

The total building square footage including existing and proposed additional space is 55,425 sq. ft. All buildings are one- story in height. Based on the total 7.96 acre site, the total floor area ratio is 0.166.

The certified site plan allows a total of 57, 625 sq. ft. The proposed site plan includes a total of 55,425 sq. ft.; 2,200 sq. ft. less, and the existing final certified site plan.

4. Submitted Support Documents

Item	Content
Existing Certified Final Site Plan	Site Plan as of most recent revision date – 6/10/2010. Approval of 57,625 sq. ft.
Justification Statement	Description of the following: Request – 55,425 sq. ft. commercial facility consisting of 50,850 sq. ft. of retail buildings and a 4,575 sq. ft. US Post Office; site and surrounding properties; and property history.
Proposed Amended Site Plan dated 7/24/2014,	Includes 3 existing commercial buildings (22,560 sq. ft.), existing Post Office (4,575 sq. ft., and commercial center expansion – 2 additional buildings (22,885 sq. ft.), and an expansion (5,405 sq. ft.) of an existing commercial building. Total space = 55,525 sq. ft.
PBC Resolutions	R-79-1642 and R-79-1643 (Rezoning from County AR-Agricultural Residential to County CG-General Commercial Planned Commercial Development); and R-88-1546 (County Special Exception and Site Plan approvals – 57,625 sq. ft.).
Drainage Statement	Drainage system to consist of exfiltration systems and dry detention areas which will have a legal positive outfall through an existing control structure and outfall to the C-51 Canal. The proposed development was previously permitted per SFWMD Permits 82-72 and 50-01659-S-02. C-51 Basin compensating storage is being met with this project.
Landscape Plan dated 7/24/2014	Existing map and tabular tree inventory (trees to be removed and to be preserved); locations of buffers and landscaped areas; landscape materials by species; location of multi-use trail.
Photometric Plan	Lighting locations and specifications; lumens assessment map.
Architecture	Elevations and floor plans for buildings #1, #2 and #3 are included in Attachment O of SPA 2016-01
Traffic Study dated 6/30/2014	Expansion to generate the following net trips: Average daily – 1,124; A.M. Peak – 17; P.M. Peak – 99. P.M. traffic impacts upon several links of Southern Boulevard and Binks Forest Drive are projected. The proposed expansion will meet LOS standards on Southern Boulevard pending improvements included in the Five-Year Transportation Improvement Plan. In order to immediately proceed, Applicant has proposed an impact fee creditable \$141,585 proportionate share contribution towards Southern Boulevard improvements from Lion Country Safari Road to Forest Hill/Crestwood. Study concludes that adopted L.O.S. Standards will be met subject to programmed Southern Boulevard improvements. TPS letter from Palm Beach County provided a buildout date of December 31, 2019.

5. Staff Finding and Recommendation

Staff finds the proposed Site Plan Amendment, dated July 24, 2014, consistent with the Town's Comprehensive Plan, ULDC zoning requirements and Site Plan criteria and recommends approval of Site Plan Amendment Application SP(A) 2016-01, subject to the Conditions of Approval presented in Attachment E.

Palms West Plaza
 Site Plan Amendment SP(A) 2016-01
 February 18, 2016

6. Planning and Zoning Board (PZB) Recommendation

At its February 18, 2016 meeting, PZB voted to recommend approval/denial by a x – y vote.

7. Staff Report Summary

A. Adjacent Land Uses

Direction	Existing Uses	FLU and Zoning Designations
North	Tangerine Drive (access and drainage easement to LGWCD). Beyond Tangerine Drive are 3 lots (two with a single family residence and one vacant).	Rural Residential 5 FLU and Agricultural Residential AR zoning
South	Southern Boulevard right-of-way, in part and convenience store, in part.	NA – Road right-of-way (in part) and Commercial Low FLU and zoning (in part).
East	“D” Road right-of-way (canal and road), in part, and Loxahatchee Groves Water Control; District Headquarters, in part.	NA – Road right-of-way (in part) and Rural Residential 5 FLU and Agricultural Residential AR zoning (in part)
West	Vacant (in part) and convenience store (in part)	Rural Residential 5 FLU and Agricultural Residential AR zoning (in part) and Commercial Low FLU and zoning (in part).

B. Infrastructure Impacts

Infrastructure Service	Summary
Water/wastewater	Letter from Palm Beach County Water Utilities Department (PBCWUD) stating that PBCWUD is the potable water and wastewater provider for the property. PBCWUD is able to maintain the established level of service for the existing 27,135 sq. ft. center and will be able to accommodate the proposed intensity increase to 55,425 sq. ft. of commercial space.
Surface Water Management	Drainage statement provided (Attachment K of the Site Plan Amendment Application). Legal positive outfall via an existing control structure to C-51 Canal. The existing structure to regulate discharge to SFWMD Equalizing Canals per C-51 Basin discharge criteria. Drainage system to be approved by the Town’s Consulting Engineer as part of the land development review process prior to initial building permit.
Solid Waste Disposal	Solid Waste Authority letter confirms disposal capacity available. Applicant must execute contract with private hauler for collection.

Infrastructure Service (continued)	Summary (continued)
Transportation	Traffic Analysis provided by Land Design South/Wantman Group (Attachment P of the Site Plan Amendment Application). Study concludes that projected P.M. peak-hour traffic will meet Palm Beach County TPS standards pending improvements included in the Five-Year Transportation Improvement Plan. In order to immediately proceed, Applicant has proposed an impact fee creditable \$141,585 proportionate share contribution towards Southern Boulevard improvements from Lion Country Safari Road to Forest Hill/Crestwood. Letter (7/24/2014) from County Traffic Division states that the proposed expansion project meets the PBC TPS with a buildout date of December 31, 2019. Tangerine Drive is a 60' access and drainage easement; 30' on the subject property and 30' on properties to the north. Condition of existing site plan approval – no access from property to Tangerine Drive.
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 letter from Fire/Rescue indicated an estimated response time of 7 minutes and 30 seconds, less than the average for this station zone. The site plan amendment will have minimal impact on Fire Rescue services.

C. Environment

Item	Summary
Natural Resources	Property is primarily developed and/or cleared for development. A Landscape Inventory Plan (LI.1) indicating native trees to be preserved, moved or removed is included with the Landscape Plan. A Vegetation Removal Permit is required (Condition of Approval).
Historical Resources	Letter from the County Archaeologist stating that there are no known historic or architecturally significant resources 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). The property was granted a Town-initiated rezoning on December 4, 2012 to Loxahatchee Groves Commercial Low (Town Ordinance 2012-11).

Although the Town’s Commercial Low District allows a maximum F.A.R. of 0.10, the previously approved final certified site plan (0.16 F.A.R.) is grandfathered in under Paragraph (5) *Transitional Ordinances and Resolutions* of Section 10 *Transition Schedule* of the Town Charter. Section 10 directs that Palm Beach County approval resolutions for the subject property remain in effect until such time that they are rescinded by the Town Council. As a result, the final certified site plan titled “Loxahatchee Country Plaza Phase – 2” and conditions of approval are vested until such time that they are rescinded or amended by the Town Council.

Site Plan SPA 2016-01 which proposes a 55,425 sq. ft. commercial development is consistent with the 57, 625 sq. ft. commercial center previously approved by Palm Beach County (Resolution 88-1546).

Based upon the above, proposed Site Plan Amendment SP(A) 2016-01 is consistent with its assigned Future Land Use and Zoning 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	7.96 acres/Yes
Frontage and Access	Paved Collector or Arterial	Southern Blvd./Yes
Minimum frontage/width	150 feet	722 feet/Yes
Minimum depth	150 feet	477 feet/Yes
Maximum Floor-Area-Ratio	0.10	0.16/Yes*
Maximum building and roofed structures lot coverage	25%	18.6%/Yes
Front setback	50 feet	65 feet/Yes
Side setback	25 feet	16.4 feet/Yes**
Side street setback	25 feet	74.2 feet/Yes
Rear setback	50 feet	61.2 feet/Yes***
Minimum pervious area	30%	37%/Yes
Maximum building height	35 feet	35 feet maximum/Yes

* - Complies with Final Certified Site Plan Approval (F.A.R. of 0.166 per PBC Resolution 88-1546).

** - Existing eastern-most building setback from Lox. Groves Water Control District.

*** - Includes 30 foot Tangerine Drive access easement.

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

Requirement	Response
Vehicular and pedestrian access	Property is bordered by two roads: Southern Boulevard and West Tangerine Drive (60' access easement; 30' on the subject property). Access from Tangerine and "D" Road is currently prohibited by Palm Beach County Resolution 88-1546. Proposed Site Plan indicates access from Southern Boulevard and Tangerine Drive. Condition of Approval required to allow Tangerine Drive access.
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 cited. TPS letter (7/24/2014) from Palm Beach County states that the proposed project meets the PBC TPS with a buildout date of 12/31/19. Neighborhood impacts not addressed in Analysis or TPS letter. Site access from Tangerine Drive currently prohibited; however, Site Plan amendment proposes to allow access.

G. ULDC Article 85: Landscape 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	Not required in final certified site plan. Per 85-025 (C), requirements may be met by incorporation within buffers and/or interior landscaping – Condition of Approval.
Section 85-040 (D) (2) and (3) Tree survey, including trees to remove or relocate, including relocation sites	Native Tree Survey provided on Landscape Inventory Plan (Attachment M of Application). Revise to indicate native tree relocations proposed.
Section 85-040 (D) (7) The location, including height, caliper and canopy spread of all landscape materials	Landscape Plan and Landscape Details and Schedule (Attachment M of the Application).
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 – meets requirement
Section 85-050 (A) (2) Primary structures treated with shrubs @ 2.5 foot height along 20% of the structure frontage	New and existing structures, with the exception of the Post Office, treated @ 100% of frontage except for entrance walkways – meets requirement
Section 85-050 (C) Vehicular use area landscaping defined and located @ 10% of the area of vehicular use areas, excluding landscape strip or perimeter buffers	Vehicular use area and vehicular use area landscape areas identified and mapped – meets requirement.

Requirement (continued)	Response
Section 85-050 (B) Meets interior open space tree and shrub requirements	Per site plan, 2.05 acres or 25.8% of site area. Landscape requirement = 1 tree and 10 shrubs/2,000 sq. ft. (44 trees and 440 shrubs). Acres calculations provided and area mapped – meets requirement.
Section 85-050 (D) Dumpsters, mechanical equipment and electrical transformers screened	Five dumpsters. Need to show all are screened – Condition of Approval.
Section 85-050 (E) Signs screened	One monument sign at Southern Boulevard entrance. Proposed on the Site Plan. Sign screened per Landscape Plan – meets requirement.
Section 85-050 (F) Existing vegetation credit requested and calculated	To be determined during Vegetation Removal Permit review and approval process – Condition of Approval.
Section 85-055 (B) Landscape buffer along property line abutting AR District	15 foot landscape buffer provided on west property line. 17 foot buffer on the north property line. No buffer on the east between existing building and LGWCD building – meets requirement for new construction.
Section 85-055 (C) 15 foot vehicular use landscape strip (not counted as interior open space)	15 foot landscape buffer provided on south and west parking lots. 17 foot buffer on the north drive aisle-meets requirement
Section 85-050 (C) (1) Vehicular use landscape requirements – 10% of vehicular use area.	10 % of vehicular use area calculations provided – meets requirement.
Section 85-065 Site distance requirements (Ref: ULDC Article 105)	25 foot corner clips provided at Southern Boulevard entrance – meets requirement.

H. 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.	None proposed. One may be allowed, subject to receiving a sign permit, on the outparcel building if occupied by a single tenant.

Allowed Signs (continued)	Response
(3b) Shopping Center attached multi-tenant building wall signs. One per tenant with an individual exterior standard entrance. Corner tenants permitted a second sign with 50% of the sq. ft. of the primary sign. 1 sq. ft. of sign face per linear foot of tenant frontage. 18 to 36 sq. ft. allowed.	One proposed for each shopping center tenant. Permit required.
(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.	One proposed at Southern Boulevard entrance per Site Plan. Permit required.
(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. One allowed with a permit.
(7) Attached window sign 3 per tenant allowed @ maximum sign face of 6 sq. ft. or 20% of window or door area, whichever is less.	None proposed. Allowed with a permit.
Sections 90-065 Landscaping around signage to meet the requirements of Section 85-050 Landscape design for interior open space	Landscaping around monument sign per Landscape Plan – meets requirement.

b. ULDC Article 95 Parking and Loading

Requirement	Response
Section 95-010 Minimum parking space requirements (1/250 sq. ft.) = 222 spaces required. 5 handicap spaces required (Ref: Table 208.2 PBC ULDC – 2% of total)	228 spaces provided. 212 standard; 10 handicap; and 6 U-Haul display – meets requirement. Condition of Approval – Outdoor display area (U-Haul parking spaces) limited to a maximum of 6 trucks at any given time – Condition of Approval.
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 = 218 spaces 2. 14' x 22.5 Handicap spaces = 10
Section 95-050 Minimum loading space requirements (i.e. for uses that receive materials by truck).	1 loading space provided on north side of outparcel building.
Section 95-070 Size of loading spaces – 12' x 45' with 14' vertical clearance	Loading space at 12 feet x 45 feet – meets requirement.

I. 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 3 lots in Block I of Tract 9 of the Loxahatchee Groves Plat recorded on 6/12/1925 (Plat Book 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 – Compliance in some cases requires Site Plan Conditions of Approval.
Section 150-020 (D) Conformity with the water control district’s requirements and regulations.	Proposed drainage discharge to C-51 Canal. No LGWCD issues identified.

J. Architecture

Architectural plans (Ref: Attachment C), including elevations and floor plans, are included in Attachment O of SPA 2016-01. The proposed renovations and development plans are consistent with the following aspects of the Rural Vista Guidelines. A more detailed description of the architectural features is included in Attachment C.

- Wrap-around porch-style colonnades.
- Wall finishes having horizontal line components.
- Metal roofs.
- Siding-style finishes on parapet walls above the roofline.
- Broken parapet wall profiles that provide a vernacular feel to the roof line.

K. Compatibility

An inventory of land uses adjacent to the subject property is presented in Section A. The property is bounded by the Tangerine Drive access and drainage easement to the north. Thirty feet of the easement is located on the property and an additional 30 feet (i.e. total of 60 foot easement) is located to its north. Beyond the easement are 3 AR-zoned properties; two single-family homes and a vacant property.

The Southern Boulevard right-of-way, large enough to accommodate the proposed expansion to 4-lanes, abuts the property to its south. The Loxahatchee Groves Water Control District offices, in part, and the “D” Road Canal abut the property to its east. To the west are a convenience store (Loxahatchee AG Market), in part and a vacant AR-zoned property, in part.

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 north the subject property is separated from adjacent residential properties by 60 foot rights-of-way (i.e. Tangerine Drive). Thirty feet of the right-of-way is located on the subject property. A condition of the current site plan approval prohibits site access from Tangerine Drive; however, the proposed site plan amendment would permit 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.

Incorporation of Rural Vista Guidelines design elements and enhanced landscaping and property management provides the Town with an opportunity to establish an enhanced rural-style commercial use along Southern Boulevard. Comprehensive Plan directives regarding compatibility with neighboring properties, incorporation of Rural Vista Guidelines directives, and implementation of buffering and screening techniques are used to insure compatibility.

L. 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	Did not respond
PBC Sheriff's Department	Did not respond
PBC Health Department	Need to supply water and sewer developer's agreement
Lox. Groves Water Control District	No comment – Discharge to C-51 Canal (SFWMD facility)
PBC Solid Waste Authority	Solid Waste letter – disposal capacity available
Keschavarz & Assoc. (Town Engineer)	<p>Comments submitted. Issues raised: (1) drainage and flooding on USPS site; (2) vehicular access along the rear of the existing north building – recommends installation of bollards to insure safety; (3) dumpster at northwest corner of new north retail building- recommends that 24-foot travel lane be reduced to 20-feet, offset 4-feet from the west side of the building and designated as one-way; (4) adequate fire truck access at the north access drive and “D”-shaped parking lot islands needs to be confirmed; (5) ULDC requires 28-foot drive aisles – 26-feet shown; (6) label the west-bound access easement commencing at the northeast corner of the property.</p> <p>Recommended conditions of approval: (1) Applicant shall pave Tangerine Drive along the north side of the property to “D” Road; (2) Applicant shall be responsible for surface water management of Tangerine Drive along the north side of the property either by constructing drainage facilities within the right-of-way or accepting runoff from the roadway into the project water management system.</p>
PBC Fire Rescue	Letter provided – Response time less than average for Fire-Rescue Station #21.
Simmons & White (Town Traffic Engineer)	

ATTACHMENT A
Palms West Plaza Site Plan: SPA 2016-01
STATEMENT OF USE

The subject site is located at the northwest corner of Southern Boulevard and D Road with frontage on Southern Boulevard. The subject property consists of 7.96 acres. The current Future Land Use designation is CL-Commercial Low with underlying RR-5 (Rural Residential – one unit per five acres). The current Zoning District is CL-Commercial Low. No changes to the Future Land Use or Zoning District are proposed.

The Palm Beach County Petition Number given to the subject property is 1979-00240. The subject site received approval from the Palm Beach County Board of County Commissioners to rezone the property from AG-Agricultural District to CG-General Commercial District by way of Resolution R-79-1642 adopted November 27, 1979.

Additionally, the subject site received a special exception approval from the Palm Beach County Board of County Commissioners to allow a Planned Commercial Development, including a Daycare Center, Automobile and Farm Equipment Repair Facility and a Car Wash Facility by way of Resolution R-79-1643 also adopted November 27, 1979 subject to nine (9) conditions of approval.

Last, the subject site received a special exception approval from the Palm Beach County Board of County Commissioners to redesign the site plan and to include a large scale community shopping center in excess of 50,000 square feet of total floor area and an automobile service station by way of Resolution R-88-1546 adopted on September 27, 1988 subject to twenty-three (23) conditions of approval.

The Town of Loxahatchee Groves was created and established effective November 1, 2006. The subject site lies with the Towns boundary, and is thus under the jurisdiction of the Town. Noted, the Towns Charter calls for the Palm Beach County resolutions for the subject property to remain in place; therefore, the subject property is vested per the previous resolutions and certified site plan on file with Palm Beach County.

The certified site plan for the subject property is titled "Loxahatchee Country Plaza Phase-2" and the site plan has several Zoning Review revisions dates, the most recent June 10, 2010. The uses identified on the certified site plan include a 7,400 sq. ft. Lease Parcel, 39,650 sq. ft. of Local Retail located in four (4) buildings, a 6,000 sq. ft. Day Care Center building, and a 4,575 sq. ft. Post Office building for a total of 57,625 sq. ft. Additionally, 1,000sq. ft. (35 chairs) is allocated for a Loxahatchee Mission (Church).

Per Section 25-005 of the Loxahatchee Groves Unified Land Development Code (ULDC), the purpose and intent of the Commercial Low zoning district is intended to allow for the development of a limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas and public schools.

The uses proposed within the Palms West Plaza development are entirely consistent with the CL-Commercial Low Zoning District. The proposed site plan includes an existing 4,422 sq. ft. Retail building, an existing 10,133 sq. ft. Retail building, an existing 8,005 sq. ft. Retail building, and an existing 4,575 sq. ft. US Post Office building for a total of 27,135 sq. ft. that is currently located onsite.

Further, a 10,700 sq. ft. Retail building is proposed, a 12,185 sq. ft. Retail building is proposed, and a 5,405 sq. ft. addition to the Retail building at the back of the site is proposed for a total of 28,290 sq. ft. of proposed building area.

The total building square footage including existing and proposed is 55,425 sq. ft. All buildings are one- story in height. Based on the total 7.96 acre site, the total floor area ratio is 0.16.

The current certified site plan on file with Palm Beach County identifies a total of 57, 625 sq. ft. The proposed site plan identifies 2,200 sq. ft. less, and the proposed site plan will supersede the certified site plan if approved.

ATTACHMENT B
Palms West Plaza Site Plan: SPA 2016-01

ATTACHMENT C
Palms West Plaza Site Plan: SPA 2016-01
ARCHITECTURAL FEATURES

Palms West plaza site plan review

Monday, February 1, 2016 4:32 PM

From: "Marcello Penso" <mpenso@marchitectus.com>
To: "Michelle Hoyland" <Michelle.Hoyland@WantmanGroup.com>
Cc: "Richard Donofrio" <Richard.Donofrio@WantmanGroup.com> "Dawn Imijim" <Irmijim@bellsouth.net>

Dear Jim,

Here are my notes for the architectural compliance list:

Palms West plaza site plan review
Bullet list of elements following the town of Loxahatchee Groves "Rural Vista" Guidelines for Non-residential projects

"It's RURAL"

"Rural character"- is obtained with:

- wrap-around porch-style colonnade and metal roofs
- walls finishes having a horizontal line component
- metal roofing throughout
- siding-style finishes on parapet walls above roofing line
- broken parapet walls profiles to provide a vernacular feel to the roof line.

The site plan project proposes three buildings. Two buildings are independent, but the third is an addition to the existing building.

The addition maintains the exterior wall finishes of the existing building- concrete block with stucco finish on the parapet above the roof and below the roof where visible. The existing roof finish and style -terracotta colored metal roof on porch-style colonnade with decorative wood finish on columns- will be maintained, so that the addition will be match the existing building. The existing building was built in 1986, while the other portions were built in 1977-1978.

The two new buildings maintain the porch-style colonnade and metal roofing. However, the exterior walls will be ground-faced concrete block, or similar, to adopt the exterior block finish without stucco. The ground-faced concrete block can also approach a brick-style finish.

Hardiplank or similar will be used for the parapet features above the metal roof line.

The metal roofing on the independent buildings can be painted to match the existing terracotta color. Or a different color palette can be used.

This is the bullet list:

- Exterior walls, ground-faced or similar concrete block for two new buildings; concrete block with stucco finish on new addition to match existing building.
- Metal roofing over porch-style colonnade throughout. Color can match existing terracotta. Or new buildings can have different color palette.
- Windows in new buildings shall have wall sills and muntins to maintain the rural character. Each pane will have the 1:1.5 width to height ratio. Total opening size shall be less than 24 square feet.
- Porch-style colonnades to have railings and kickers at column tops. 8' porch depth at the addition is not possible given existing site constraints, but 8' depth will be achieved at new independent buildings.
- All rooftop mechanical equipment and site dumpsters will be screened. Dumpsters will be screened with fencing, while rooftop units will need to be screened with louvers.
- A sign band is proposed for the entire complex, where sign height will be restricted to 18" or less. Signs will be lit with LED shielded direct lighting.
- Sconce lighting will be provided along the porch-style colonnade. Parking lot lighting will be with LED light fixtures, shielded and pointing downward. Poles will not exceed 20' and will likely be cast aluminum.
- The parking lot will be encircled with a landscape buffer. Grass block can be used in certain select areas. Brick pavers will be used to mark pedestrian walkways through the parking lot.
- Benches and bike racks will be provided.

Marcello Penso
M Architectus, Incorporated
2263 NW Boca Raton Blvd,
Suite 102
Boca Raton, Florida 33431
Tel: (561) 347-1920
Fax: (561) 347-1969
mpenso@marchitectus.com

M
 Architecture
 2253 NW Boca Raton Blvd.
 Suite 312
 Boca Raton, FL 33431
 Tel: 561 347 8200
 Fax: 561 347 8888
 www.marchitectus.com
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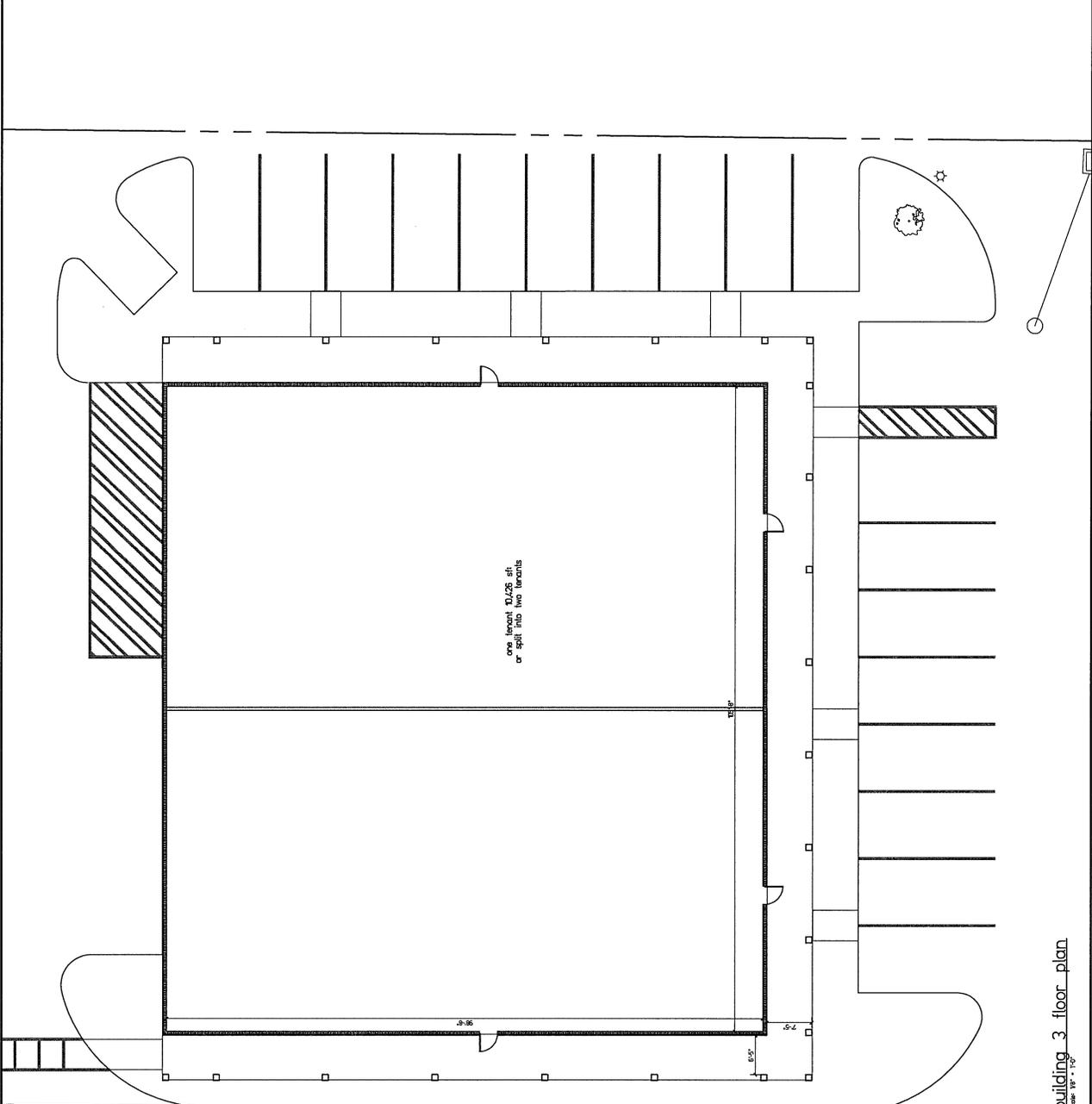
Marcello Pavesi A2016602

Client: Kan Yee
 Project: expand existing strip center
 address: 14555-14595 Southern Blvd
 Loxahatchee Grovesm Fl
 33470

Rev	Description	Date
1	Issue for DFC approval	

Building 3
 floor plan

A-6
 sheet X of X
 7/2016



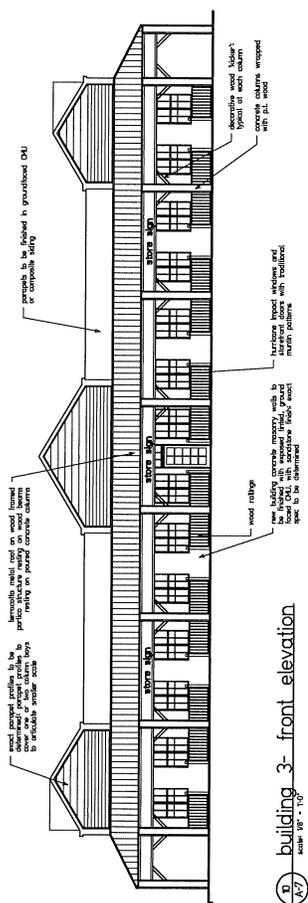
building 3 floor plan
 sheet X of X

date	revision

for DRC approval
 buildings 1, 2, 3
 front
 elevations

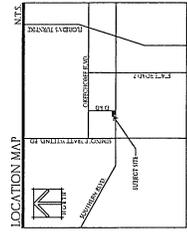
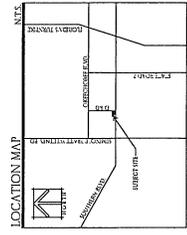
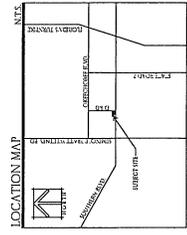
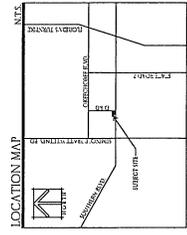
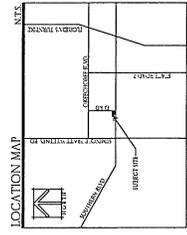
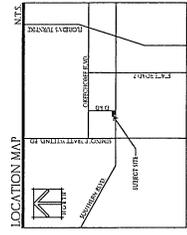
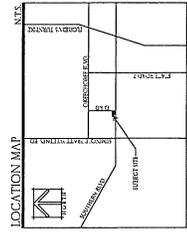
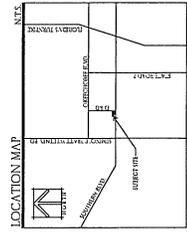
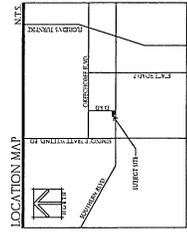
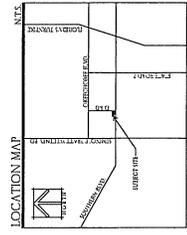
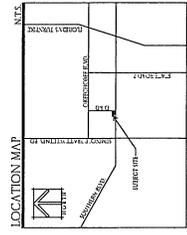
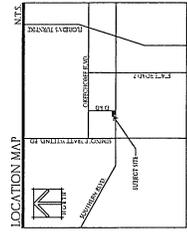
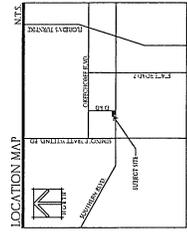
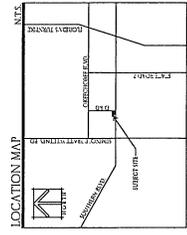
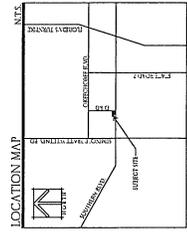
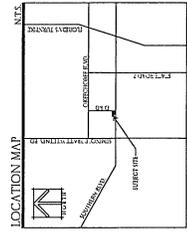
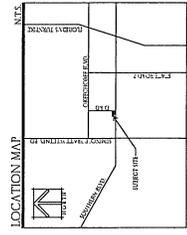
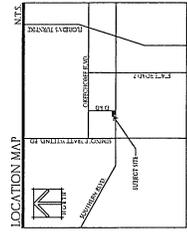
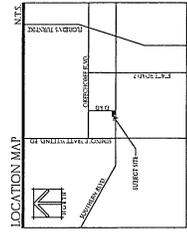
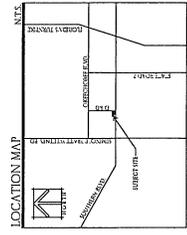
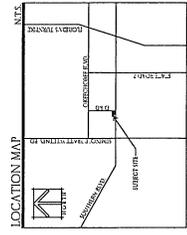
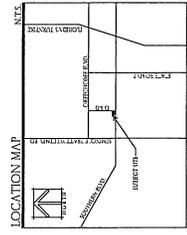
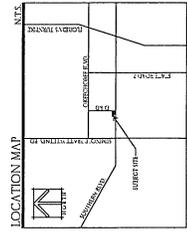
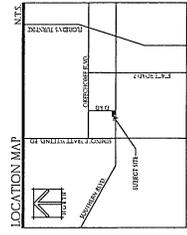
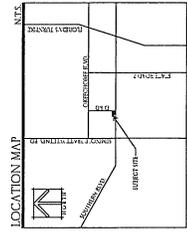
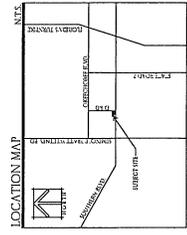
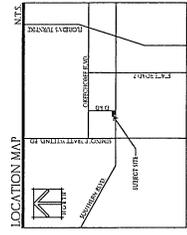
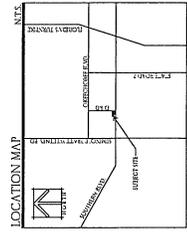
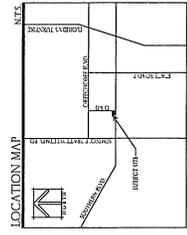
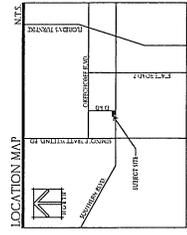
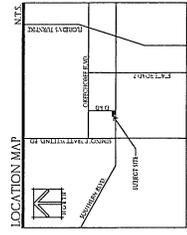
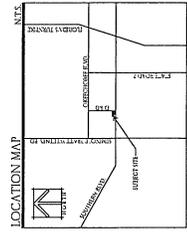
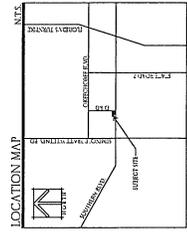
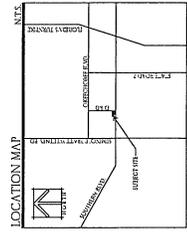
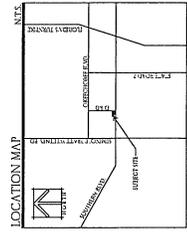
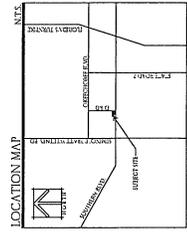
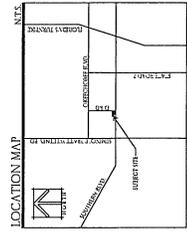
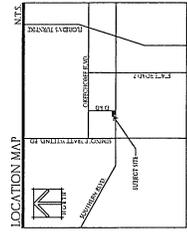
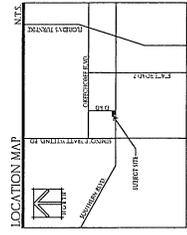
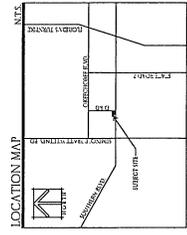
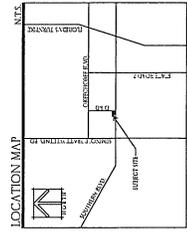
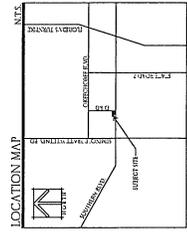
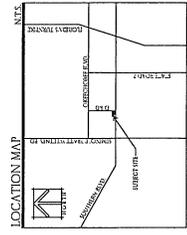
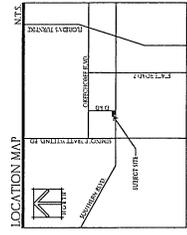
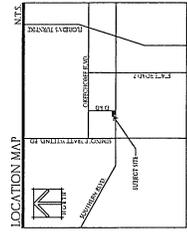
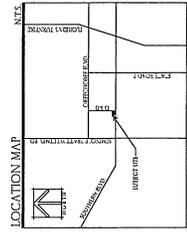
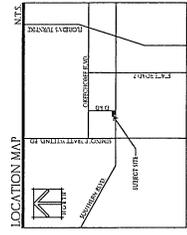
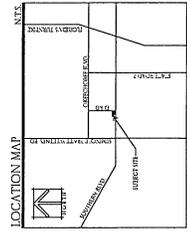
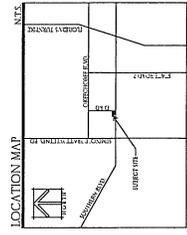
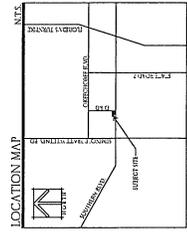
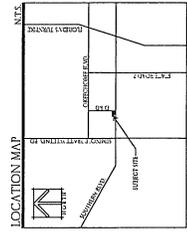
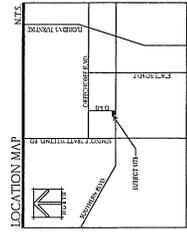
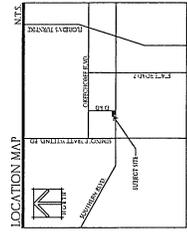
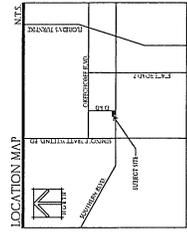
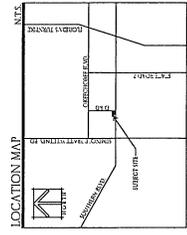
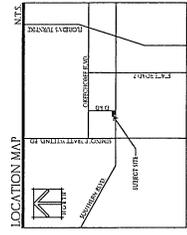
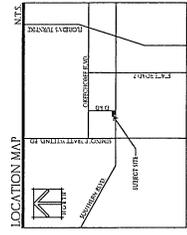
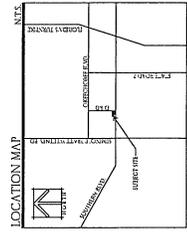
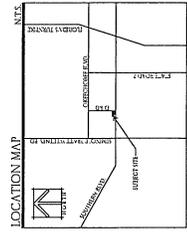
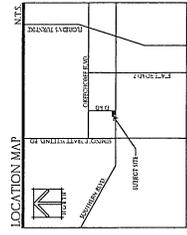
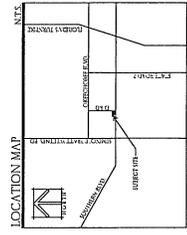
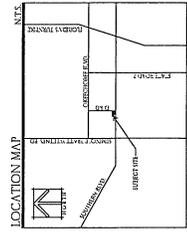
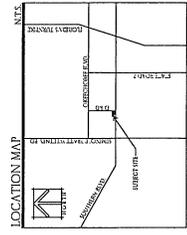
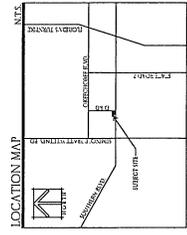
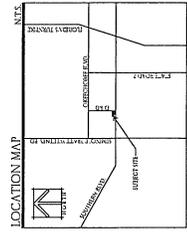
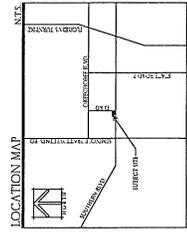
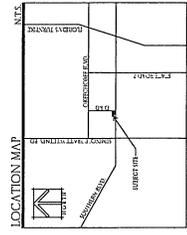
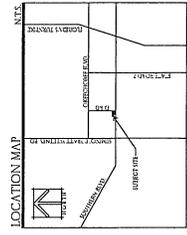
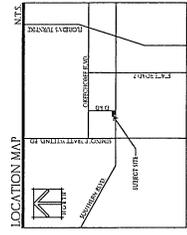
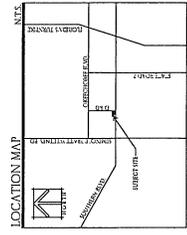
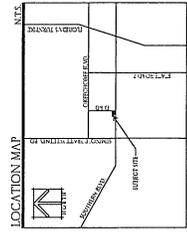
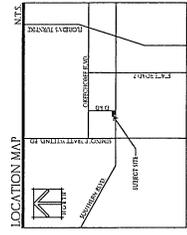
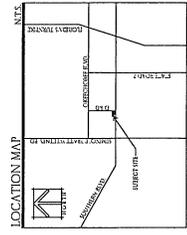
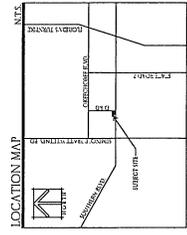
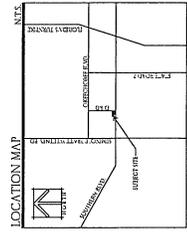
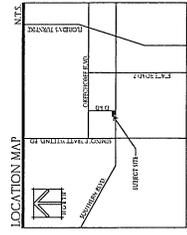
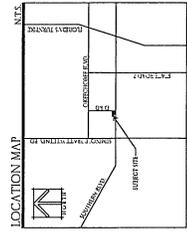
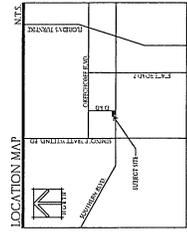
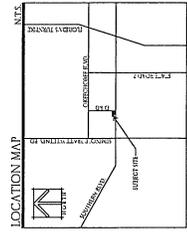
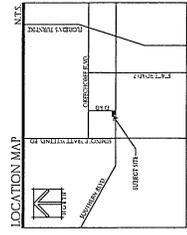
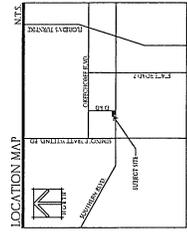
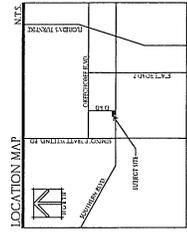
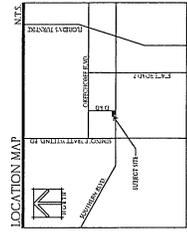
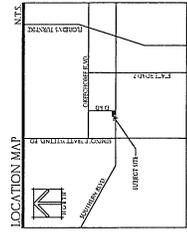
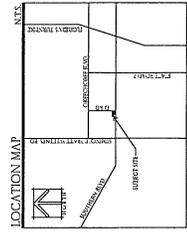
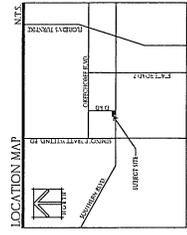
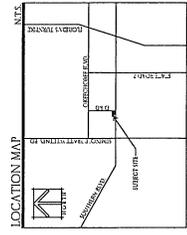
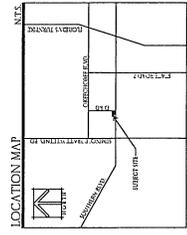
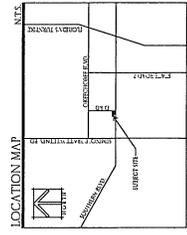
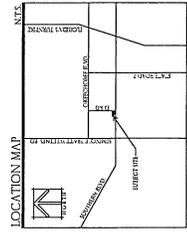
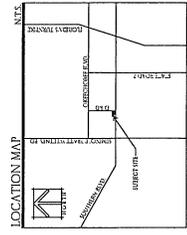
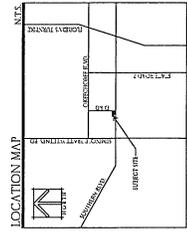
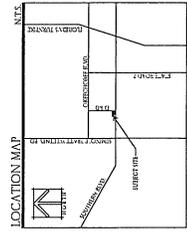
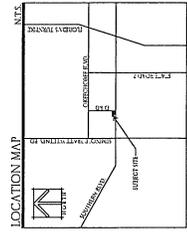
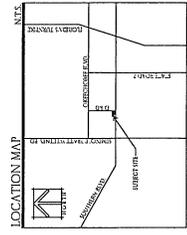
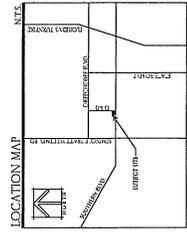
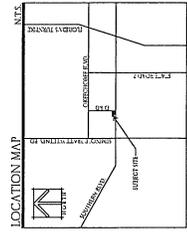
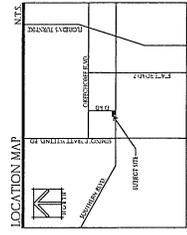
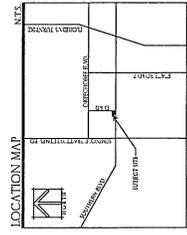
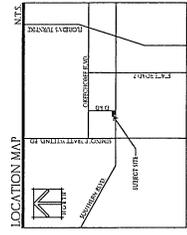
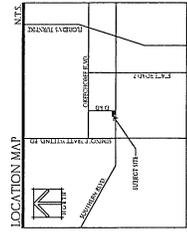
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A-7	1	1

Sheet No. A-7
 of 1
 Project No. 14555-14595
 Date: 11/11/11



building 3- front elevation
 scale: 1/8" = 1'-0"

ATTACHMENT D
Palms West Plaza Site Plan: SPA 2016-01
LANDSCAPE PLAN



ATTACHMENT E1
Palms West Plaza Site Plan: SPA 2016-01
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 Attachment B (Palms West Plaza Site Plan SP(A) 2016-01). The approved Site Plan is dated July 24, 2014. All modifications to SP(A) 2016-01 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 the commercial development from Tangerine Drive shall be permitted provided that the Owner shall pave/surface, as determined by the Town, Tangerine Drive along the north side of the property to "D" Road.
4. The preserve area requirements may be incorporated within project buffer and/or interior open space areas and 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 Site Plan SP(A) 2016-01: 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 SP(A) 2016-01: Site Plan, Landscape Plan, and Elevations.
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.

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 0.16 in order to accommodate a maximum of 55,425 sq. ft. of general commercial, and Post Office uses.
2. Building height shall be limited to one story

ARCHITECTURAL

1. Architectural features and elevations shall comply with the "Palms West Plaza Architectural Features" documents included in Attachment C.

ENGINEERING

1. Consistent with the Palm Beach County Traffic Performance Standards Review (TPS Review) dated July 24, 2014, and incorporated herein by reference, no building permits shall be issued after December 31, 2019 unless an updated TPS Review is issued by Palm Beach County extending the buildout date.
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 vegetation removal 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 vegetation removal permit application, a written statement, supplemented by appropriate graphics, shall be submitted detailing how the requirements of ULDC Section 85-025 (C) "*Preserved/created ecological communities*" are satisfied.
2. Project landscaping shall conform to the Landscape Plan dated July 11, 2014.

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.

PARKING, LOADING, STORAGE AND DISPLAY

1. Site Plan SP(A) 2016-01 shall indicate 212 standard and 12 handicap parking spaces. Standard parking spaces shall be sized at 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 228 standard and handicap spaces and 6 U-Haul outdoor storage spaces.
3. Outdoor storage of U-Haul vehicles shall be limited to 6 parking spaces as located on SP(A) 2016-01. No additional outdoor storage or display areas shall be permitted unless approved by the Town Council

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:
 - One shopping center free-standing monument signs at the project entrance drive at Southern Boulevard with a maximum sign face of 72 sq. ft.

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 expansion 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.

ATTACHMENT E2
Palms West Plaza Site Plan
EXISTING CONDITIONS OF APPROVAL
(From Previous Site Plan Approvals)

A. RESOLUTION R-1642 – No Conditions

B. RESOLUTION R-1643 (Zoning Petition/Special Exception)

1. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County two hundred (200) ft. from the guardrail along the south side of S.R. 80 for the ultimate right-of-way for S.R. 80.
2. Petitioner shall construct the frontage road within the project's property limits.
3. Petitioner shall construct the main access road to have one lane entering and two lanes exiting.
4. Petitioner shall:
 - a. Construct a left turn lane, west approach, on S.R. 80 at the project's entrance.
 - b. Construct a right turn lane, east approach, on S.R. 80 at the project's entrance.
5. Petitioner shall signalize the intersection of S.R. 80 and the project's main entrance, when warranted, as determined by the County Engineer.
6. Petitioner shall submit a comprehensive drainage report to determine the effect that this development will have on abutting properties prior to Site Plan approval.
7. Petitioner shall contribute Forty-eight Thousand Dollars (\$48,000) towards the cost of meeting this project's direct and identifiable traffic impact, to be paid at the time of issuance of a building permit(s). This condition shall fulfill the developer's requirement according to the "Fair Share Contribution for Road Improvements" Ordinance No. 78-7. This fee shall be determined and calculated as follows:

Commercial	\$37,000
Office	\$ 6,000
Garage	\$ 2,500
Day Care	\$ 2,000
8. Petitioner must obtain a surface water management permit from the South Florida Water Management District prior to construction.
9. Petitioner must maintain Tangerine Road perpetually.

C. RESOLUTION R-1643 (Special Exception)

1. The developer shall comply with all previous conditions of approval unless expressly modified herein.
2. Prior to site plan certification, the site plan shall be amended to indicate the following:
 - a) parallel parking stalls a minimum of twenty-two (22) feet in length.
3. Prior to site plan approval, petitioner shall record a Unity of Title Agreement covering all property except the Post Office parcel.
4. The rear façade of the shopping center shall be given architectural treatment consistent with the front of the center to avoid an incompatible industrial appearance impact upon future/nearby residential development.
5. No storage or placement of any materials, refuse, equipment or accumulated debris shall be permitted in the rear of the shopping center.
6. No parking of any vehicles shall be permitted along the rear of the shopping center except in designated spaces or unloading areas.
7. Outdoor lighting used to illuminate the premises shall be low intensity and directed away from adjacent properties and streets, shining only on the subject site.
8. No further clearing shall take place on site. The remaining oaks and other native vegetation shall be preserved and incorporated into the project design.
9. Generation and disposal of hazardous effluents into sanitary sewerage system shall be prohibited unless adequate pretreatment facilities approved by the Florida Department of Environmental Regulation (FDER) and Agency responsible for sewage works, are constructed and used by project tenants or owners generating such effluents.
10. No building permit shall be issued for the subject property until such a time that the site is connected to a public sewer system.
11. Since sewer is available to the property, a septic tank shall not be approved for use on the property.
12. Condition No. 2 of Petition 79-240 presently states:
 - “2. Petitioner shall construct the frontage road within the projects property limits” is hereby deleted.

13. Condition No. 7 of Petition 79-240 presently states:

“7. Petitioner shall contribute Forty-eight Thousand Dollars (\$48,000) towards the cost of meeting this project’s direct and identifiable traffic impact, to be paid at the time of issuance of a building permit(s). This condition shall fulfill the developer’s requirement according to the “Fair Share Contribution for Road Improvements” Ordinance No. 78-7. This fee shall be determined and calculated as follows:

Commercial	\$37,000
Office	\$ 6,000
Garage	\$ 2,500
Day Care	\$ 2,000”

Is hereby amended to state:

“7. The developer shall pay a Fair Share Fee in the amount and manner required by the “Fair Share Contribution for Road Improvements” Ordinance as it presently exists or as it may be from time to time be amended. The Fair Share Fee for this project presently is \$9,778 (365 additional trips x \$26.79).

14. The developer shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one hour storm (3.0 inches) per requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer.

15. No access shall be permitted onto West Tangerine Road or West “D” Road.

16. Based on the Traffic Performance Standards (Category “B”), the developer shall contribute an additional \$2,445.00 toward Palm Beach County’s existing Roadway Improvement Program, these total funds of \$12,223.00 to be paid prior to the issuance of the next building permit prior to January 1, 1988 whichever shall first occur.

17. In order to comply with the mandatory traffic performance standards the property owner shall be restricted to the following phasing schedule:

a. Building Permits for the last 3,500 square feet shall not be issued until State Road 80 has been constructed as a 4 lane median divided section from Forest Hill Boulevard to Seminole Pratt Whitney Road.

18. A minimum of 14,650 square feet of gross leasable area of the proposed plaza shall remain as office use.

19. The petitioner shall revise the State of Florida Department of Transportation plans for the four lane of State Road 80 to incorporate a left turn lane west approach at the proposed median opening of this subject site. This property owner shall be fiscally responsible for any change order associated with these plans.

20. Repairs of farm implements shall take place entirely within an enclosed building.

21. No off premise signs shall be permitted on the site.

22. No car wash facilities shall be permitted on site.

23. No gasoline sales shall be permitted on site.