

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



Town of  
LOXAHATCHEE GROVES

**Town of Loxahatchee Groves**  
**Local Planning Agency (LPA) Public Hearing**  
**and**  
**Planning and Zoning Board (PZB) Meeting**

**Thursday, July 21, 2016, at 7:00 p.m.**

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

**TENTATIVE -  
SUBJECT TO  
REVISION**

Chair Dennis Lipp  
Board Member Veronica Close  
Board Member Grace Joyce  
Board Member Keith Harris  
Board Member William Ford  
Alternate Member: Robin Crawford  
Alternate Member: Vacant

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

The Planning & Zoning Board meets on the 2<sup>nd</sup> or 3<sup>rd</sup> Thursday of each month subject to the filing of applications. It also acts as the Local Planning Agency (LPA).

**1. OPENING**

- a. Call to Order & Roll Call
- b. Approval of Minutes: May 19, 2016
- c. Approval of Agenda
- d. Public Comments

**2. CONVENE LOCAL PLANNING AGENCY**

- a. Review of Public Hearing Procedures
- b. **Southern Crossing CPA 2016-02**
  1. Open Public Hearing

2. Close Public Hearing
3. LPA Member Discussion
4. Consideration of a Motion
5. Close Public Hearing

**c. Folsom Road Properties Annexation and CPA 2016-03**

1. Open Public Hearing
2. Close Public Hearing
3. LPA Member Discussion
4. Consideration of Motions: a. Annexation; b CPA 2016-03
5. Close Public Hearing

**3. CONVENE PLANNING AND ZONING BOARD**

a. Old Business: None

b. New Business:

**1. Southern Crossing Rezoning REZ 2016-01 and Site Plan 2016-03**

**2. Folsom Road Properties Rezoning REZ 2016-02**

- c. Public Comments
- d. Board Member Comments
- e. 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, May 19, 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

Dennis Lipp called the meeting to order at 7:00 p.m. Present were Board Members Veronica Close, Board Member Grace Joyce and Keith Harris.

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

- b. Election of Officers (Chairman and Vice-Chairman)

**Motion:** a motion to nominate Dennis Lipp as Chair was made by Veronica Close and seconded by Grace Joyce. Motion passed 4 – 0.

**Motion:** a motion to nominate Grace Joyce as Vice-Chair was made by Veronica Close and seconded by Keith Harris. Motion passed 4 – 0.

- c. Approval of Agenda

**Motion:** a motion to approve the agenda was made by Vice Chair Joyce and seconded by Board Member Harris. Motion passed 4 – 0.

- d. Public Comments - none

2. CONVENE LOCAL PLANNING AGENCY PORTION OF THE MEETING

- a. Review of Public Hearing Procedures
- b. Staff Presentation – Okeechobee Boulevard Future Land Use Element Text Amendments
- c. Open Public Hearing
- d. Close Public Hearing
- e. LPA – Member Discussion
- f. Consideration
- d. Close Public Hearing
- e. LPA Member Discussion
- f. Consideration of a Motion
- g. Adjournment

Planning Consultant Fleischmann reminded the Board that there had been a moratorium since 2015, but would lapse on June 30, 2016. So far, the Council felt the plans set forth were too complex, with more issues than expected. Council would rather see the plans simplified and address the other issues later as they arose. The Okeechobee overlay had been deleted and this would now be only a text amendment to the Comp Plan. There were now four topics to discuss:

- 1) land uses along corridor – commercial/institutional/recreational
- 2) non-commercial uses was taken out
- 3) discourage premature development was kept in
- 4) architectural guidelines was taken out
- 5) define corridor in text form
- 6) uses limited to commercial only

The Board discussed each section presented and felt the language in 1.16.1 and 1.16.2 needed some clarification to avoid misunderstandings and/or loopholes. Take out “commercial low intensity: and add “residential enterprise”. Take out “cottage business” and just use “accessory use”, then no re-zoning would be needed. Change FAR from 0.025 to 0.05. Sections 1.16.3 and 1.16.4 were in the previous plan and had not changed. Section 1.17.1 should be deleted and combined with 1.16.2(b). Planning Consultant Fleischmann reminded the Board that there were already several properties on Okeechobee that had residential buildings but were being taxed as commercial. Board agreed that a creative policy was needed to control commercial growth. Suggestions and comments: limit footprint on 5 & 10 acre properties, and changes would require special exceptions; treat the properties one at a time; true Ag businesses would not want to come in without a house.

Virginia Standish, North Road, felt commercial should stay on Southern. Once the Okeechobee properties were zoned commercial they could never go back to Ag. The area was running out of land for equestrians and this should be protected.

Phyllis Managlia, D Road, was not against commercial low on Okeechobee to make up for lack of taxes from all the non-profits; however, the Town should encourage Ag businesses.

Lawrence Corning, D Road, suggested the Town give some relief to homeowners and get ahead of the developers.

**Motion:** a motion to recommend changes discussed tonight, to combine the policy section 1.17.1 with 1.16 and exclude 1.16.2(b), amending the objectives, and change the FAR to 0.05, was made by Board Member Close and seconded by Vice Chair Joyce. Motion passed 3 – 0, with Board Member Harris dissenting.

Local Planning Agency portion of meeting was adjourned at 8:16pm.

### **3. CONVENE PLANNING AND ZONING BOARD PORTION OF THE MEETING**

#### a. Minutes: March 17, 2016 P&Z Board Meeting

**Motion:** a motion to approve the minutes was made by Board Member Close and seconded by Vice Chair Joyce. Motion passed 4 – 0.

#### b. Old Business:

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

The Applicant's representative, Richard Donofrio, showed a power point presentation of the revisions that were made to the site plan based on comments from the last P&Z meeting. The one new building had been re-designed and the large trees had been preserved. Some architectural elevations had been revised. In response to questions from the Board, the Applicant's representatives, Richard Donofrio and Marcello Penzo, responded as follows:

- a) there were no changes proposed to the Boonie's building
- b) the two stories had false dormers, which they felt highlighted the main road extending through. They only extended 15 – 20 ft.
- c) the drive out was not eliminated, but was extended further west. Parking was removed and the existing trees were left.
- d) the open pavilion was not included in the square footage calculations
- e) the existing building having the storage trailers removed would use other space for the storage of supplies. The middle building has a loading zone.
- f) the proposed lift station easement and dumpster on the north side had a 25 ft. turn radius
- g) the pavilion had been designed based on previous comments from the Board about saving the trees around that building, but could be deleted if requested
- h) U-Haul trucks would be leaving so space not needed for parking
- i) regarding Tangerine Drive, it had not been determined yet whether there would be access. They did not want to pave it, but would maintain it, possibly OGEM.
- j) the sprinkler system was a full wet system; and the storage tank and generator would be put on the plans.

Lawrence Corning, D Road; Phyllis Managlia, D Road; and Virginia Standish, North Road, all like the pavilion and overall design of the new buildings but agreed that Mr. Yee needed to clean up the existing site and work with the police to get rid of the drunks.

The main suggestions from the Board were:

- a) no trucks allowed, except for loading and unloading, other than tenant owned smaller delivery trucks.

b) the most urgent issue was the security problems on this site and the owner working with PBSO to clean up and secure the site for tenants and any potential customers. They needed to come up with a security plan, possible CCTV's and/or detail officers. Mr. Donofrio stated that Mr. Yee promised to conform to the recommendations of PBSO and take a more active role.

**Motion:** a motion to recommend approval of Site Plan was made by Board Member Close and seconded by Vice Chair Joyce. Motion passed 4 – 0.

c. New Business:

1. Publix Sign Variance VA2016-01

Gregory Davis, representing the sign company for Publix Stores, was requesting a sign which included 74.06 for the word Publix and 20.0 for words Food & Pharmacy, for a total of 119 s. f. boxed. The request was made based on the linear feet of store front in order for sign to be seen from the street, which was approximately 360 – 380 feet back from the road. Mr. Davis stated the Town's code did not anticipate or allow for larger businesses, which made meeting the code unrealistic for this type of development. Mr. Davis showed renderings of signage at the requested size and other sizes of signs at surrounding Publix stores.

Planning Consultant Fleischmann stated the code had very specific criteria to meet for a sign variance, and Staff could not recommend approval of this request based on those criteria. There were monument signs on both Southern Boulevard and B Road entrances to the site. Board discussion agreed that the sign code did not take larger buildings into account and possibly this was one area the code needed to be amended. The Board did not feel the sign variance was out of line based on the building size.

**Motion:** a motion to recommend the Town Council consider approval of the variance request, realizing the code was deficient regarding large scale commercial developments relating to signs, was made by Board Member Close and seconded by Vice Chair Joyce. Motion passed 4 – 0.

2. Tractor Supply Company Sign Variance VA2016-02

Donny Bennett, representing the sign company for Tractor Supply Company, was requesting a 99 sf sign. Mr. Bennett showed renderings of signage at the requested size and at the size required by code.

Planning Consultant Fleischmann stated after reviewing the original request, it had been determined that Tractor Supply Company was in fact a second anchor store for this site rather than a regular tenant; therefore, they would be allowed by code to have a 60sf sign rather than a 36sf sign. Board discussion was similar to the Publix Sign request.

**Motion:** a motion to recommend the Town Council consider approval of the variance request, realizing the code was deficient regarding large scale commercial developments relating to signs, was made by Board Member Close and seconded by Board Member Harris. Motion passed 4 – 0.

- d. Public Comments - none
- e. Board Member Comments - none
- f. Adjournment

Having no further business and hearing no further comments, the meeting was adjourned at 10:38 pm.

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

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

**PREPARED BY:** Jim Fleischmann

**July 21, 2016**

**SUBJECT:** The following applications for Southern Crossing

1. Future Land Use Map Amendment: CPA 2016-02 (SS)
2. Rezoning: REZ 2016-01
3. Site Plan Approval: SP 2016-03

**1. BACKGROUND/HISTORY**

**History:** The property was granted a Future Land Use Map amendment by Palm Beach County (County Ordinance 2004-068) from Rural Residential 10 to Commercial Low Office/Rural Residential 10). In addition the property was granted a rezoning by Loxahatchee Groves (Town Ordinance 2008-010) from Agricultural Residential to Multiple Use Planned Development (MUPD), including an approved preliminary site plan dated October 13, 2006. The preliminary site plan approval consisted of 29, 856 sq. ft. of medical office space and 7,552 sq. ft. of bank space; a total of 37,408 sq. ft.

The Applicant has submitted three site specific applications for concurrent consideration; Future Land Use Map amendment, Zoning Map amendment, and Site Plan approval. The applications are described as follows:

- Future Land Use (FLU) Map Amendment CPA 2016-02: Revise the Town's FLU Map, as it pertains to the subject property from Palm Beach County Commercial Low Office (CL-O) to Loxahatchee Groves Commercial Low (CL).
- Zoning Map Amendment REZ 2016-01: Revise the Town's Zoning Map, as it pertains to the subject property from Multiple Use Planned Development (MUPD) to Commercial Low (CL).
- Site Plan Approval SP 2016-03.

The applications, in combination, petition approval of 39,687 sq. ft. of commercial space; 32,287 sq. ft. of retail space, and 7,400 sq. ft. of restaurant space. The proposed F.A.R. is 0.0997.

The applications require three separate actions by the Town Council; ordinances for the FLU Map and Zoning Map amendments and a resolution for the Site Plan approval.

**Problem Statement:** (1) The Local Planning Agency should consider the proposed FLU Map Amendment CPA 2016-02 (SS); and (2) The Planning and Zoning Board should consider the proposed Zoning Map Amendment REZ 2016-01 and Site Plan SP 2016-03.

**Problem Solution:** (1) The Local Planning Agency should hear testimony and make a recommendation of approval or denial to the Town Council of proposed FLU Map Amendment CPA 2016-02 (SS); (2) The Planning and Zoning Board should hear testimony and make a recommendation of approval or denial to the Town Council of proposed Zoning Map Amendment REZ 2016-01; and (3) The Planning and Zoning Board should hear testimony and make a recommendation of approval, approval with conditions, or denial to the Town Council of proposed and Site Plan SP 2016-03.

## **2. CURRENT ACTIVITY**

The Applicant has prepared FLU Map Amendment, Zoning Map Amendment and Site Plan approval applications which staff has reviewed (Ref: Attached Agenda Item Staff Summary).

## **3. ATTACHMENTS**

1. Southern Crossing Agenda Item Staff Summary

## **4. FINANCIAL IMPACT**

Work on this project is funded by Applicant's Cost Recovery Account

## **5. RECOMMENDED ACTIONS:**

1. That the LPA recommend approval of Future Land Use Map Amendment: CPA 2016-02 (SS);
2. That the P&Z Board recommend approval of Rezoning REZ 2016-01; and
3. That the P&Z Board recommend approval of Site Plan SP 2016-03 subject to the Conditions of Approval in Attachment D of the Southern Crossing Agenda Item Staff Report.

**TOWN OF LOXAHATCHEE GROVES  
PLANNING AND ZONING BOARD  
July 21, 2016**

**AGENDA ITEM STAFF SUMMARY: SOUTHERN CROSSING**

1. **Future Land Use Map Amendment: CPA 2016-02 (SS)**
2. **Rezoning: REZ 2016-01**
3. **Site Plan Approval: SP 2016-03**

**Project Name:** Southern Crossing.

**Agent:** Miller Land Planning, Inc. (Bradley Miller).

**Applicant:** Royal's Okay Lunch, Inc.

**Owner:** Royal's Okay Lunch, Inc.

**Parcel Control Number (PCN):** 41-41-43-32-02-000-2160.

**Project Location:** 14189 Southern Boulevard; Northwest Corner of Southern Boulevard and "E" Road.

**Size of Property:** 9.13 acres.

**FLU Map Designation:** Commercial Low Office/Rural Residential -10 (CL-O/RR-10); Palm Beach County Ordinance 2004-068.

**Zoning Map Designation:** Multiple Use Planned Development (MUPD); Loxahatchee Groves Ordinance 2008-010.

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

**Maximum Development Potential Proposed Land Use:** 39,770 sq. ft. of CL space (9.13 acres x 43,560 sq. ft. per acre x 0.1 FAR)

**Approval History**

The property was granted a Future Land Use Map amendment by Palm Beach County (County Ordinance 2004-068) from Rural Residential 10 to Commercial Low Office/Rural Residential 10). In addition the property was granted a rezoning by Loxahatchee Groves (Town Ordinance 2008-010) from Agricultural Residential to Multiple Use Planned Development (MUPD), including an approved preliminary site plan dated October 13, 2006. The preliminary site plan was administratively revised on November 18, 2008. Ordinance 2008-010 Conditions of Approval are included in Attachment A.

The preliminary site plan approval consisted of 29, 856 sq. ft. of medical office space and 7,552 sq. ft. of bank space; a total of 37,408 sq. ft. The approved F.A.R. is 0.094.

In addition to commercial buildings, the preliminary site plan includes the following prominent features:

- A 0.65 acre dry detention area.
- A 1.65 acre park site at the northwest corner of Southern Boulevard and “E” Road.
- An equestrian trail along the northern boundary of the property, running from Loxahatchee Avenue to “E” Road.

### **Applications Summary**

The Applicant has submitted three site specific applications for concurrent consideration by the Town; Future Land Use Map amendment, Zoning Map amendment, and Site Plan approval. The applications are described as follows:

- Future Land Use (FLU) Map Amendment CPA 2016-02: Revise the Town’s FLU Map, as it pertains to the subject property from Palm Beach County Commercial Low Office (CL-O) to Loxahatchee Groves Commercial Low (CL).
- Zoning Map Amendment REZ 2016-01: Revise the Town’s Zoning Map, as it pertains to the subject property from Multiple Use Planned Development (MUPD) to Commercial Low (CL).
- Site Plan Approval SP 2016-03.

The applications require three separate actions by the Town Council; ordinances for the FLU Map and Zoning Map amendments and a resolution for the Site Plan approval.

The applications, in combination, petition approval of 39,687 sq. ft. of commercial space; 32,287 sq. ft. of retail space, and 7,400 sq. ft. of restaurant space. The proposed F.A.R. is 0.0997.

In addition to commercial buildings, the proposed site plan includes the following prominent features:

- A 0.73 acre drainage lake.
- A 0.26 acre dry detention area.
- A 0.70 acre park/ecological community.
- A 10-foot equestrian trail along the northern boundary of the property, running from Loxahatchee Avenue to “E” Road.
- Project entrances from Loxahatchee Avenue and “E” Road (no proposed direct access to Southern Boulevard).

### Submitted Support Documents

Submittal	Content
Justification Statement	Provided. Description of the proposed development and consistency with the Comprehensive Plan and rezoning criteria.
Site Plan	Provided. Southern Crossing dated "Submittal April 1, 2016" (Ref: ATTACHMENT A)
Architectural Plans/Elevations	Provided: Floor plans, building elevations and color scheme (REF: ATTACHMENT B)
Landscape Plan	Provided. Landscape Plan calculating and illustrating the following landscape requirements: Interior open space; vehicular use area; and created ecological community. Code requirements and Landscape Details provided. (REF: ATTACHMENT C)
Tree Removal and Transplant Plan	Provided. Native Tree Survey and Inventory; Tree Removal, Protection and Mitigation Detail. Mitigation Plan to be determined at time of Tree Removal Permit application.
Drainage Statement	Provided. Description of proposed storm water system. Legal positive outfall available via piped connection to existing inlet on the north side of Southern Boulevard. Outfall to SFWMD C-51 Canal. Drainage system design criteria provided. Design to be reviewed at the time of Land Development Review by the Town Engineer.
Photometric Plan	Provided. To be reviewed at the time of Land Development Review by the Town Engineer.
Traffic Studies	Provided. 1. FLU Amendment Traffic Statement. Conclusion – No Significant Impact. 2. TPS Traffic Impact Statement submitted for County TPS letter. Project meets Buildout and 5-Year Analysis Tests subject to Conditions (REF: SECTION F) below.
Environmental Assessment	Provided. Wellfield Zone, Drainage Statement, Natural Features Inventory and Map, Historic Resource Letter. No issues.
Conceptual Paving and Drainage Plans	Provided. Detailed paving and drainage and on and off-site central water and sewer service plans to be prepared by Applicant and reviewed by Town Engineer at the time of Land Development Review.
Water and Sewer Availability	Provided. PBC water and sewer availability letter. No issues.
Fire Rescue Availability	Provided. PBC Fire Rescue availability letter. No issues.

### Staff Finding and Recommendation

Based upon the review presented in the Staff Summary Report dated July 2016, Staff Recommends:

1. Approval of Southern Crossing Future Land Use Map Amendment CPA 2016-02.
2. Approval/denial of Southern Crossing Zoning Map Amendment REZ 2016-01.
3. Approval/denial of Southern Crossing Site Plan SP 2016-03 subject to the Conditions of Approval presented in Attachment D.

**Local Planning Agency (LPA)/Planning and Zoning Board (PZB)  
Recommendations**

1. At its July 19, 2016 meeting, the LPA voted to recommend approval/denial of Southern Crossing CPA 2016-02 by a x – y vote.
2. At its July 19, 2016 meeting, PZB voted to recommend approval/denial of Southern Crossing REZ 2016-01 by a x – y vote.
3. At its July 19, 2016 meeting, PZB voted to recommend approval/denial of Southern Crossing SP 2016-03 by a x – y vote.

**Staff Report Summary**

**A. Adjacent Land Uses**

<b>Direction</b>	<b>Existing Uses</b>	<b>FLU and Zoning Designations</b>
<b>North</b>	Tangerine Drive followed, in part, by 7 residential units and 2 residential units, in part	RR – 5 and Ag. Residential
<b>South</b>	Southern Boulevard/C-51 Canal followed by Paddock Park subdivision (Village of Wellington)	Wellington FLU and Zoning
<b>East</b>	“E” Road followed by Palm Beach County Park	PARK and Parks and Recreation
<b>West</b>	Loxahatchee Avenue followed by vacant (Approved Valencia Village shopping center – 28,532 sq. ft.)	CL and Commercial Low

**B. Infrastructure Impacts Summary**

<b>Infrastructure Service</b>	<b>Summary</b>
Water/wastewater	Water/Wastewater service provider letter requested. To be provided upon receipt. Condition of Approval – A Water and Sewer Development Agreement with Palm Beach County Water Utilities must be executed and approved by the Town Council prior to issuing the initial building permit (Ref: ULDC Section 130-020 (5)).
Surface Water Management	Legal positive outfall to C-51 Canal. Onsite runoff directed to dry retention, lake system and/or exfiltration trench facilities by means of paved swales and inlets and storm sewers. Onsite retention to accommodate three-year/one-hour rainfall event. No offsite runoff except thru an approved control structure up to the level produced by a 25-year/3-day rainfall event.
Solid Waste Disposal	Service to be provided by a private hauler. Condition of Approval – Agreement to be executed with private hauler and copy to Town prior to issuance of initial Certificate of Occupancy.

<b>Infrastructure Service (continued)</b>	<b>Summary</b>
Transportation	<p>Provided: (1) <u>Traffic Statement</u> (Land Use Amendment): FLU designation will not significantly impact any roadway on the 2040 Transportation System Plan; and</p> <p>(2) <u>Traffic Impact Statement</u> (Site Plan Approval: Project meets Palm Beach County TPS Link/Buildout Test 1 and Five-Year Analysis Test 2 subject to Fair Share Contribution payments and/or FDOT Southern Boulevard improvements schedules. Condition of Approval.</p>
Parks and Recreation	Not Applicable – Commercial land use and zoning proposed.
Public Schools	Not Applicable – Commercial land use and zoning proposed.
FIRE/EMS	Letter from Palm Beach County Fire/Rescue states that the property is served by Station #21, located at 14200 Okeechobee Blvd. Estimated response time = 7 minutes 30 seconds, less than average response time for this station (7 minutes 50 seconds).

### C. Environment

<b>Item</b>	<b>Summary</b>
Natural Resources	<p>Provided. The applicant states that there are no known occurrences of significant species inhabiting the disturbed site. Existing vegetation is consists of slash pines, sabal palms, laurel and live oaks, and exotics. A survey and inventory of native trees, including a removal and transplant plan, is included with the Landscape Plan. A Wellfield Zone Map indicates no protection zones proximate to the property. Condition of Approval – Tree Removal Permit required prior to any land clearing activity.</p>
Historical Resources	<p>Provided. E-Mail from the County Archaeologist stating that there are no known archaeological sites near the area. C-51 Canal is eligible for inclusion on the National Register of Historic Places; however, since no impacts to the Canal are anticipated, development would not constitute an adverse effect.</p>
Flood Zone	<p>Provided: Flood Zone B. An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than one foot; or with drainage areas less than one square mile; or an area protected by levees from 100-year flooding.</p>

### D. Comprehensive Plan Consistency

The subject property currently is assigned a Future Land Use and a Zoning designation of Multiple Use Planned Development (MUPD). Future Land Use Map and Zoning Map designations of Commercial Low (CL) are proposed. Site Plan 2016-03 proposes a 39,687 sq. ft. of retail shopping center with an F.A.R. of 0.10. The three applications are consistent with 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.
- Table 1-8 *Future Land Uses* which describes the Town's Commercial Low Future Land Use Category as consisting of: "A limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas and public schools. Limited institutional and public facilities allowed." The maximum intensity (Floor-Area-Ratio) allowed in the CL Future Land Use category is 0.10.

**E. Zoning Requirements: CL Zoning District**

Regulation	Standard	Property Complies?
Minimum lot size	1 acre	Yes/9.13 acres
Frontage and Access	Paved Collector or Arterial	Yes/Southern Blvd.
Minimum frontage/width	150 feet	Yes/1,041 feet
Minimum depth	150 feet	Yes/256 feet
Maximum Floor-Area-Ratio	0.10	Yes/0.10
Maximum building and roofed structures lot coverage	25%	Yes/10%
Front setback	50 feet	Yes/98 feet
Side setback	25 feet	Yes/98 feet
Side street setback	25 feet	Yes/98 feet
Rear setback	50 feet	Yes/71 feet
Minimum pervious area	30%	Yes/42.6%
Maximum building height	35 feet	Yes/35 feet

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

Requirement	Response
Vehicular and pedestrian access	Property is bordered by four roads: Tangerine Drive (North); Southern Boulevard (South); "E" Road (East); and Loxahatchee Avenue (West); Proposed access from Loxahatchee Avenue and "E" Road. Proposed on-site 10-foot wide Equestrian Trail along Tangerine Drive. Shared Use Path in Southern Boulevard right-of-way. Condition of Approval - Indicate sidewalk linking the development to the shared-use path.

<b>Requirement (continued)</b>	<b>Response</b>
On-site circulation	Proposed Site Plan illustrates the locations of drive aisles providing on-site circulation among the proposed buildings and site access drives. Sidewalks and crosswalks linking the commercial buildings are indicated on the Site Plan.
Parking	Proposed Site Plan illustrates the locations of parking areas and the number and size of standard and handicap parking spaces and drive aisles. Loading spaces located on the north side of each building.
Proposed roadway or easement vacations or road closures	None proposed
Off-site roadway improvements and traffic impacts in adjacent neighborhoods.	Traffic Analysis provided. Conclusion - no improvements necessary. TPS letter from Palm Beach County pending. No access proposed from Tangerine Drive.

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

<b>Requirement</b>	<b>Response</b>
Section 85-025 (C) Plots of 2 acres or more shall preserve or create and maintain an ecological community of at least 3% of area of the property	0.274 acres required. 0.70 acre park/ecological community located in N/E corner of property adjacent to Tangerine Drive. Planting detail indicated on Landscape Plan – meets requirement.
Section 85-040 (D) (2) and (3) A tree survey, including trees to be removed or relocated, including proposed relocation sites	Tree Survey and Tree Removal and Transplant Plan provided. Tree Removal and Tree Protection Detail (tree inventory/species and specs) provided. Condition of Approval – Tree Removal Permit, including Mitigation Plan and Ecological Community Installation and Maintenance Plan shall be completed as part of the Town’s Land Development review.
Section 85-040 (D) (7) The location, including height, caliper and canopy spread of all landscape materials	Landscape Plan and Code Requirements Plan included in Landscape Plan.
Section 85-040 (E) Irrigation plan if irrigation system to be used	Condition of Approval. To be submitted and reviewed by Town Engineer at the time of Land Development Review.
Section 85-050 (A) (1) No substances that prevent water percolation in areas not containing structures or paving	Per Site Plan, structures and paving constitute impervious area. Calculated pervious area @ 42.6% - meets ULDC requirement of 30%.

<b>Requirement (continued)</b>	<b>Response</b>
Section 85-050 (A) (2) Primary structures treated with shrubs @ 2.5 foot height along 20% of the structure frontage	Landscaping along south sides of Buildings A, B and C. 97 linear feet required, 250 feet provided. Calculated in Landscape Plan and Code Requirements Meets requirement.
Section 85-050 © Interior open space area defined and located @ 10% of the area of vehicular use areas, excluding landscape strip or perimeter buffers	Calculated in Landscape Plan and Code Requirements – 14,434 sq. ft. required, 15,455 sq. ft. provided. Meets requirement.
Section 85-050 (B) Meets interior open space tree and shrub requirements	Calculated in Landscape Plan – meets requirement: 52 trees; 312 shrubs. Meets requirement.
Section 85-050 (D) Dumpsters, mechanical equipment and electrical transformers screened	Four dumpsters screened per Site Plan – Meets requirement
Section 85-050 (E) Signs screened	Two monument signs proposed on the Site Plan. Both screened per Landscape Plan – Meets requirement
Section 85-050 (F) Existing vegetation credit requested and calculated	Trees to Remain identified in Tree Removal and Tree Protection Detail. Credits to be determined during the Tree Removal Permit process.
Section 85-055 (B) Landscape buffer along property line abutting AR District	15 foot landscape buffers provided on north property line per Site Plan and Landscape Plan. – Meets requirement
Section 85-050 (C) 15 foot vehicular use landscape strip (not counted as interior open space)	15 feet provided on south, east and west parking lots per Site Plan and Landscape Plan. - Meets requirement.
Section 85-050 (C) (1) Vehicular use landscape requirements	Vehicular use areas provided with landscape islands per Site Plan and Landscape Plan. To be landscaped with shrubs per Landscape Plan and Code Requirements – Meets requirement
Section 85-065 Site distance requirements (Ref: ULDC Article 105)	Corner clips provided at S/E and S/W corners of the property and at both entrances to the property – Meets requirement. Dimensions need to be indicated. Meets requirement.

## G. ULDC Supplementary Requirements

### a. ULDC Article 90 Signs

Allowed Signs	Response
Sections 05-040 Permits required and 90-070 Sign permit requirements	Condition of Approval
<b>Section 90-040(B) Standards by sign type and zoning district (CL District shopping center or other multi-tenant center)</b>	
(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.	NA: Site Plan and Elevations indicate Buildings A, B, and C as multiple tenant.
(3b) Shopping center or other multi-tenant center wall sign(s): 1 per tenant with an individual entrance. 2 per corner tenant (second sign at 50% of primary sign). Maximum of 36 sq. ft. for local tenants and 60 sq. ft. for anchor tenant.	Buildings A, B and C – Proposed multiple tenants: One per tenant @ maximum of 36 sq. ft. each. One per interior tenant and 2 per end tenant. Condition of Approval limiting size to ULDC requirements.
(4) Attached canopy sign: 1 per canopy or 2 per building which ever is less @ 16 sq. ft. to 24 sq. ft.	None proposed
(5b) Shopping center or other multi-tenant center free-standing monument or panel sign(s): 1 per driveway @ maximum sign face area of 72 sq. ft.	2 proposed monument signs per Site Plan @ 72 sq. ft. sign face located at the southeast and southwest corners of the property.
(6) Real Estate or Project Sign (to be removed after sale or project completion) 1 per street frontage @ maximum sign face of 12 sq. ft.	None proposed, but may be utilized during construction and leasing of the project.
Sections 90-065 Landscaping around signage to meet the requirements of Section 85-050 Landscape design for interior open space	Landscaping around monument signs per Landscape Plan – Meets requirement.

**b. ULDC Article 95 Parking and Loading**

<b>Requirement</b>	<b>Response</b>
Section 95-010 Minimum parking space requirements – 196 spaces required. 4 handicap spaces required (Ref: Table 208.2 PBC ULDC – 2% of total)	204 spaces provided. 8 handicap spaces provided – Meets requirement
Section 95-025 Size of parking spaces – Standard space = 11' x 22.5". Handicap space = 14' x 22.5'	Proposed parking space distribution: 1. 11 x 22.5 spaces = 204 spaces 2. 14' x 22.5' Handicap spaces = 8 Condition of Approval.
Section 95-050 Minimum loading space requirements (i.e. for uses that receive materials by truck).	3 loading spaces provided (1 @ each building) – Meets requirement
Section 95-070 Size of loading spaces – 12' x 45' with 14' vertical clearance	Open loading spaces at rear of Buildings A, B, and C @13' x 90', 17' x 81' and 18' x 251' – Meets requirement.

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

<b>Criterion</b>	<b>Compliance</b>
Section 150-020 (A) Conformance to the approved and/or recorded plat, if applicable	The property consists of lots 216, 217, 218, 219, 220, 222, 223, 224 and the west ½ of lot 221, Plat Two Loxahatchee Homes (PB 23, Page 103).
Section 150-020 (B) Consistency with the Loxahatchee Groves Comprehensive Plan	Yes – Refer to Section D, above.
Section 150-020 (C) Conformance with the Town of Loxahatchee Groves ULDC	Yes – Refer to Sections E to G, above.
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.

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

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

- “Rural” architectural style
- Buildings have a minimum 12 inch offsets
- No blank walls
- Earthtone colors selected and specified
- Entry porches are a minimum 8 feet deep with defined building entrances

- Building walls are split faced masonry and horizontal cement board siding
- Accent roofing is standing seam metal material with hips, gables and dormers
- Bracketed shed roofs are featured
- Storefront windows and doors have muntins to break up large sections of glass
- Rooftop equipment on flat roofs are screened with parapet walls

### **J. Compatibility**

An inventory of land uses adjacent to the subject property is presented in Section A. With the exception of two properties located along the north property line of Southern Crossing and south of Tangerine Drive, all adjacent properties lie beyond street rights-of way.

Eight residential properties located to the north of Tangerine Drive are currently assigned Future Land Use designations of Rural Residential 5 (density of one dwelling unit per five acres) and Zoning designations of Agricultural Residential (AR). Actual densities are considerably higher, however, as all properties are smaller than 5 acres (i.e. 0.35 acres each).

Adjacent to the east, beyond "E Road, is Loxahatchee Groves Park, a 30 acre County-owned facility. To the west, beyond Loxahatchee Avenue is a vacant 6.55 acre property (Valencia Village) which has received Town site plan approval for a 28,532 sq. ft. retail commercial facility. The southeast corner of Valencia Village, immediately to the west of the subject site is the proposed location of a 2.88 acre drainage pond to accommodate runoff from the Southern Boulevard expansion. Southern Boulevard, a 4-lane divided designated Principal Arterial roadway abuts the subject site to its south. The facility is scheduled to be improved to a six-lane facility in 2018.

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.

The major potential compatibility issues are associated with the proximity to residential properties located north of Tangerine Drive and the two located to its south, directly abutting the subject property. In order to address this issue, the following design

features have been incorporated in the proposed site plan:

- Placement of Buildings A, B and C in locations proximate to Southern Boulevard; 228 feet south of Tangerine Drive and 71 feet south of the two residential properties located south of Tangerine Drive.
- Location of the drainage lake and dry retention area between Buildings A and B and Tangerine Drive.
- Location of the proposed 0.70 acre park/ecological community, between the two residential properties located south of Tangerine Drive.
- Location of a 15-foot landscape buffer and 10-foot equestrian trail adjacent to the residential properties.
- No access to Southern Crossing from Tangerine Drive.
- Lighting plan oriented to minimizing impact upon residential properties.

Separation of potentially incompatible uses can act to fully or partially mitigate potential incompatibilities. To the north of Tangerine Drive, the subject property is separated from adjacent residential properties by 30-foot right-of-way in addition to the design features listed above.

Separation of uses, access management, buffering, screening, setback, height, and landscaping requirement and design features enhance compatibility, and reduce the potential negative effects of functionally different land uses.

A review of the subject property 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 north of Tangerine Drive.

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

### K. Development Review Committee (DRC) Comments

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

<b>Agency/Entity</b>	<b>Comment/Response Summary</b>
County Agricultural Extension Office	No response
PBC Sheriff's Department	No response
PBC Health Department	Water/Sewer Developer's Agreement needed.
Lox. Groves Water Control District	No response
PBC Solid Waste Authority	No response
Keschavarz & Assoc. (Town Engineer)	Site Plan has adequate space for detention. Recommend developer pave "E" Road and Loxahatchee Drive to the limits of the site and accept drainage from the roads. Delineate water management and parks tracts on the site plan. Development must be platted per ULDC. All regulatory approvals must be acquired prior to release of Town's site work/infrastructure permit.
PBC Fire Rescue	No response
Simmons & White (Town Traffic Engineer)	Project meets the Link/Buildout and 5-Year Analysis tests provided that: (1) Proportionate Share contributions are paid; or (2) complete development of the project is delayed until funding is in place for the Southern Boulevard expansion project.
FDOT	FDOT drainage connection permit required for pipe connection to the existing inlet within the Southern Boulevard R-O-W.; F DOT permit for east approach right turn lane on Southern Blvd.



**MILLER  
LAND  
PLANNING, INC.**  
508 E. Boynton Beach Blvd.  
Boynton Beach, FL 33435  
(561) 734-8838

Prepared For:  
Royal OK Lunch, Inc.  
321 SW 16th St.  
Belle Glade, FL 33408

Application Date: 08/14/15  
Existing Land Use: Commercial Low  
Proposed Land Use: Commercial Low  
Easting Zone District: MPD  
Property Control Number: 41-14-33-02-000-018  
Property Control Numbers: 41-14-33-02-000-018 & 41-14-33-02-000-019  
Prepared (Date): Unreworked  
Expiring (Date):  
Uses permitted by Zoning District

**Site Data**  
Site Area: 897,774 sf  
Net Site Area: 33,324 sf  
Proposed Building Area: 384,658 sf  
Proposed Building Footprint: 39,887 sf  
Proposed Building Area (See Note 2): 7,400 sf  
Cost Per Area Ratio: 0.13 FAR  
Building Coverage: 35,038 sf  
Max. Building Height: 35 ft

**Parking Data**  
Retail Office: 194 sp  
Retail Office (Full Service, Max. 200 Seats): 129 sp  
1 space per 250 sf  
1 space per 3 Seats  
Parking Provided: 204  
HC Parking: 7 sp  
Loading Spaces: 6 sp  
Required: 2  
Provided: 3

**Notes**  
1) This plan is based on a survey by Associated Land Surveyors, Inc. dated 9/20/2015.  
2) Either Building B or Building C may be used for Restaurant use, but not both. The building to be used for Restaurant use shall be restricted to Retail or uses that do not exceed the parking rate of 1.0 space per 1,000 sq ft.  
3) AC equipment for all buildings will be located on roof and screened.

**PROPERTY DEVELOPMENT REGULATIONS**

Zoning Dist./Pd	Min. Pk Dimensions (ft)	(Max.) (Min.) (Max.)	Width (Min.)	Depth (Min.)	Front (Min.)	Side (Min.)	Rear (Min.)	Setback/Separation
CL	1.8:1	1.50	150	0.10	0.25	20.0%	50'	25'
Proposed	9.1:1	104'	255.8'	0.10	0.10	42.5%	97'	58'

**Development Team**  
Planner: Miller Land Planning, Inc.  
508 E. Boynton Beach Blvd.  
Boynton Beach, FL 33435  
Architect: Kuppala & Associates, Inc.  
925 South Military Trail, Suite D10  
West Palm Beach, FL 33415  
Landscape Architect: STUDIOsprout  
381 Tequesta Dr.  
Tequesta, FL 33469

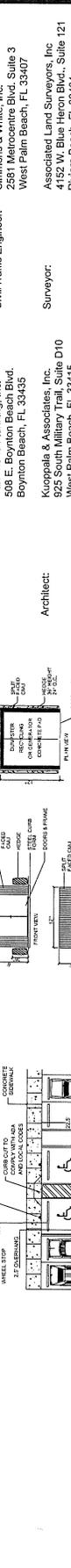
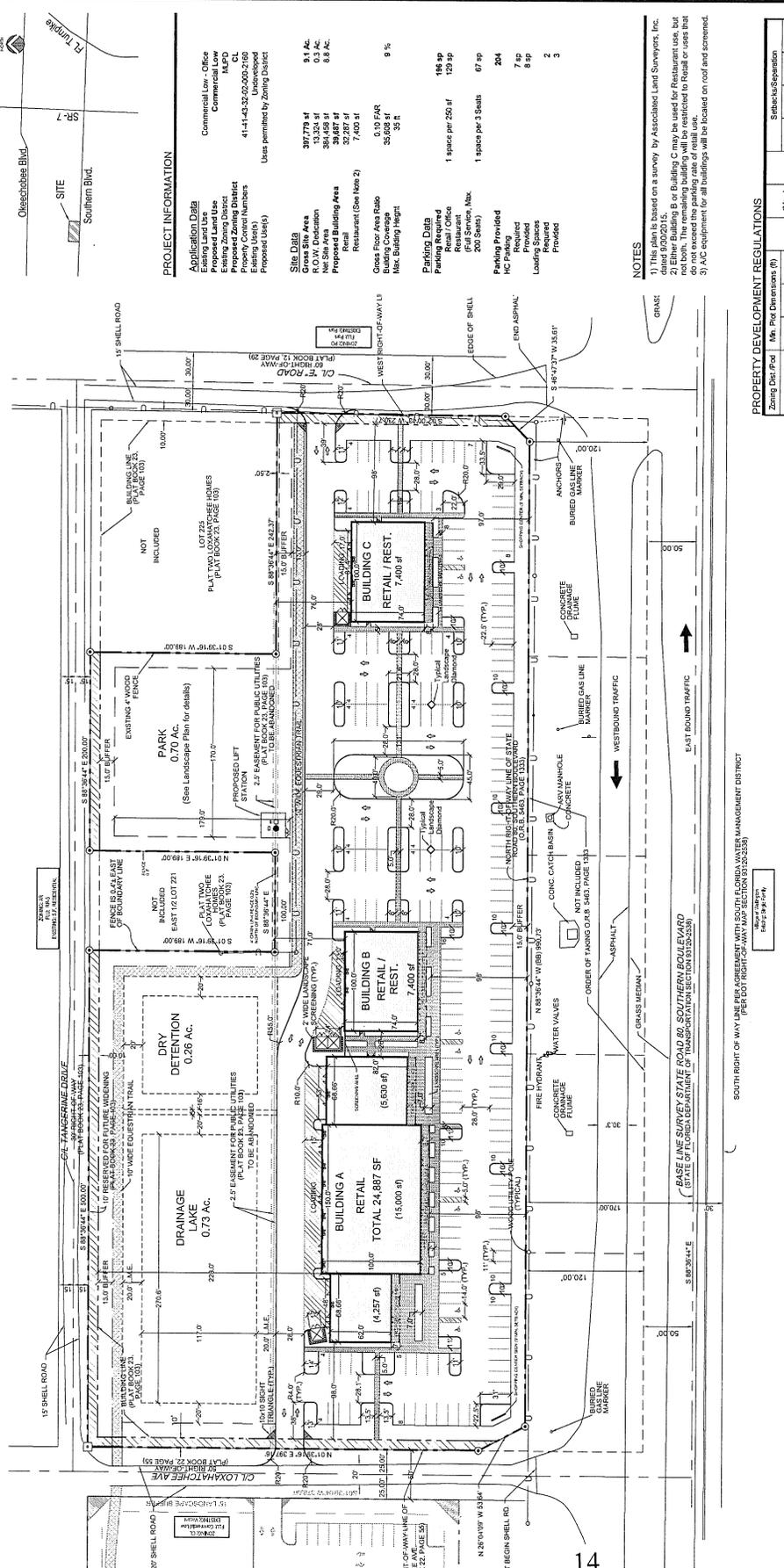
**Development Team**  
Civil/Traffic Engineer: Simmons & White, Inc.  
2581 Metrocentre Blvd., Suite 3  
West Palm Beach, FL 33407  
Surveyor: Associated Land Surveyors, Inc.  
4152 W. Blue Heron Blvd., Suite 121  
Riviera Beach, FL 33404

**Location Map**  
Okeechobee Blvd.  
SR-7  
SITE  
Southern Blvd.

**Scale**  
1" = 50'  
0' 50' 100'

**North**  
NORTH

**Site Plan**  
SOUTH BOUND TRAFFIC  
WESTBOUND TRAFFIC  
EAST BOUND TRAFFIC

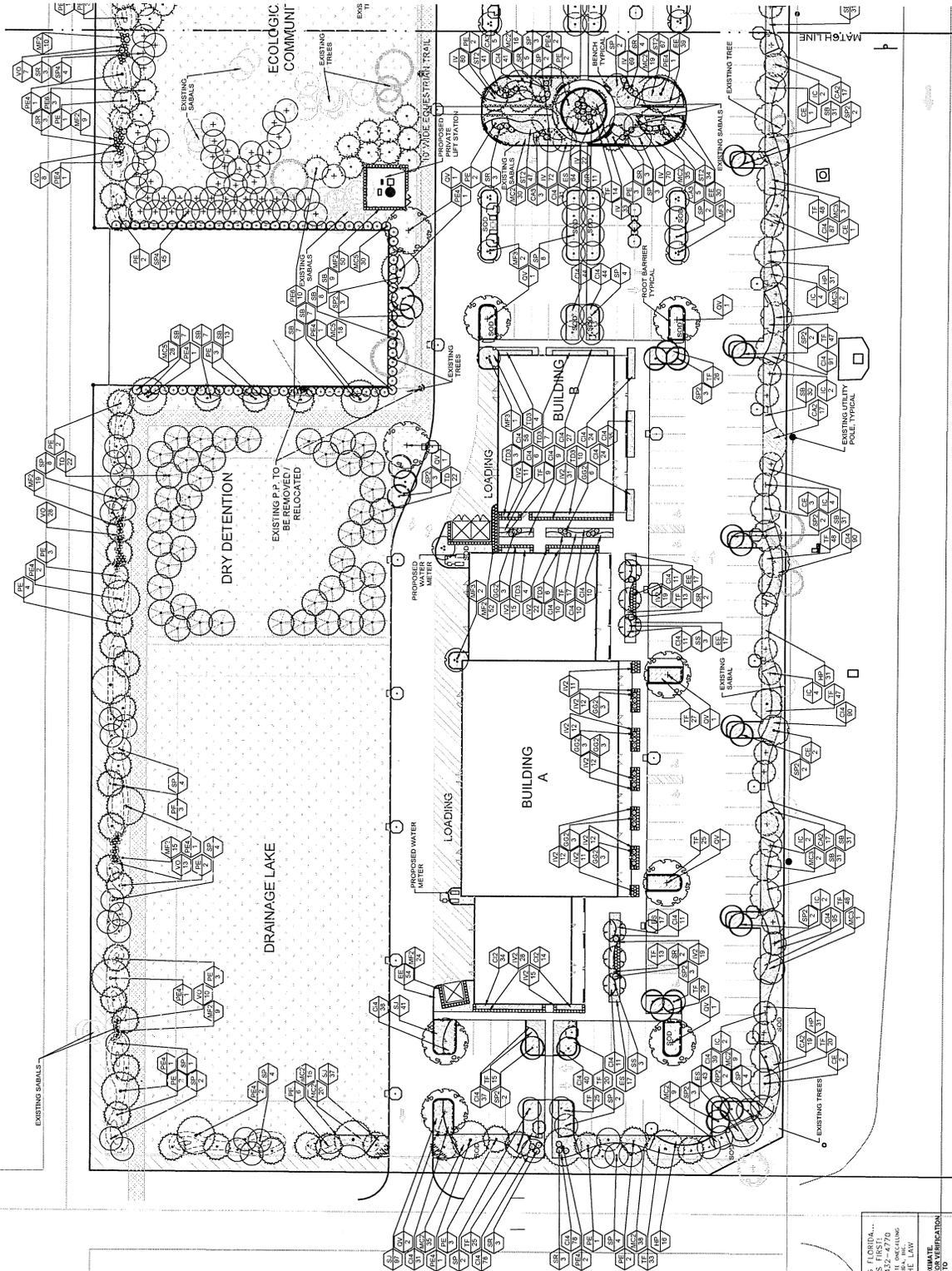






# ATTACHMENT C Southern Crossing Landscape Plan

SEE LP-2 FOR PLANT LIST



**NOTE:**  
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THE BUREAUCRACY SO YOU  
CAN GET ON WITH YOUR  
PROJECT.  
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THE BUREAUCRACY SO YOU  
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PROJECT.

621 25th Street  
West Palm Beach  
FL 33407  
Tel (561) 747-3462  
www.studio-sprout.com  
LA 0000907  
LCC 000213

STUDIO SPROUT

SCALE	1" = 30'-0"
DESIGNED BY	GGF
DRAWN BY	CRF
CHECKED BY	CRF
CAD DWG.	04.01.16
REVISIONS	

SOUTHERN CROSSING  
TOWN OF LOXAHATCHEE GROVES, FL  
LANDSCAPE PLAN

LP-1 OF 3

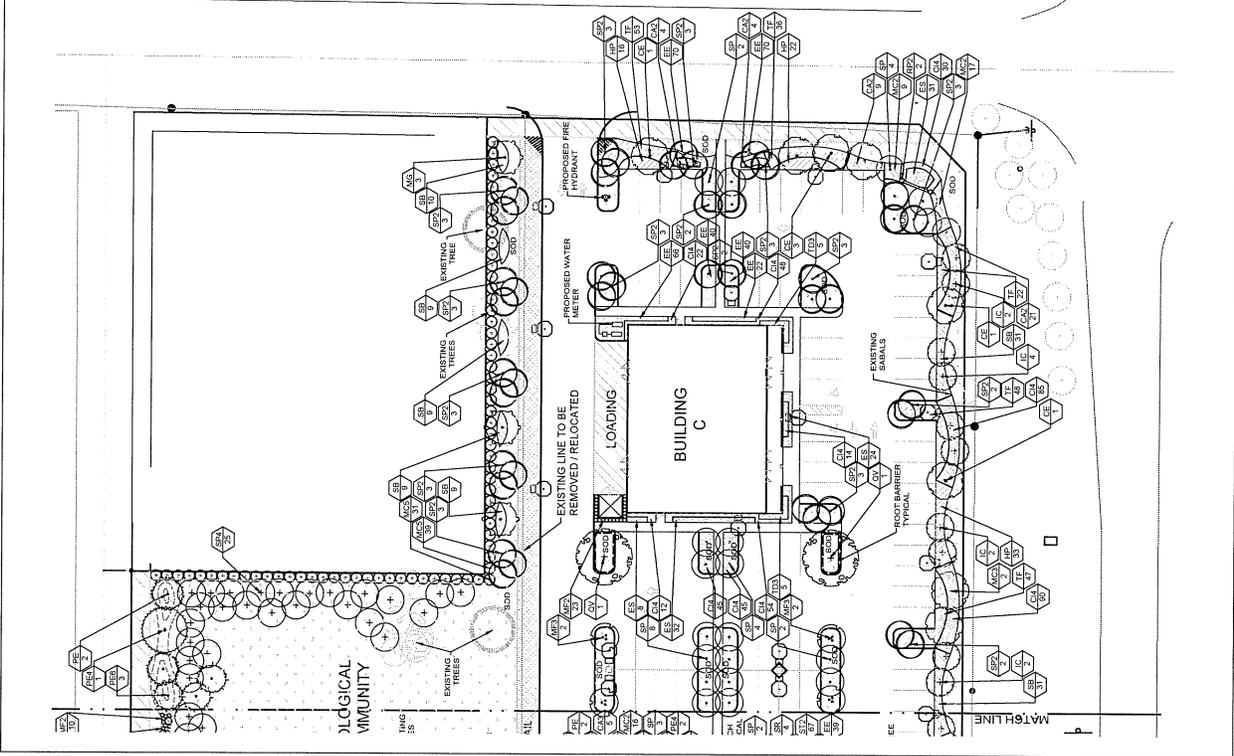
PLANT SCHEDULE

ITEMS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	PROSIGHT RES.	NATIVE
CE	15	<i>Conocarpus erectus</i> / Silver Cholla	12x6', 23' Cal	AS SHOWN	High	YES
IC	32	<i>Illex cassine</i> / Dogwood Holly	12x6', 23' Cal	AS SHOWN	Medium	YES
M6	9	<i>Magnolia grandiflora</i> / Southern Magnolia	12x3', 23' Cal	AS SHOWN	High	YES
M7	11	<i>Myrsine magnolia</i> / Simpson's Stopper	12x3', Min. 9 Shave 1' Cal each	AS SHOWN	High	YES
M25	10	<i>Myrica cerifera</i> / Wax Myrtle	12x6', Min. 3 Stems, 1' Cal. each	AS SHOWN	Medium	YES
FE2	16	<i>Pinus Elliotti</i> / Slash Pine	12' OA, Min. 13' Cal	AS SHOWN	High	YES
FE	48	<i>Pinus Elliotti</i> / Slash Pine	12x4'-5', 23' Cal	AS SHOWN	High	YES
FE4	11	<i>Quercus virginiana</i> / Southern Live Oak	12x5'-6', Min. 33' Cal	AS SHOWN	High	YES
9P2	11	<i>Sabal palmetto</i> / Cabbage Palmetto	12x5'-6', 23' Cal	AS SHOWN	High	YES
9P4	14	<i>Sabal palmetto</i> / Cabbage Palmetto	20-24' OA, curved	AS SHOWN	High	YES
9P	74	<i>Sabal palmetto</i> / Cabbage Palmetto	Transplanted	AS SHOWN	High	YES
55	6	<i>Berna swartziana</i> / Slender Shiner	18-24', Min. 6 CT, BOOTED	AS SHOWN	High	YES
10N3-1"				AS SHOWN	High	NOT
TD	49	<i>Tournefortia bicolor</i> / Bold Cypress	12' OA, Min. 13' Cal	AS SHOWN	High	YES

ITEMS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	PROSIGHT RES.	NATIVE
662	24	<i>Galphimia glabra</i> / Trixalis	45 Min. 23' high	High	Medium	NOT
662	24	<i>Galphimia glabra</i> / Trixalis	45 Min. 23' high	High	Medium	NOT
M2	242	<i>Illex vomitoria</i> / Hollibaugh / Hollibaugh Holly	9 gal	High	High	YES
M2	211	<i>Myrsine magnolia</i> / Simpson's Stopper	45 Min. 23' high	High	High	YES
M25	146	<i>Myrica cerifera</i> / Wax Myrtle	6x6'	Medium	Medium	YES
R2	4	<i>Rapanea proctori</i> / Myrtle	45 Min. 23' high	High	High	YES
SR	42	<i>Sarcocolla repens</i> / Silver Sea Palmetto	41 Min. 23' high	High	High	YES
67	67	<i>Viburnum obtusum</i> / Nelder's Viburnum	45 Min. 23' high	High	High	YES

ITEMS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	PROSIGHT RES.	NATIVE
C12	48	<i>Chrysothamnus lasio</i> / Coast Plum	45 Min. 23' high	High	High	YES
G14	1486	<i>Chrysothamnus lasio</i> / Horizontal Ceanothus	9 gal	Medium	Medium	YES
E2	465	<i>Eriogonum elatum</i> / Elliott's Love Grass	1 gal	High	High	YES
E3	296	<i>Eriogonum elatum</i> / Elliott's Love Grass	1 gal	High	High	YES
IF	180	<i>Hemelia patens</i> / Fire Bush	45 Min. 23' high	High	High	YES
IV	346	<i>Illex vomitoria</i> / Yaupon Holly	9 gal	High	High	YES
M22	252	<i>Muhlenbergia capillaris</i> / Muhly Grass	45 Min. 23' high	High	High	YES
572	184	<i>Sophora tomentosa</i> / Yellow Nectarwood	45 Min. 23' high	High	High	YES
58	520	<i>Spartina bakeri</i> / Sand Cord Grass	45 Min. 23' high	High	High	YES
5J	179	<i>Blechnum spicant</i> / Native Fern	9 gal	Medium	Medium	YES
T29	44	<i>Tripsacum dactyloides</i> / Falsehobble Grass	45 Min. 23' high	High	High	YES
T1	195	<i>Tripsacum dactyloides</i> / Florida Sunnyside	9 gal	High	High	YES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOIL AND MUCH EXISTING SABELS SHOWN TO BE TRANSPANTED ON LIEU OF QUANTITY SCHEDULES. DEPENDING ON AVAILABILITY OF WATER SOURCE, OWNER MAY OPT TO REPLACE EXISTING SABELS SHOWN TO BE TRANSPANTED ON LIEU OF QUANTITY SCHEDULES.



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 WE'LL TELL YOU WHERE TO STOP!  
 WE'LL TELL YOU WHERE TO STOP!

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO ANY EXCAVATION. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

521 25th Street  
 West Palm Beach  
 FL 33411  
 Tel: (561) 747-3462  
 Fax: (561) 747-0281  
 www.studio-sprout.com  
 LCC 000213

**studio sprout**

SCALE: 1" = 30'-0"

DESIGNED BY: CRF

DRAWN BY: CRF

CHECKED BY: CRF

DATE: 04.01.16

REVISIONS:

TOWN OF LOXAHATCHEE GROVES, FL

SOUTHERN CROSSING

LANDSCAPE PLAN AND CODE REQUIREMENTS

LP-2 OF 3

**ATTACHMENT D**  
**Southern Crossing Site Plan: SP 2016-03**  
**Conditions of Approval**

**GENERAL**

1. Conditions of Approval included in Exhibit C *Conditions of Approval* of Town Ordinance 2008-010, as they apply to the subject property, are hereby replaced by Conditions of Approval herein which shall apply to the Owner, Applicant and their successors and assigns.
2. Development of the site is limited to the uses approved by the Town of Loxahatchee Groves in Exhibit B (Southern Crossing Site Plan). The approved Site Plan is dated April 1, 2016. All modifications to the Site Plan must be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC, as determined by the Town Manager.
3. Direct ingress and egress to a future commercial development from Tangerine Drive shall be prohibited.
4. The location of the 0.70 acre ecological community shall be identified on the Final Landscape Plan Plan.
5. Prior to submittal of any building permit applications for processing by Palm Beach County, the Town Engineer shall review and approve the following plans for consistency with the approved Site Plan: Site Plan, Paving, Drainage, Water and Wastewater Plans, Irrigation Plan, and Photometric Plan.
6. Prior to submittal of any building permit applications for processing by Palm Beach County, the Town Manager shall review and approve the following plans for consistency with the approved Site Plan: Site Plan, Landscape Plan, and 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.
8. A 10-foot easement for a horse trail, in substantial compliance with the location indicated on the Site Plan dated April 1, 2016, shall be granted by the property owner at the time of platting.

**USE LIMITATIONS**

1. Land use and intensity of development on the property shall be regulated by the application of the following:
  - a. Intensity of development shall not exceed a floor-area- ratio (F.A.R.) of 0.010 in order to accommodate a maximum of 32,287 sq. ft. of general retail space and 7,400 sq. ft. of restaurant and office uses.
2. Building height shall be limited to one story.

## **ARCHITECTURAL**

1. Architectural floor plans and elevations shall comply with the Southern Crossing architectural drawings prepared by Kuoppala and Associates, P.A. drawings A-1, A-2, A-3, and A-4 dated March 29, 2016.

## **ENGINEERING**

1. Consistent with the Palm Beach County Mandatory Traffic Performance Standards criteria in place at the time of this approval, no building permits for the site shall be issued after (*insert date from County TPS letter*). A time extension for this condition may be approved by the Palm Beach County Engineer based upon an approved traffic study which complies with Mandatory Traffic Performance Standards in place at the time of the request.

2. *Building permit limitations resulting from the Palm Beach County Traffic Performance Standards (TPS) review to be included prior to consideration of site plan approval by the Town Council.*

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

4. Prior to receiving the first Certificate of Occupancy, the property owner shall fund the total cost to design, permit, construct and inspect Loxahatchee Avenue as a 2-laned paved roadway from Southern Boulevard north to the Loxahatchee Avenue entrance to the project , as indicated on the Site Plan, dated June 12, 2015. Alternatively, if funding for this project has been received by the Town from a prior source, the property owner shall fund the total cost to design, permit, construct and inspect Loxahatchee Avenue as a 2-laned paved roadway from the Loxahatchee Avenue entrance to the project, as indicated on the Site Plan dated April 1, 2016 north to Tangerine Drive. Permits required by the Town for this construction shall be obtained prior to the issuance of the first Building Permit.

5. Prior to receiving the first Certificate of Occupancy, the property owner shall fund the total cost to design, permit, construct and inspect "E" Road as a 2-laned paved roadway from Southern Boulevard north to the "E" Road entrance to the project , as indicated on the Site Plan, dated June 12, 2015. Permits required by the Town for this construction shall be obtained prior to the issuance of the first Building Permit.

6 Survey, plat, site lighting plans, civil engineering plans, and mechanical, electrical and plumbing plans and details shall be included with documents submitted to the Town Engineer for review and approval during the Land Development Review Process prior to Building Permit submission.

## **ROAD RIGHT-OF-WAY**

1. The property owner shall provide to the Town of Loxahatchee Groves a road right-of-way deed and all associated documents required by the Town Engineer for 25-foot

“Corner Clips” at the intersections of Southern Boulevard with Loxahatchee Avenue and “E” Road and Southern boulevard, as shown on the Site Plan dated June 12, 2015.

## **LAND CLEARING AND LANDSCAPING**

1. Any tree 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 permit application, an “Ecological Community Installation and Management Plan” shall be submitted for the 0.70 acre “Reserve” to satisfy the requirements of ULDC Section 85-025 (C) “*Preserved/created ecological communities.*” This condition shall be met as part of the Town’s Land Development Review process and prior to any land clearing activities.
2. Trees to remain or transplanted onsite shall be identified in Tree Removal and Tree Protection Detail. Credits shall be determined during the Tree Removal Permit process.
3. Project landscaping shall conform to the Tree Removal and Transplant Plan, Tree Removal and Tree Protection Detail, Landscape Plan, Landscape Plan and Code Requirements, and Landscape Details prepared by Studio Sprout dated April 1, 2016.
4. All installation of landscaping, per the Landscape Plan dated April 1, 2016 and irrigation shall be completed prior to the issuance of the first certificate of occupancy.

## **EXTERIOR LIGHTING**

1. All lighting shall conform to the Southern Crossing Photometric Plan prepared by Kuoppala and Associates, P.A dated March 31, 2016.
2. All exterior lighting shall be directed downward and contain shields to contain lighting within the property boundaries.

## **PALM TRAN**

1. Not Applicable.

## **PARKING AND LOADING**

1. All parking and loading shall occur on site as indicated on the approved Site Plan dated April 1, 2016.
2. Paved parking on the property shall not exceed 204 standard spaces and 8 handicap spaces.
3. Standard parking spaces shall be sized at 11 feet x 22.5 feet each unless reduced by a variance approved by the Town Council. Drive aisles shall be a minimum of 28 feet wide.

4. Three loading spaces shall be provided as indicated on the approved Site Plan dated April 1, 2016.

## **SIGNS**

1. Sign permit applications shall be submitted to the Town as required by ULDC Section 90-070 *Sign permit requirements*.
2. Mandatory building identification signs (maximum sign face of 4 sq. ft.) shall be attached to each structure.
3. The number of monument signs shall be limited to the following:
  - Two shopping center free-standing monument signs at each of the following locations, as illustrated on the Site Plan dated April 1, 2016: Southeast corner of the property with a maximum sign face of 72 sq. ft.; and southwest corner of the property with a maximum sign face of 72 sq. ft.
4. Shopping center attached building wall sign shall be limited to the following: One for each interior tenant bay with an individual exterior standard entrance in Buildings A, B, and C. An additional corner location wall sign may be permitted on Buildings A, facing west, and C, facing east. Each sign shall not have a sign face exceeding one sq. ft. per one linear foot of tenant frontage, or 36 sq. ft., whichever is less.
5. All shopping center signs shall be consistent in design with the monument signs defined in item #3 above.

## **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 Town Council approval for the provision of central water and wastewater services to the project prior to issuance of the first project building permit.
2. Solid waste collection and disposal shall be accomplished by contract between the Property Owner and a third-party hauler prior to issuance of the initial certificate of occupancy
3. Buildings of 5,000 sq. ft. and larger shall contain automatic sprinkler systems.

## **COMPLIANCE**

1. In granting this approval, the Town Council of Loxahatchee Groves relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Town Council of Loxahatchee Groves for review under the compliance condition of this approval.

2. Failure to comply with any of the conditions of approval for the subject property at any time may result in:

a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a Building Permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; and/or

b. The revocation of the Future Land Use Amendment, Development Order Amendment; and/or any other zoning approval; and/or any other approval.

# **Town of Loxahatchee Groves, Florida Planning and Zoning Board Agenda Item Report Folsom Road Properties Applications**

**PREPARED BY:** Jim Fleischmann

**July 21, 2016**

**SUBJECT:** The following Folsom Road Properties applications

1. Annexation
2. Future Land Use Map Amendment: CPA 2016-03 (SS)
3. Rezoning: REZ 2016-02

## **1. BACKGROUND/HISTORY**

**History:** The 4.27 acre subject property (Aerial attached), is located in the unincorporated area of the County at the southwest corner of 6<sup>th</sup> Court North and Folsom Road. The current use is a veterinarian clinic (Palms West Veterinary Hospital). The Applicant, Folsom Road Properties, LLC has submitted a voluntary Annexation application to incorporate the subject property within the Town of Loxahatchee Groves.

Upon annexation, the Town must assign Future Land Use and Zoning designations to the property. As a result, the Town is the Applicant for the following applications:

- Future Land Use Map Amendment REZ 2016-03 (SS): Revise the Town's Future Land Use Map to include the subject property and assign a Rural Residential 5 (RR 5) future land use designation.
- Zoning Map Amendment REZ 2016-02: Revise the Town's Zoning Map to include the subject property and assign an Agricultural Residential (AR) zoning designation.

The applications require three separate actions by the Town Council; ordinances for the FLU Map and Zoning Map amendments and a resolution for the Site Plan approval.

**Problem Statement:** (1) The Local Planning Agency should consider the proposed Annexation and FLU Map Amendment CPA 2016-03 (SS); and (2) The Planning and Zoning Board should consider the proposed Zoning Map Amendment REZ 2016-02.

**Problem Solution:** (1) The Local Planning Agency should hear testimony and make recommendations of approval or denial to the Town Council of the proposed Annexation and FLU Map Amendment CPA 2016-03 (SS); and (2) The Planning and Zoning Board should hear testimony and make a recommendation of approval or denial to the Town Council of proposed Zoning Map Amendment REZ 2016-02.

## **2. CURRENT ACTIVITY**

The Applicant has prepared an Annexation application for the subject 4.27 acre property. The property is located within the designated Unincorporated Protection Area (UPA), which generally lies outside of the County's Urban Service Area. Voluntary annexations in the UPA require the consent of the Palm Beach County Board of County Commissioners by a super majority vote, per County Ordinance 2007-018. County Staff will present the application for Board of County Commissioners consideration following First Reading of the Annexation Ordinance by the Loxahatchee Groves Town Council. According to County Staff, a five-week notice is required to place an item on a County Commission agenda.

Per Ordinance 2007-018, Town staff filed a Preliminary Notification of Annexation with Palm Beach County in May 2016. In response, the proposed annexation was processed through the County's Annexation Review Process, including a review by County Staff and service delivery agencies. Based upon the review, County staff has not identified any inconsistencies with Chapter 171, Florida Statutes. In addition, County Staff found the property to be located within an existing unincorporated pocket and its annexation will reduce the size of the pocket.

The County Engineering Department provided the following comments: (1) The Town should protect the ultimate expanded right-of-way for the intersection of Folsom Road and Crestwood Avenue; and (2) the Town should assume maintenance responsibility and ownership of Folsom Road. In addition, County staff recommended that the annexed area include those portions of the Folsom Road and Canal rights-of-way that abut the subject property.

## **3. ATTACHMENTS**

1. Map of "Folsom Road Properties" proposed annexation

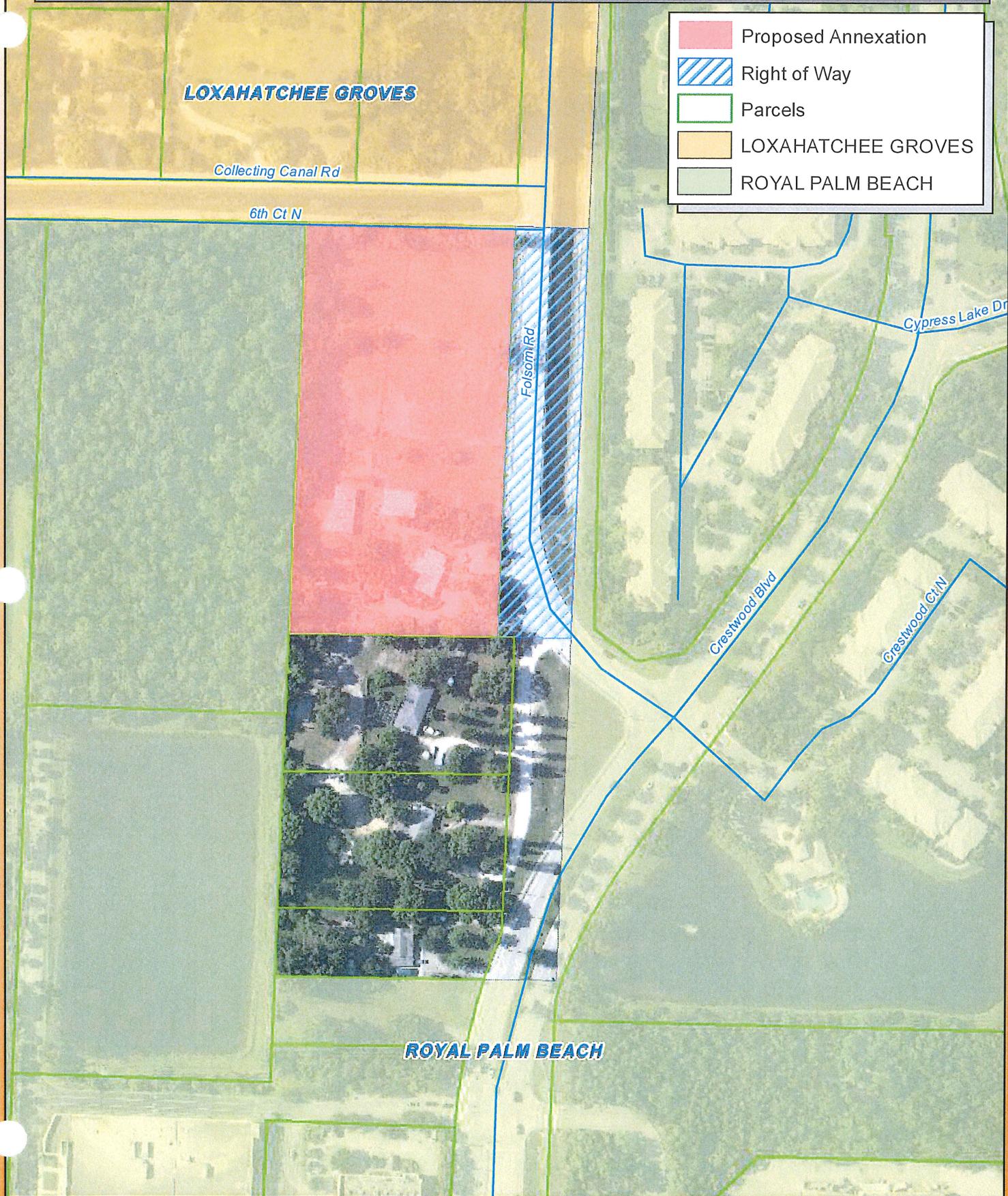
## **4. FINANCIAL IMPACT**

Work on this project is funded by Applicant's Cost Recovery Account

## **5. RECOMMENDED ACTIONS:**

1. That the LPA recommend approval of the Annexation and Future Land Use Map Amendment: CPA 2016-03 (SS); and
2. That the P&Z Board recommend approval of Rezoning REZ 2016-02.

# Proposed Annexation



- Proposed Annexation
- Right of Way
- Parcels
- LOXAHATCHEE GROVES
- ROYAL PALM BEACH

Revision Date: \*Type Date Here\*  
Contact: \*Type Your Name Here\*  
Filename: \*Type a Path & Filename Here\*

Note: Map is not official, for presentation purposes only.



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