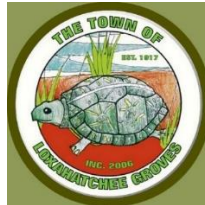


**TOWN OF LOXAHATCHEE GROVES**  
**TOWN HALL CHAMBERS**  
**ULDC ADVISORY COMMITTEE**

**AGENDA**

**January 13, 2021 – 5:30 P.M.**



**Jo Siciliano (Seat 1)**  
**Cassie Suchy (Seat 3)**  
**Todd McLendon (Seat 5)**

**Lisa Trzepacz (Seat 2)**  
**Laura Cacioppo (Seat 4)**  
**Tom Goltzene (Alt.)**  
**Simon Fernandez (Alt.)**

**Administration**

Town Manager Jamie Titcomb  
Town's Planning Consultant, Jim Fleishmann  
Town Clerk, Lakisha Q. Burch

**Civility:** Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That's why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

**Special Needs:** In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

**CALL TO ORDER**

**APPROVAL OF AGENDA**

**REGULAR AGENDA**

**1. Update Report on Ordinance 2020-07: Recreational Vehicles.**

The Town Council directed the ULDC to review and comment on Ordinance 2020-07 in time to present a recommendation to the Town Council at a January 2021 meeting. The ULDC reviewed the ordinance at its November and December meetings. A recommendation was made at the December meeting. The ULDC recommendation is attached.

**COMMENTS FROM THE PUBLIC**

**COMMITTEE MEMBER COMMENTS**

**ADJOURNMENT**

**ARTICLE 20 "RESIDENTIAL ZONING DISTRICTS" SECTION 20-050 "RECREATIONAL VEHICLES"**

**Sec. 20-050. – Temporary Recreational vehicles.**

(a) For properties which have a permitted residential structure within the agricultural residential zoning district recreational vehicles shall be allowed on a temporary basis for living and sleeping purposes, provided there are no adjudicated code violations on the property and/or any unresolved penalties, subject to the following condition.

(1) A registration permit, (the fee for the registration permit shall be set by a resolution of the Town Council) which shall only be valid for a period fewer than 180 consecutive days and shall be required for each recreational vehicle parking space on an annual basis and shall be placed on the recreational vehicle occupying the parking space where it can be seen from the exterior;

(2) No recreational vehicle shall be allowed on a parcel less than one (1) acre; one (1) recreational vehicle shall be allowed on parcels less than two (2) acres; a maximum of two (2) recreational vehicles shall be allowed on parcels consisting of 2 acres and less than ten (10) acres; and no more than four (4) recreational vehicles shall be allowed on parcels consisting of ten (10) acres or more;

(3) The person or persons residing in the recreational vehicle must demonstrate a permanent residence in another location;

(4) The placement of the recreational vehicle must be setback from all property lines by at least 25 feet;

(5) The recreational vehicle shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by, or approved by, the health department and applicable building and zoning codes, where required; portable/pump-able septic tanks as well as the waste removal therefrom are permitted under this section subject to the requirements set forth hereinabove.

(6) Upon expiration of the registration permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property and any application for a new registration permit for that site may only occur after a minimum time period of 6 months has expired, unless the site was initially used for a period of less than 6 months, then a permit may be issued for the time period remaining on the initial 6-month time period;

(7) The parcel owner, where the recreational vehicle(s) site is located, shall be required to allow town staff, or its agents, to inspect the recreational vehicle(s) in such a manner and time as determined by the town manager, upon at least 24 hours' notice.

(b) Any violation of this section may subject the property owner and/or recreational vehicle user to code enforcement action, or any other legal action as determined by the town.

(c) Requests for such a registration permit shall be submitted in writing to the town manager together with such fees, if any, as the town requires and is set forth in the town code.

**Section 3.** The Town of Loxahatchee Groves hereby amends Part II "Zoning Districts", Article 175 "Floodplain Management", Division XV "Recreational Vehicles and Park Trailers", to read as follows

## **DIVISION XV. - RECREATIONAL VEHICLES AND PARK TRAILERS**

### **Section 175-355. - Temporary placement.**

Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

- (1) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, decks and porches.

### **Section 175-360. - Permanent placement.**

Recreational vehicles and park trailers that do not meet the limitations in Section 175-355 of this article for temporary placement shall meet the requirements of Division XIV of this article for manufactured homes.

*Future Land Use 1.16 Objective: Insure compatible, Low impact uses on properties with frontage on Okeechobee Boulevard by establishing and implementing the OR 5 Overlay as a means to control the allocation, location, scale and timing of development along the corridor.*

#### Policy 1.16.1:

The minimum parcel size of a development within the OR 5 Overlay shall be 5 acres and comply with the land development regulations of the Town's Agricultural Residential (AR) zoning district, unless specifically countermanded by the provisions of this Comprehensive Plan.

#### Policy 1.16.2:

Low impact development within the OR 5 Overlay may occur only in accordance with designated uses within the following six categories:

- (1) Residential and non-residential principal and accessory uses within the Town's Agricultural Residential (AR) zoning district.

- (2) Conditional Uses previously allowed in the AR zoning district prior to incorporation of the Town: bed and breakfast; landscape service; medical or dental office; farmer's market; or furrier.
- (3) Cottage Business Conditional Uses (Home Office or Residential Enterprise). Permitted businesses shall be defined by the Town Council and incorporated within the ULDC. Numbers of employees and/or customers for individual businesses shall be determined by the Town Council through the Category A Special Exception approval process.
- (4) Low Impact Non-Residential Uses, including: saddle shop/leather works; Agri/Eco tourism, to be defined by the Town Council; coffee shop/breakfast and lunch; farm-to-table restaurant; specialty foods (ice cream, yogurt, bakery, butcher, etc.); and antiques.
- (5) Historical Legacy Uses, as approved by the Town Council.
- (6) Community Serving Uses: Town Center; multi-purpose arena; botanical gardens; and park/public events.

Policy 1.16.3:

The Maximum Floor-Area-Ratio of a development within the OR Overlay, with the exception of residential and agriculture uses shall not exceed 0.10.

Policy 1.16.4:

The Town shall require a consistent architectural theme within the OR 5 Overlay.

Policy 1.16.5:

The owners of non-conforming uses within the OR 5 Overlay shall meet with Town staff to establish a program to identify and rectify such non-conformities. The program shall be subject to a Category B Special Exception review and approval process.