

TOWN OF LOXAHATCHEE GROVES
TOWN HALL CHAMBERS
PLANNING AND ZONING BOARD AND ULDC REVIEW COMMITTEE

JOINT MEETING

AGENDA

January 27, 2021 – 5:30 P.M.



PZB MEMBERS

William Ford (Seat 1)
Matthew Ortero (Seat 3)
William Bell (Seat 5)

Brett Rafterwitz (Seat 2)
Neil O'Neal III (Seat 4)
Thais Gonzales (Alt.)
Vacant (Alt.)

ULDC ADVISORY COMMITTEE MEMBERS

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.

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).

OPENING

- 1. Call to Order & Roll Call**
- 2. Approval of Agenda**
- 3. Public Comments**

REGULAR AGENDA

- 1. Low Impact Non-Residential Uses on Okeechobee Boulevard.**

At the ULDC/PZB Joint Meeting on December 17th, discussion of the Okeechobee Overlay was initiated. A principal focus of the Overlay is to identify “low impact non-residential” uses along the corridor. Attached is the section of the Overlay which defines uses along the corridor.

- 2. Additional Okeechobee Overlay Issues**

The Town Council identified several Okeechobee Overlay issues that need additional discussion. Attached is a list of those issues for discussion by the Joint Committee.

- 3. Public Comments**

COMMITTEE MEMBER COMMENTS

SET NEXT MEETING DATE

ADJOURN PLANNING AND ZONING BOARD

AGENDA ITEM #1 (Low Impact Uses identified in the Okeechobee Overlay)

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.

AGENDA ITEM #2 (Additional Issues to be addressed in the Okeechobee Overlay)

1. Further detail on how non-conforming uses along Okeechobee Boulevard are to be addressed
2. Require that only native trees (e.g. oaks and pines) be used as landscape material in future development projects along Okeechobee Boulevard.
3. Prepare a list of excluded ((i.e. prohibited) uses along Okeechobee Boulevard.
4. The Overlay should emphasize minimum impact to residents of Loxahatchee Groves.
5. Larger than normal (e.g. 40 feet in front and 100 feet in the rear) “greenbelt” buffers/setbacks should be required in the Overlay.
6. The F.A.R. for self-storage (Southern Boulevard only) needs to be refined and a maximum determined.
7. The financial impact of implementing the Overlay needs to be considered.
8. Additional issues identified by the Joint Committee.