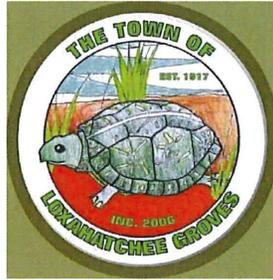


TOWN OF LOXAHATCHEE GROVES
TOWN HALL CHAMBERS
ROADWAY EQUESTRIAN TRAILS AND GREENWAYS (RETAG)
ADVISORY COMMITTEE

AGENDA

October 19, 2020 – 4:00 P.M.



Patrick Painter (Seat 1)
Paul Coleman (Seat 3)
Brian McNeil (Seat 5)

Darcy Murray (Seat 2)
Marianne Miles (Seat 4)
Kate Lakeman (Alt.)
Matthew Tacilauskas (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 RETAG Advisory Committee meets on the 4th Thursday of each month subject to the direction of the Town Council.

CALL TO ORDER

OPENING

- 1. Swearing-In of RETAG Advisory Committee members**
- 2. Call to Order & Roll Call**

- 3. Election of Officers (Chairman and Vice-Chairman)**
- 4. Approval of Agenda**
- 5. Approval of Minutes - None**
- 6. Public Comments**

REGULAR AGENDA (Background information to be distributed at the Meeting)

- 1. Okeechobee Boulevard Grants Update – Mary McNicholas (tentative)**
- 2. Florida Department of Economic Opportunity Technical Assistance Planning Grant Comprehensive Plan Amendments (i.e. Okeechobee Blvd. Overlay) – Staff**

COMMENTS FROM THE PUBLIC

COMMITTEE MEMBER COMMENTS

SET NEXT MEETING DATE

ADJOURNMENT

**TOWN OF LOXAHATCHEE GROVES
ORDINANCE 2020-03**

COMPREHENSIVE PLAN AMENDMENTS PROPOSED BY THE TOWN OF LOXAHATCHEE GROVES, TO AMEND THE TOWN OF LOXAHATCHEE GROVES COMPREHENSIVE PLAN TO: (1) AMEND MAP #FLU 1.10 FUTURE LAND USE OF THE FUTURE LAND USE ELEMENT TO ADD THE OKEECHOBEE RURAL 5 OVERLAY; (2) AMEND TABLE 1-8 FUTURE LAND USES OF THE FUTURE LAND USE ELEMENT TO INCREASE THE INTENSITY OF THE COMMERCIAL LOW (CL) LAND USE CATEGORY AND ADD THE OKEECHOBEE RURAL 5 (OR 5) LAND USE OVERLAY; (3) ADD OBJECTIVE 1.16 AND SUPPORTIVE POLICIES TO THE TEXT OF THE FUTURE LAND USE ELEMENT TO REGULATE LAND USE AND INTENSITY OF USE ALONG THE OKEECHOBEE BOULEVARD AND SOUTHERN BOULEVARD CORRIDORS; AND (4) REVISE MAP #TRN 2.3 EXISTING FUNCTIONAL CLASSIFICATION AND MAINTENANCE RESPONSIBILITY OF THE TRANSPORTATION ELEMENT AND ADD MAP #TRN 2.3.1 PROPOSED ROADWAY CLASSIFICATION, TABLE 2.1 LOCAL ROAD FUNCTIONAL CLASSIFICATION SYSTEM, AND POLICY 2.2.5 TO THE TRANSPORTATION ELEMENT TO CLARIFY THE FUNCTIONAL CLASSIFICATION OF TOWN ROADS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167, Florida Statutes, requires that each local government prepare a Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Development Act, as amended; and

WHEREAS, the Town of Loxahatchee Groves, Florida, pursuant to the Local Government Comprehensive Planning Act, and in accordance with all of its terms and provisions, adopted a Comprehensive Plan which has been found to be “in compliance” by, the State Department of Community Affairs (DCA); and,

WHEREAS, Section 163.3184, Florida Statutes allows the Comprehensive Plan to be amended in order to further the Town’s planning goals and objectives and address changing conditions; and,

WHEREAS, the Town’s Planning Consultant recommends approval of Town of Loxahatchee Groves Comprehensive Plan as provided herein, through Amendment CPA

2020-01 as set forth in a report to the Town Council, which sets forth findings and recommendations, and which report is incorporated herein; and,

WHEREAS, the Local Planning Agency and Town Council of the Town of Loxahatchee Groves have conducted the required public hearings on Amendment CPA 2020-01 to the Town of Loxahatchee Groves adopted Comprehensive Plan; and,

WHEREAS, the reports, records, and materials from the public hearings to adopt Amendment CPA 2020-01 are incorporated herein and relied upon by the Town Council to the extent not inconsistent with this Ordinance; and,

WHEREAS, the Town Council of the Town of Loxahatchee Groves has deemed it to be in the best interest of the citizens and residents of the Town of Loxahatchee Groves to adopt Amendment 2020-01 to the Town of Loxahatchee Groves Comprehensive Plan in accordance with Chapter 163, Florida Statutes to revise the following elements of the Town of Loxahatchee Groves Comprehensive Plan: Future Land Use Element and Transportation Element.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA:

SECTION 1: The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof; all exhibits attached hereto or referenced herein are incorporated herein and made a specific part of this Ordinance.

SECTION 2: The Town Council approves and adopts the recommendations of the Town’s Planning Consultant, which are incorporated herein.

SECTION 3: In accordance with the requirements of Section 163.3184, Florida Statutes, the Town Council hereby adopts the following amended elements of the Town of

Loxahatchee Groves Comprehensive Plan: Future Land Use Element; and Transportation Element, as set forth in Exhibits “A-1 to A-7”, which are attached hereto and incorporated herein by reference.

SECTION 4: The Town’s Planning Consultant is further authorized and directed to make the necessary map and textual changes to the Town of Loxahatchee Groves Comprehensive Plan in order to reflect the above-stated changes consistent with the recommendations of the Town Planning Consultant Report.

SECTION 5: All Ordinances or parts of Ordinances, and all Resolutions or parts of Resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given affect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 7: This Ordinance shall become effective as provided by law.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS 4th DAY OF AUGUST, 2020.

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follow

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
LISA EL-RAMEY, MAYOR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MARG HERZOG, VICE MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, COUNCILMEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCILMEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, COUNCILMEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Lisa El- Ramey, Mayor

Lakisha Burch, Town Clerk

Marg Herzog, Vice Mayor

APPROVED AS TO LEGAL FORM:

Laura Danowski, Councilmember

R. Brian Shutt, Town Attorney

Phillis Maniglia, Councilmember

Robert Shorr, Councilmember

ATTACHMENT B

Transportation Element Map TRN - 2.3



Existing Functional Classification and Maintenance Responsibility

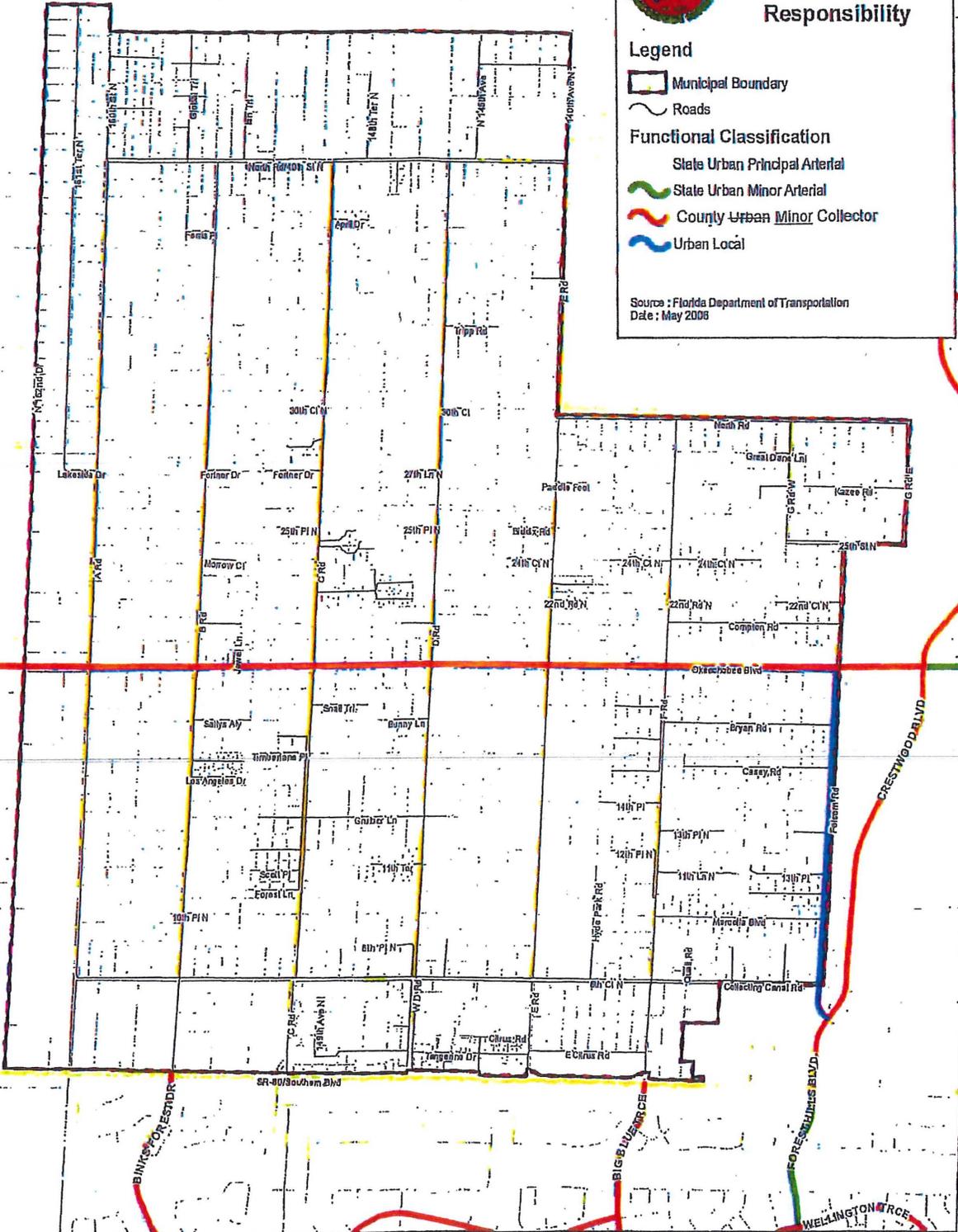
Legend

- Municipal Boundary
- Roads

Functional Classification

- State Urban Principal Arterial
- State Urban Minor Arterial
- County Urban Minor Collector
- Urban Local

Source : Florida Department of Transportation
Date : May 2008





Town of Loxahatchee Groves Proposed Roadway Classification Map October 2019

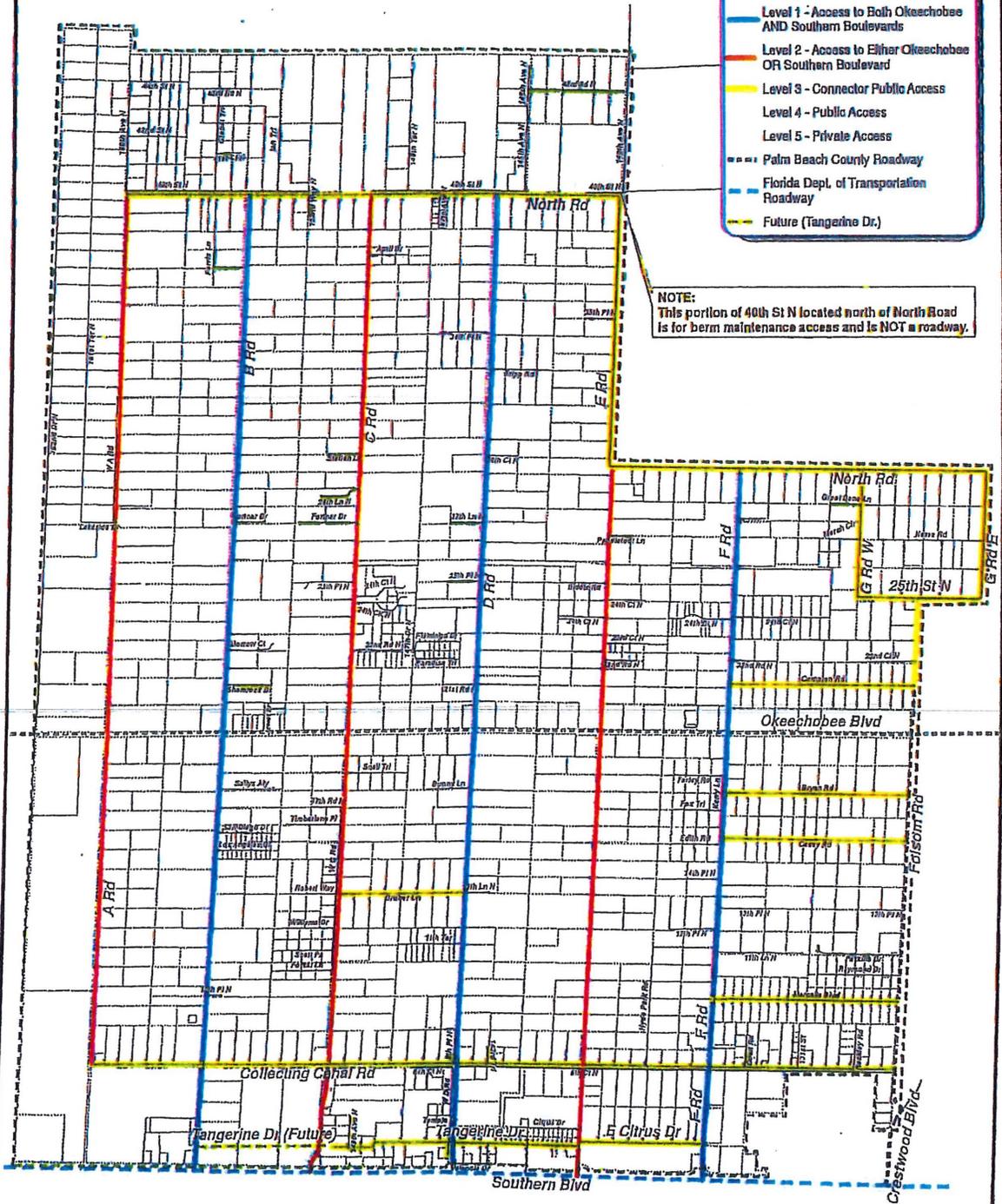


ATTACHMENT C.1 – Proposed Map #TRN 2.3.1

Legend

- Parcel Boundary
- Roadway Levels of Service**
- Outside of Town limits
- Level 1 - Access to Both Okeechobee AND Southern Boulevards
- Level 2 - Access to Either Okeechobee OR Southern Boulevard
- Level 3 - Connector Public Access
- Level 4 - Public Access
- Level 5 - Private Access
- Palm Beach County Roadway
- Florida Dept. of Transportation Roadway
- Future (Tangerine Dr.)

NOTE:
This portion of 40th St N located north of North Road is for berm maintenance access and is NOT a roadway.



**ATTACHMENT C.2 – Proposed Table #TRN 2-1
Local Road Functional Classification System**

Road Classification	Function	Design Objective	Funding
Service Level 1	Principal public access from Town properties to Okeechobee Boulevard and Southern Boulevard	Improved or unimproved, as determined by the Town	Town gas tax, road & drainage assessments, and/or a cost-sharing assessment
Service Level 2	Public access from Town properties to Okeechobee Boulevard or Southern Boulevard	Improved or unimproved, as determined by the Town	Town gas tax and road & drainage assessments, and/or a cost-sharing assessment
Service Level 3	Connector public access between two or more Service Level 1 Roads	Improved or unimproved to be determined by Town and abutting owners	Town gas tax and road & drainage assessments, cost sharing assessment
Service Level 4	Non-through public direct access to Town properties	Improvement can be requested by abutting owners and approved by Town.	Town gas tax and road & drainage assessments, cost sharing assessment
Service Level 5	Non-through private direct access to Town properties	Improvements may be made by abutting owners	Owner's responsible for improvements and maintenance at Town standards.

Source: Town of Loxahatchee Groves Roadway Equestrian Trail and Greenways Advisory Committee; 2019.

ATTACHMENT D.1 – Proposed Future Land Use Element Text Amendments
(Underlined text is an addition to and ~~struckthrough~~ text is a deletion from existing text)

Policy 1.1A.1:

In order to maintain the two-lane section, the Town shall support implementation of the following Okeechobee Boulevard improvements:

- a) Coordinate with Palm Beach County to designate the section of Okeechobee Boulevard within Loxahatchee Groves a Rural Parkway; specifically ~~Expansion~~ expansion to a two-lane divided median enhanced rural parkway with properly-spaced left-turn lanes.
- b) Traffic calming features, to include but not limited to roundabouts at the Letter Road intersections with Okeechobee Boulevard.
- c) Implementation and enforcement of reduced speed limits.

Policy 1.2.5:

The following uses: are prohibited: additional big box; gas station; vehicle/car dealerships; and large industrial complexes.

Policy 1.2.6:

The maximum Floor-Area-Ratio of a self-storage facility may be increased above 0.15 provided that parking, loading, landscape, building height, setback and buffer requirements are satisfied,

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.

ATTACHMENT D.2 – Proposed Table # FLU 1-8 Amendment
 (Underlined text is an addition to and struckthrough text is a deletion from existing text)

Table 1-8 Future Land Uses

<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
RESIDENTIAL			
Rural Residential 5 (RR-5)	1 du/5 acres	0.2 (non-residential uses only)	Single-family dwelling units, public schools, and limited institutional and public facilities. Agricultural uses shall be compatible with a rural residential neighborhood.
COMMERCIAL			
Commercial Low Uses (CL)		0.10 0.15 Exception Refer to Policy 1.2.6	A limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas.. Limited institutional and public facilities allowed.
Commercial Office Uses - Commercial Low (CL-O)		0.20	Offices for administrative, professional and business purposes; banking and financial institutions; membership organizations; and, uses that are accessory to the office use including restaurants and public schools. Limited institutional and public facilities allowed.
INSTITUTIONAL			
Institutional and Public Facilities (INST)		0.10	Uses permitted in the Institutional and Public Facilities future land use designation include a full range of regional and community uses such as educational; child care facilities and adult day care facilities; congregate living facilities; medical and accessory offices; hospitals, public health clinics, emergency shelters; governmental, religious, cemetery, civic, cultural, judicial and caretakers' quarters.
PARKS AND RECREATION			
Parks and Recreation (PARK)		0.10	Developed or planned sites owned by a governmental entity that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.

12

<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
CONSERVATION			
Conservation (CON)		0.05	Natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/preservation. The Town shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.
MULTIPLE LAND USE			
Multiple Land Use (MLU)	Ref: Policy 1.1.14	Ref: Policy 1.1.14	Parcels planned to incorporate multiple Town land use categories, as defined herein, within a unified development concept. Uses may vary from parcel to parcel, depending upon the approved mix of Town land use categories incorporated therein, consistent with Policy 1.1.14 and site specific policies, per Objective 1.15.
OKEECHOBEE RURAL 5 OVERLAY			
Okeechobee Rural 5 (OR 5) Overlay	1 du/5 acres	0.10	Uses permitted in the Okeechobee Rural 5 Overlay include agriculture, residential and limited commercial and institutional uses consistent with Objective 1.16

Notes:

1. The density calculation for a property is based on the property's gross acreage.
2. That portion of a property dedicated for right-of-way in exchange for compensation may not subsequently be included with the parent property or another property for the purpose of a density or intensity calculation.

ATTACHMENT E – Proposed Transportation Element Text Amendment
(Underlined text is an addition to and struckthrough text is a deletion from existing text)

Policy 2.2.5 to read as follows:

The following shall be Town policies: (1) permanent removal of the “E” road, 140th Avenue thoroughfare from the Palm Beach County Thoroughfare Right-of-Way Identification Map; (2) annual exclusion of that portion of Okeechobee Boulevard from Folsom Road to west of “A” Road from consideration of expansion to four lanes from the County’s 5-Year Road Program; (3) support for the extension of Seminole Pratt-Whitney Road north to State Road 710, the Beeline Highway; (4) opposition to the extension of Okeechobee Boulevard to State Road 80 (Southern Boulevard); and (5) support of the extension of State Road 7 from Okeechobee Boulevard to Northlake Boulevard.