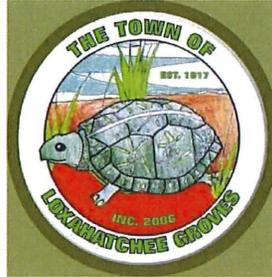


**TOWN OF LOXAHATCHEE GROVES**  
TOWN HALL CHAMBERS  
PLANNING AND ZONING BOARD AS LOCAL PLANNING AGENCY

**AGENDA**

**October 22, 2020 – 5:30 P.M.**



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

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

**CALL TO ORDER**

**OPENING**

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

**3. Public Comments**

**REGULAR AGENDA**

**1. Okeechobee Boulevard Overlay discussion**

**2. Public Comments**

**COMMITTEE MEMBER COMMENTS**

**SET NEXT MEETING DATE**

**ADJOURN PLANNING AND ZONING BOARD**

**To:** PLANNING AND ZONING BOARD  
**Through:** JAMIE TITCOMB, TOWN MANAGER  
**From:** JIM FLEISCHMANN, TOWN PLANNING CONSULTANT  
**Re:** STAFF REPORT – COMPREHENSIVE PLAN AMENDMENT (CPA)  
2020-01: FDEO PLANNING GRANT AMENDMENTS  
**Date:** October 22, 2020

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At the July 30, 2020 meeting, the Local Planning Agency (i.e. PZB) passed the following recommendations related to the FDEO Planning Grant amendments:

1. Approve proposed CPA 2020-01 Transportation Element map and text amendments (i.e. Transportation Element Map Amendments TRN 2.3 and 2.3.1 and Text Amendments Table TRN 2-1 and Policy 2.2.5 and Future Land Use Element Policy 1.1A.1); and

2. Continue consideration of proposed CPA 20-01 Future Land Use Element Map FLU 1.10, Table 1-8, and text amendments Policy 1.2.5, 1.2.6 and Objective 1.16 and supportive Policies. A PZB continuance of these items was recommended due to public involvement limitations caused by the COVID-19 Virus. As a result, it was determined that additional time is needed to review these amendments.

At its August 4, 2020 meeting, the Town Council voted to approve the FDEO Grant Comprehensive Plan Amendments on First Reading. The ordinance, and backup information was submitted to local, regional and state reviewing agencies for a 30-day review. Comment letters were received from FDEO, TCRPC and FDOT. None of the comments will require revisions to the amendments. Per Florida Statutes, the Town has 6 months to consider Second Reading (i.e. approval) of the amendments.

At first reading, the Council directed staff to have the PZB and ULDC Advisory Committee continue to review the proposed amendments and bring back recommendations .

As the Local Planning Agency previously recommended approval of the Transportation Element amendments, additional review efforts will concentrate on the Future Land Use Elements. Copies of the proposed amended Future Land Use Map (Attachment A) and Future Land Use Element text amendments (Attachments B and C) are enclosed.

Considerable discussion by the Town Council took place prior to the motion to approve Ordinance 2020-03. The discussion was related to clarifying several issues and identifying additional issues that need to be considered between First and Second reading of the ordinance. These issues should give PZB members some direction in

terms of Council thinking on the subject. In summary, issues that need further consideration include:

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 uses needs to be refined and a maximum determined.
7. The financial impact of implementing the Overlay needs to be considered.

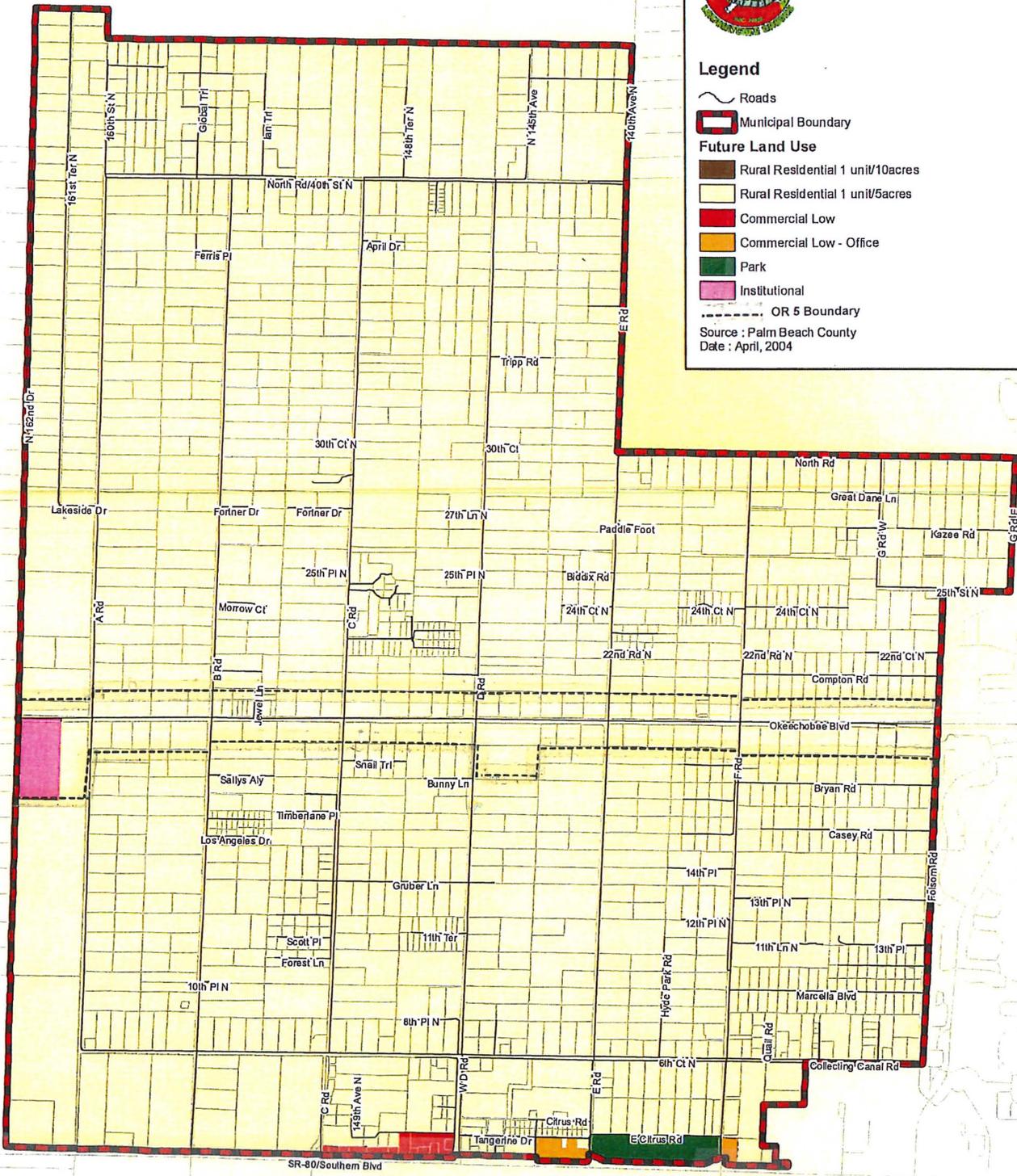
However, the PZB is not limited to the above list.



# Future Land Use

## Legend

- Roads
  - Municipal Boundary
  - Future Land Use**
  - Rural Residential 1 unit/10acres
  - Rural Residential 1 unit/5acres
  - Commercial Low
  - Commercial Low - Office
  - Park
  - Institutional
  - OR 5 Boundary
- Source : Palm Beach County  
Date : April, 2004



**ATTACHMENT A**  
**Revised Map #FLU-1.10 Future Land Use Map**  
**Okeechobee Boulevard Overlay Addition to the Future Land Use Map**



## ATTACHMENT B

### 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 C

### 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>
<b>RESIDENTIAL</b>			
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.
<b>COMMERCIAL</b>			
Commercial Low Uses (CL)		<del>0.10-0.15</del> 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.
<b>INSTITUTIONAL</b>			
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.
<b>PARKS AND RECREATION</b>			
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.

<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
<b>CONSERVATION</b>			
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.
<b>MULTIPLE LAND USE</b>			
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.
<b><u>OKEECHOBEE RURAL 5 OVERLAY</u></b>			
<b><u>Okeechobee Rural 5 (OR 5) Overlay</u></b>	<b><u>1 du/5 acres</u></b>	<b><u>0.10</u></b>	<b><u>Uses permitted in the Okeechobee Rural 5 Overlay include agriculture, residential and limited commercial and institutional uses consistent with Objective 1.16</u></b>

*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.