TOWN OF LOXAHATCHEE GROVES

Town Hall Council Chambers

TOWN COUNCIL FINAL BUDGET HEARING AND REGULAR MEETING

AGENDA

September 22, 2020 – 7:00 - 10:00 P.M.

Palm Beach County entered modified "Phase-2" Covid-19 public protocols, a limited public audience can be accommodated in Town Hall (max 12-person audience w/mandatory masks, social distancing, first come/first serve seating). Public comment is also accepted by writing the Clerk's office. This meeting will be streamed and close-captioned as normal, access instructions posted on website.

Lisa El-Ramey, Mayor (Seat 3)

Phillis Maniglia, Councilmember (Seat 1) **Laura Danowski, Councilmember (Seat 2)**

Robert Shorr, Councilmember (Seat 4) **Marge Herzog, Vice Mayor (Seat 5)**

Administration

Town Manager, James S. Titcomb
Assistant Town Manager, Francine L. Ramaglia
Town Attorney, R. Brian Shutt, Esq.
Town Clerk, Lakisha Q. Burch
Director of Public Works, Larry A. Peters, P.E.

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 Groves. 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.

Quasi-Judicial Hearings: Some of the matters on the Agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Calendar: Those matters included under the Consent Calendar are typically self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL

ADDITIONS/DELETIONS/MODIFICATIONS TO THE AGENDA

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Palm Beach County entered modified "Phase-2" Covid-19 public protocols, a limited public audience can be accommodated in Town Hall (max 12-person audience w/mandatory masks, social distancing, first come/first serve seating). Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 6:00 PM day of the meeting. Comments received will be "received and filed" and acknowledged as part of the official public record for indicated meeting. The Town Council meeting will be live-streamed and close-captioned for the public via our website.

PUBLIC HEARING-FINAL BUDGET

1. Pursuant to F.S, 200.065(2)(d) & (e), the following announcement must be made:
   "*The Town of Loxahatchee Groves, Florida's rolled back rate is 2.8172 The percentage increase in property taxes for Fiscal Year 2020/2021 is 6.49% and the Town's millage rate to be adopted is 3.0000 mills*".
2. Approval of Resolution No. 2020-20 adopting the final 2020-2021 millage rate.
3. Approval of Resolution No. 2020-21 adopting the final 2020-2021 operating budget.
4. Approval of Resolution No. 2020- 19 approval of Palm West Site Plan Amendment.
5. Approval of 1st Reading of Ordinance No. 2020-09 for Noah's Ark Land Use and Zoning Change.

TOWN COUNCILMEMBERS COMMENTS

Phillis Maniglia, Councilmember (Seat 1)
Laura Danowski, Councilmember (Seat 2)
Lisa El-Ramey, Mayor (Seat 3)
Robert Shorr, Councilmember (Seat 4)
Marge Herzog, Vice Mayor (Seat 5)

TOWN STAFF COMMENTS

Town Manager/ ATM
Town Attorney
Public Works

ADJOURNMENT

Comment Cards: Note public comment rules are modified during the COVID-19 pandemic, see above.

Anyone from the public wishing to address the Town Council, it is requested that you complete a Comment Card before speaking. Please fill out completely with your full name and address so that your comments can be entered correctly in the minutes and give to the Town Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda 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 Council 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.

Agenda Item # 1

Pursuant to F.S, 200.065(2)(d) & (e), the following announcement must be made: "The Town of Loxahatchee Groves, Florida's rolled back rate is 2.8172 The percentage increase in property taxes for Fiscal Year 2020/2021 is 6.49% and the Town's millage rate to be adopted is 3.0000 mills".

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Town of
LOXAHATCHEE GROVES
155 F Road Loxahatchee Groves, FL 33470

TO: **Town Council of Town of Loxahatchee Groves**

FROM: **Francine Ramaglia, Assistant Town Manager**

VIA: **James Titcomb, Town Manager**

DATE: **September 22, 2020**

SUBJECT: **Final Public Hearing for Proposed Fiscal Year 2020/2021 Millage Rate and Adoption of the Fiscal Year 2020/2021 Budget**

Background:

Florida Statutes Chapter 200.065 sets forth the procedures to follow for each local government in adoption of the annual property tax millage, levy, and budget. In accordance with these regulations, the millage rate is applied to the June 25, 2020 certified total taxable value of $354,121,204 to calculate the ad valorem revenue for the Fiscal Year 2020/2021 budget. The proposed millage rate of 3.0 mills is the same as it was in Fiscal Year 2019/2020 as well as the same as the preliminary TRIM rate adopted on July 7, 2020. Although the same rate as in the prior year, this same proposed millage rate is 6.49% above the rollback rate of 2.8172 mills. The proposed millage rate generates property tax revenues of $1,086,103 which is an increase of $73,105 from Fiscal Year 2019/2020 property tax revenues (these amounts are at 100% without consideration to discounts and collection fees. As budgeted by law at 95%, revenues are $1,031,798 representing an increase of $69,450).

The proposed budget for all funds totaling $6.6 million maintains funding for existing levels of service. Council held budget workshops on July 21st and August 18th to discuss the proposed operating and capital budgets. The FAAC also provided recommendations which were included in the workshop discussions. The first public hearing was held on September 8, 2020.

This is the final public hearing on the proposed budget and the corresponding ad valorem millage rate in accordance with Florida Statutes Chapter 200.065.

Recommendations:

Staff recommends Council approval of:

- Resolution No. 2020-20 adopting the millage rate for Fiscal Year 2020/2021- Item 2
- Resolution No. 2020-21adopting the Fiscal Year 2020/2021 budget, including balances brought forward. - Item 3

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TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2020-20

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ESTABLISHING AND ADOPTING THE FINAL MILLAGE FOR THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, PURSUANT TO THE BUDGET SUMMARY FOR THE FISCAL YEAR 2020-2021, IN ACCORDANCE WITH CHAPTER 200, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

WHEREAS, on September 8, 2020, the Town Council conducted a public hearing and adopted a tentative budget, which included the estimated expenses and revenues for the Town of Loxahatchee Groves, Florida (the "Town"), for the ensuing year, with detailed information, including revenues to be derived from sources other than ad valorem levy, and also containing certain recommendations as to the amounts necessary to be appropriate for funding the activities of the Town for the ensuing year; and

WHEREAS, pursuant to Chapter 200, Florida Statutes, as amended (the "Statute") a method is prescribed for fixing the millage for the purpose of establishing the basis for the collection of said funds; and

WHEREAS, the Town, pursuant to Florida law, conducted a public hearing on September 8, 2020 and adopted Resolution 2020-15, which established the Town's tentative millage rate for the Fiscal Year 2020-2021 at 3.00 mills, an increase of 6.49% from the 2019-2020 rolled-back millage rate of 2.8172 mills, and set the second public hearing for adoption of the Town's millage rate for the Fiscal Year 2020-2021 for September 22, 2020; and

WHEREAS, on September 22, 2020, the Town Council conducted its duly noticed public hearing, notice of which was published on September 19, 2020 to adopt its Final Millage Rate for the Fiscal Year 2020-2021;

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

Section 1. Each "WHEREAS" clause set forth above is true and correct and herein incorporated by this reference.

Section 2. The requisite advertisements, public hearings, and resolutions necessary to establish the Town millage rate have been conducted and prepared as required by Florida Law.

Section 3. Pursuant to the Statute, the first public hearing was held on September 8, 2020, at 7:00 p.m., at the Loxahatchee Groves Town Hall, 155 F Road, in the Town of Loxahatchee Groves, Florida; and, a second and final public hearing was held on September 22, 2020 at 7:00 p.m., at the Loxahatchee Groves Town Hall, 155 F Road, in the Town of Loxahatchee Groves, Florida.

Section 4. After the conduct of said hearings, and compliance with all the requirements of the Statute referred to herein, the Town Council hereby establishes and adopts the millage rate for the Fiscal Year 2020-2021 of 3.00 mills, an increase of 6.49% from the 2019-2020 rolled-back millage rate of 2.8172 mills.

Section 5. A certified copy of this Resolution shall be furnished to the Palm Beach County Property Appraiser, the Palm Beach County Tax Collector, and to the State of Florida Department of Revenue so that appropriate and lawfully available revenues may be collected and furnished to the Town as provided by General Law.

Section 6. If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and shall in no way affect the validity of the remaining portions of this Resolution.

Section 7. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall become effective immediately upon its passage and adoption.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	Aye	Nay	Absent
Lisa El-Ramey, Mayor	☐	☐	☐
Marge Herzog, Vice Mayor	☐	☐	☐
Laura Danowski, Councilmember	☐	☐	☐
Phillis Maniglia, Councilmember	☐	☐	☐
Robert Shorr, Councilmember	☐	☐	☐

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PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, UPON SECOND PUBLIC HEARING THE *22nd* DAY OF *SEPTEMBER* 2020.

ATTEST

_____

Lakisha Burch, Town Clerk

TOWN OF LOXAHATCHEE GROVES, FLORIDA

_____

Mayor Lisa El-Ramey

_____

Vice-Mayor Marge Herzog

_____

Council Member Laura Danowski

_____

Council Member Phillis Maniglia

_____

Council Member Robert Shorr

APPROVED AS TO LEGAL FORM:

_____

R. Brian Shutt, Town Attorney

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TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2020-21

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ADOPTING A FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on September 8, 2020, the Town Council conducted a public hearing and adopted Resolution 2020-16, which approved a Tentative Budget for the Fiscal Year beginning October 1, 2020, which included the estimated expenditures and revenues of the Town for the ensuing year, with detailed information, including revenues to be delivered from sources other than ad valorem levy, and recommendations have been made as to the amount necessary to be appropriated for the ensuing year, and set September 22, 2020 for the second public hearing for adoption of the Town's Final Budget for the Fiscal Year beginning October 1, 2020; and,

WHEREAS, on September 22, 2020 the Town conducted its duly noticed public hearing, notice of which was published on September 19, 2020, to adopt its final budget for the Fiscal Year beginning on October 1, 2020; and,

WHEREAS, the Town has adopted its Fiscal Year 2020-2021 millage rate of 3.0 mills.

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

Section 1. Each "WHEREAS" clause set forth above is true and correct and herein incorporated by this reference.

Section 2. The requisite advertisements, public hearings, and resolutions necessary to adopt the Town's budget have been conducted and prepared as required by Florida Law.

Section 3. The budget estimates, a copy of which are attached hereto and expressly made a part hereof as Exhibit "A," are hereby adopted as the 2020-2021 Fiscal Year Budget and shall be in full force and effect for the fiscal year of the Town commencing on October 1, 2020 and terminating on September 30, 2021.

Section 4. The provisions of this Resolution shall not be deemed to be a limitation of the power granted to the Town by the Town Charter and which relate to the fiscal management of the Town's funds.

Section 5. From time-to-time, the Town may transfer from one fund, account, or department, to another as the necessity for the same may occur without being required to amend the terms and provisions of this Resolution.

Section 6. If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and shall in no way affect the validity of the remaining portions of this Resolution.

Section 7. All resolutions or parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall become effective immediately upon its passage and adoption.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	Aye	Nay	Absent
Lisa El-Ramey, Mayor	☐	☐	☐
Marge Herzog, Vice Mayor	☐	☐	☐
Laura Danowski, Councilmember	☐	☐	☐
Phillis Maniglia, Councilmember	☐	☐	☐
Robert Shorr, Councilmember	☐	☐	☐

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, UPON SECOND PUBLIC HEARING THE 22nd **DAY OF *SEPTEMBER*, 2020.**

ATTEST

_____
Lakisha Burch, Town Clerk

TOWN OF LOXAHATCHEE GROVES, FLORIDA

_____
Mayor Lisa El-Ramey

_____
Vice-Mayor Marge Herzog

_____
Council Member Laura Danowski

_____
Council Member Phillis Maniglia

_____
Council Member Robert Shorr

APPROVED AS TO LEGAL FORM:

_____
R. Brian Shutt, Town Attorney

BUDGET SUMMARY

TOWN OF LOXAHATCHEE GROVES - Fiscal Year 2020 - 2021

THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ARE 6.49%% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES.

General Fund: at 3.0 MILLS

ESTIMATED REVENUES		GENERAL	TRANS-PORTATION	SURTAX	ROADS & DRAINAGE	CAPITAL PROJECTS	SOLID WASTE	TOTAL ALL FUNDS
Taxes: Millage Per $1,000								
Ad Valorem Taxes:	3.0 MILLS	$1,031,798						$1,031,798
Assessments per Unit								$0
Roads & Drainage:	$200 per unit*				$1,793,165			$1,793,165
Solid Waste:	$450 per unit						$610,750	$610,750
Licenses & Permits		$85,000						$85,000
Utility Taxes		$387,000						$387,000
Franchise Fees		$282,000						$282,000
Charges For Services		$86,500						$86,500
Intergovernmental Rev		$284,500	$307,500	$195,000			$2,500	$789,500
Fines & Forfeitures		$17,000						$17,000
Investment Income		$5,000			$5,700		$500	$11,200
Miscellaneous Revenues		$10,000			$2,000			$12,000
TOTAL SOURCES		**$2,188,798**	**$307,500**	**$195,000**	**$1,800,865**	**$0**	**$613,750**	**$5,105,913**
								$0
Transfers In					$200,000	$600,500	$77,950	$878,450
Fund Balances/Reserves/Net Assets				**$298,000**		$350,000		$648,000
TOTAL REVENUE, TRANSFERS & BALANCES		**$2,188,798**	**$307,500**	**$493,000**	**$2,000,865**	**$950,500**	**$691,700**	**$6,632,363**
ESTIMATED EXPENDITURES								
General Government		$1,060,050						$1,060,050
Public Safety								
Law Enforcement		$624,000						$624,000
PZB & Code		$233,000						$233,000
Physical Environment								$0
Public Works			$0		$1,620,865			$1,620,865
Solid Waste Services							$682,200	$682,200
Other Physical Environment								$0
Non-departmental		$122,000			$74,000		$9,500	$205,500
Capital Outlay						$950,500		$950,500
Debt Service					$306,000			$306,000
Contingency							$0	$0
TOTAL EXPENDITURES		**$2,039,050**	**$0**	**$0**	**$2,000,865**	**$950,500**	**$691,700**	**$5,682,115**
Non-Expenditures/Other Uses								$0
Transfers Out		$77,950	$307,500	$493,000				$878,450
Fund Balances/Reserves/Net Assets		$71,798						$71,798
TOTAL APPROPRIATED EXPENDITURES TRANSFERS, RESERVES & BALANCES		**$2,188,798**	**$307,500**	**$493,000**	**$2,000,865**	**$950,500**	**$691,700**	**$6,632,363**

OGEM rates are assessed by unit as follows:

North "A" Road:	$ 81.00
North "C" Road:	$ 85.65
South "C" Road:	$ 135.45
North "D" Road:	$ 97.30
Unit 1 Development:	$ 521.25

THE TENTATIVE, ADOPTED, AND/OR FINAL BUDGETS ARE ON FILE IN THE OFFICE OF THE ABOVE MENTIONED TAXING AUTHORITY AS A PUBLIC RECORD

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Town of Loxahatchee Groves, FLORIDA
Town Council Agenda Item Report
Palms West Plaza Site Plan Amendment SP(A) 2020-04

PREPARED BY| Jim Fleischmann August 22, 2020

SUBJECT: Palms West Plaza Site Plan Amendment Approval: Resolution 2020-19.

1. BACKGROUND/HISTORY:

Problem Statement: The Town Council should review the Site Plan Amendment application.

Problem Solution: Approval, approval with conditions or denial of Resolution 2020-04.

2. CURRENT ACTIVITY:

Palms West Plaza was granted a Town-Initiated Rezoning from County Commercial General (CG) to Town Commercial Low (CL) in 2012 (Town Ordinance 2012-11). Prior to incorporation of the Town Palm Beach County approved a site plan consisting of the following uses: (1) Local retail (39,650 sq. ft.); (2) day care center (6,000 sq. ft.); (3) post office (4,575 sq. ft.); and (4) lease parcel (7,400 sq. ft. of undetermined use). A total approved space of 57,625 sq. ft was approved. Two take-out only restaurants (total of 2,500 sq. ft.) and a religious institution (1,000 sq. ft.) are included within the final certified site plan.

Existing development (27,135 sq. ft.) includes the following: (1) three existing buildings (4,422 sq. ft., 10,133 sq. ft., and 8,005 sq. ft.); and (2) the existing U.S. Post Office building (4,575 sq. ft.).

The applicant has requested approval of SP(A) 2020-04 for a 52,675 sq. ft. commercial center which includes the following two phases:

Phase I (27,135 sq. ft.): the three existing commercial buildings (4,422 sq. ft., 10,133 sq. ft., and 8,005 sq. ft.); and the existing U.S. Post Office building (4,575 sq. ft.); and

Phase II (25,540 sq. ft.): two new commercial buildings (7,940 sq. ft. and 12,200 sq. ft.); and (4) a 5,400 sq. ft. expansion to the existing 8,005 sq. ft. building.

A total of 52,675 sq. ft. of building area is proposed; a reduction of 4,950 sq. ft. The proposed F.A.R. is 0.152, and reduction form the currently approved F.A.R. of 0.166

The P & Z Board reviewed the Site Plan Amendment submittal at its meeting on August 20, 2020. After a lengthy discussion, during which several issues were raised by P& Z members, the item was approved by a 4 – 1 vote. The principal issue discussed was related to access to Tangerine Drive and improvements and maintenance responsibilities related to that facility.

3. ATTACHMENTS:

1. Staff Summary: Palms West Plaza Site Plan Amendment Application SP(A) 2020-04
2. Resolution 2020-19

4. FINANCIAL IMPACT:

Work on this project is funded by a Cost Recovery Account funded by the Applicant

5. STAFF RECOMMENDATION: Approval of Resolution 2020-19.

TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL
September 22, 2020

PALMS WEST PLAZA SITE PLAN AMENDMENT STAFF SUMMARY:

I. Site Plan Amendment Application SP (A) 2020-4 Palms West Plaza

Project Name: Palms West Plaza Site Plan Amendment.

Agent: Lauren McClellan, JMorton Planning and Architecture

Applicant: Yee's Corporation (Kan Yee, President, Yee's Corporation) and Postal Properties L.L.C. (Doug Dermit, Manager)

Owner: Yee's Corporation (Kan Yee, President, Yee's Corporation) and Postal Properties L.L.C. (Doug Dermit, Manager)

Parcel Control Numbers (PCN): 41-41-43-17-01-809-0160 (1.0028 acres); 41-41-43-17-01-809-0190 (1.061 acres); 41-41-43-17-01-809-0210 (5.90 acres).

Project Location: Northwest corner of State Road 80 and the "D" Road Canal.

Size of Property: 7.9638 acres.

FLU Map Designation: Commercial Low (CL)

Zoning Map Designation: Commercial Low (CL) per Town Ordinance 2012-11.

Existing Use: Shopping center (5.90 acres); US Post Office (1.061 acres); and vacant (1.0028 acres).

Maximum Development Potential: 57,625 sq. ft. per Palm Beach County Resolution R-88-1546; 0.166 F.A.R.

II. Approval History

The subject site was granted a zoning change and special exception approval by Palm Beach County from AR-Agricultural Residential to CG-General Commercial and Planned Commercial Development on November 27, 1979 (Resolutions R-79-1642).

The special exception approval from the Palm Beach County Board of County Commissioners permitted a Planned Commercial Development, including a Daycare Center, Automobile and Farm Equipment Repair Facility.

A second special exception approval was granted by Palm Beach County on September 27, 1988 (Resolution R-88-1546) to redesign the site plan as a large scale community shopping center consisting of 57,625 square feet and subject to conditions of approval. . The property was granted a Town-initiated rezoning on December 4, 2012, from Palm Beach County CG-General Commercial and Planned Commercial Development to Loxahatchee Groves Commercial Low (Town Ordinance 2012-11). Although the Town's Commercial Low District allows a maximum F.A.R. of 0.10, the previously approved site plan was grandfathered under Paragraph (5) *Transitional Ordinances and Resolutions* of Section 10 *Transition Schedule* of the Town Charter. Section 10 directs that Palm Beach County approvals for the subject property remain in effect until such time that they are rescinded by the Town Council. As a result, the final certified site plan titled "Loxahatchee Country Plaza Phase – 2" and conditions of approval are vested until they are rescinded or amended by the Town Council. Principal buildings identified on the certified site plan include:

- Phase 1 – Existing Shopping Center Buildings (Building 1 – 4,400 sq. ft., Building 2 – 10,000 sq. ft., and Building 3 – 8,000 sq. ft.); and

- **Phase 2** - Proposed Shopping Center Building 4 (17,250 sq. ft.); Existing Building - US Post Office (4,575 sq. ft.); Proposed Building - Lease Parcel (7,400 sq. ft.); and Proposed Building – Day Care (6,000 sq. ft.)

In summary, the final certified site plan (Ref: Exhibit 1) uses include: Local retail (39,650 sq. ft.); day care center (6,000 sq. ft.); post office (4,575 sq. ft.); and lease parcel (7,400 sq. ft. of undetermined use). Total approved space is 57,625 sq. ft. Two take-out only restaurants (total of 2,500 sq. ft.) and a religious institution (1,000 sq. ft.) in Existing Building 3 are included within the local retail space total and identified on the final certified site plan.

III. Application Summary

The Applicant has requested site plan amendment approval of a 52,675 sq. ft. commercial center consisting of 5 retail buildings (a total of 48,100 sq. ft.) and a U.S. Post Office building (4,575 sq. ft.). The proposed site plan is presented in Exhibit 2. The proposed site plan includes 3 existing commercial buildings (4,422 sq. ft., 10,133 sq. ft., and 8,005 sq. ft.) and the existing U.S. Post Office building (4,575 sq. ft.); an existing on-site total of 27,135 sq. ft.

: Exhibit 1 – Approved Site Plan

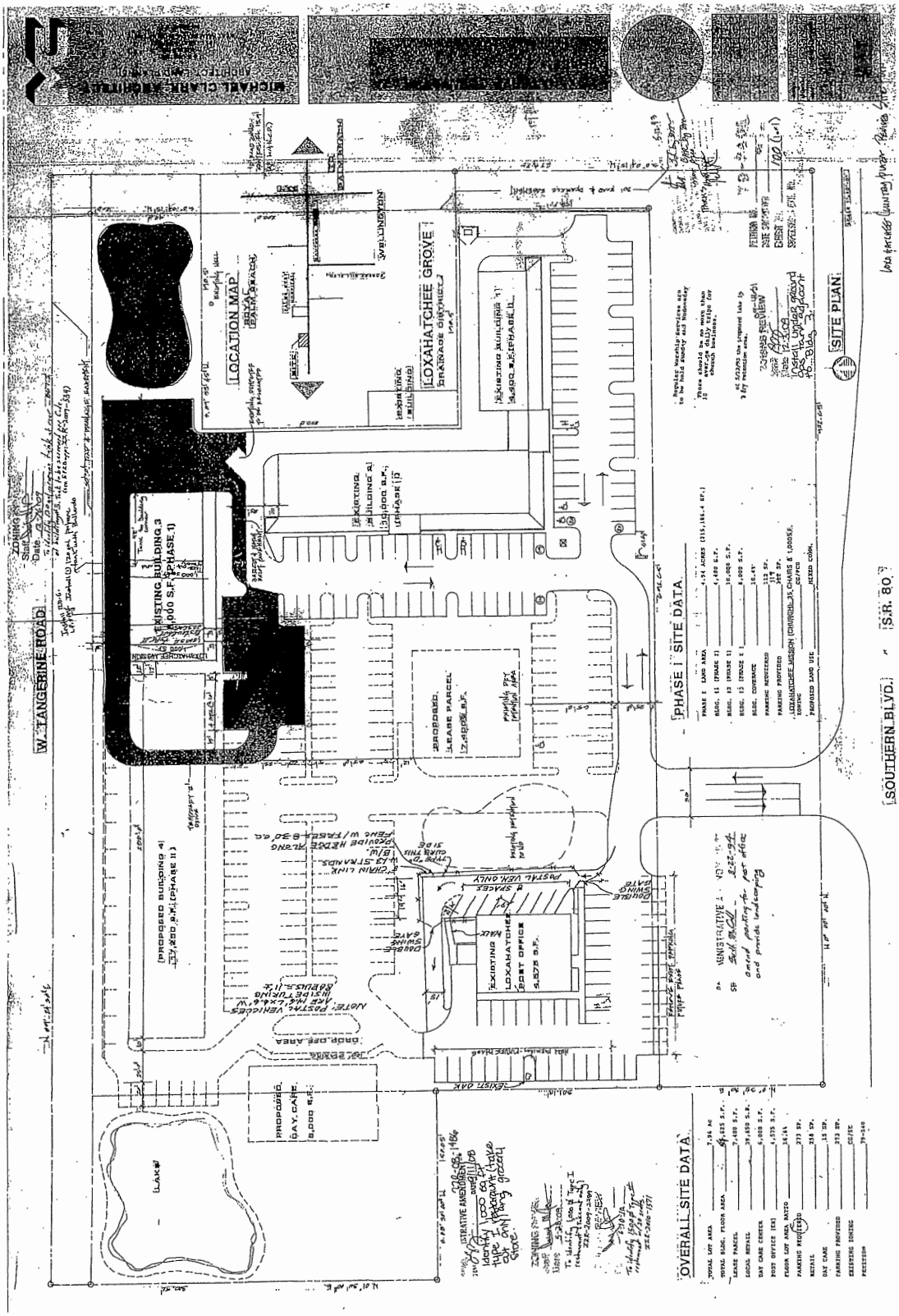
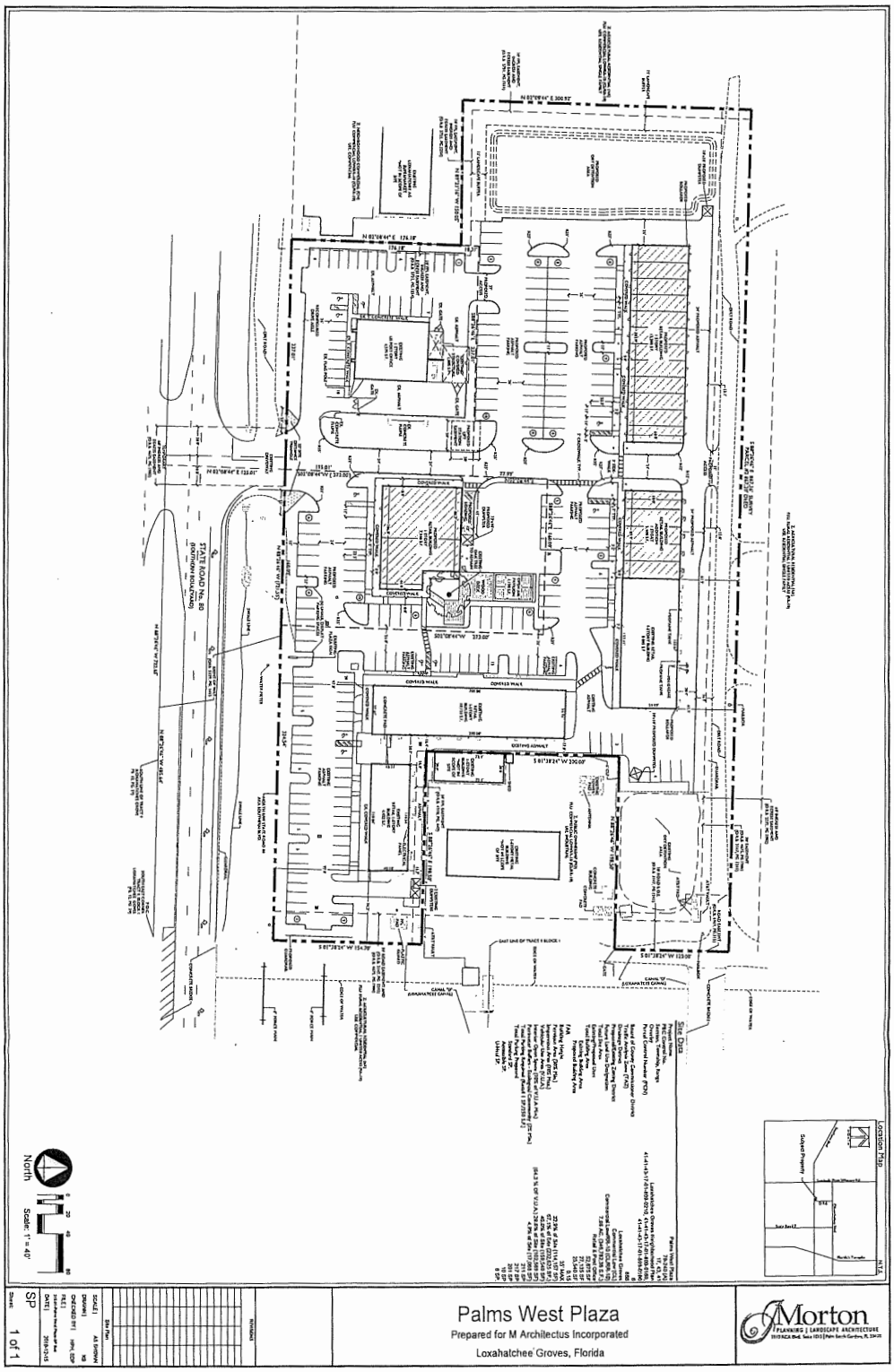


Exhibit 2 – Proposed Site Plan



Two new commercial buildings are proposed; 12,200 sq. ft. and 7,940 sq. ft. In addition, a 5,400 sq. ft. expansion to the existing 8,005 sq. ft. building is proposed. A total of 25,540 sq. ft. of additional building area is proposed.

The total building square footage including existing and proposed additional space is 52,675 sq. ft. All buildings are one- story in height. The certified site plan allows a total of 57, 625 sq. ft. The proposed site plan includes a total of 52,675 sq. ft.; 4,950 sq. ft. less, than the existing final certified site plan. Based on the total 7.96 acre site, the total proposed site plan floor area ratio is 0.152; a reduction from the approved F.A.R. of 0.166.

IV. Support Documents

Item	Content
Proposed Amended Site Plan dated 12/15/2019,	The proposed site plan includes 3 existing commercial buildings (4,422 sq. ft., 10,133 sq. ft., and 8,005 sq. ft.) and the existing U.S. Post Office building (4,575 sq. ft.). Two new commercial buildings are proposed; 12,200 sq. ft. and 7,940 sq. ft. In addition, a 5,400 sq. ft. expansion to the existing 8,005 sq. ft. building is proposed. A total of 52,675 sq. ft. of building area is proposed.
Drainage and Floodplain Statements	Drainage system to consist of exfiltration systems and dry detention areas which will have a legal positive outfall through an existing control structure and outfall to the C-51 Canal. The proposed development was previously permitted per SFWMD Permits 82-72 and 50-01659-S-02. C-51 Basin compensating storage is being met with this project. The SFWMD criteria for this project will be a water control elevation of 10.50 NAVD; minimum road elevation of 14.75 feet NAVD and minimum finished floor elevation of 17.6 NAVD. Road and finished floor criteria will exceed the calculated 5-year and 100-year storms.
Landscape Plan dated 12/15/2019	Existing map and tabular tree inventory (trees to be removed and to be preserved); locations of buffers and landscaped areas; landscape materials by species; location of multi-use trail.
Photometric Plan	Lighting locations and specifications; lumens assessment map.
Architecture	Elevations and floor plans for buildings #1. #2 and #3
FDOT Approval Letter dated 12/18/2019, Traffic Study dated 12/5/2019 and Palm Beach County Traffic Performance Standards review.	FDOT Pre-Application approval for a right-in, left-in, right-out driveway connection to Southern Boulevard. Expansion to generate the following net trips: Average daily – 911 A.M. Peak – 15; P.M. Peak – 83. P.M. Traffic impacts upon several links of Southern Boulevard and Binks Forest Drive are projected. However, the expansion to 6 lanes can accommodate the net trips. PBC Traffic Division finds the development meets the Traffic Performance Standards of PBC. . The TPS letter from Palm Beach County provides a buildout date of December 31, 2024.

V. Staff Report Summary

A. Adjacent Land Uses

Direction	Existing Uses	FLU and Zoning Designations
North	Tangerine Drive (access and drainage easement to LGWCD). Beyond Tangerine Drive are 3 lots (two with a single family residence and one vacant).	Rural Residential 5 FLU and Agricultural Residential AR zoning
South	Southern Boulevard right-of-way, in part and convenience store, in part.	NA – Road right-of-way (in part) and Commercial Low FLU and zoning (in part).
East	"D" Road right-of-way (canal and road), in part, and Loxahatchee Groves Water Control; District Headquarters, in part.	NA – Road right-of-way (in part) and Rural Residential 5 FLU and Agricultural Residential AR zoning (in part)
West	Vacant (in part) and convenience store (in part)	Rural Residential 5 FLU and Agricultural Residential AR zoning (in part) and Commercial Low FLU and zoning (in part).

B. Infrastructure Impacts

Infrastructure Service	Summary
Water/wastewater	Letter from Palm Beach County Water Utilities Department (PBCWUD) stating that PBCWUD is the potable water and wastewater provider for the property. PBCWUD is able to maintain the established level of service for the existing 27,135 sq. ft. center and will be able to accommodate the proposed intensity increase to 52,625 sq. ft. of commercial space.
Surface Water Management	Drainage statement provided (Attachment I of the Site Plan Amendment Application). Legal positive outfall via an existing control structure to C-51 Canal. The existing structure to regulate discharge to SFWMD Equalizing Canals per C-51 Basin discharge criteria. Drainage system to be approved by the Town's Consulting Engineer as part of the land development review process prior to initial building permit.
Solid Waste Disposal	Annual Solid Waste Authority letter confirms disposal capacity available. Applicant to be served by Town Contract Hauler.
Transportation	Traffic Analysis provided by JFO Group, Inc. Study concludes that projected peak-hour traffic will meet Palm Beach County TPS standards. Letter (12/17/2019) from County Traffic Division states that the proposed expansion project meets the PBC TPS with a buildout date of December 31, 2024. FDOT Approval Letter requires access to Tangerine Drive.
Parks and Recreation	Not Applicable – Commercial land use and zoning
Public Schools	Not Applicable – Commercial land use and zoning
FIRE/EMS	Letter from Palm Beach County Fire/Rescue stated that the served by Station #21, located at 14200 Okeechobee Blvd. A letter from Fire/Rescue indicated an estimated response time of 7 minutes, less than the average for this station zone. The site plan amendment will have minimal impact on Fire Rescue services.

C. Environment

Item	Summary
Natural Resources	Property is primarily developed and/or cleared for development. A Landscape Inventory Plan indicating native trees to be preserved, moved or removed is included with the Landscape Plan. A Vegetation Removal Permit is required (Condition of Approval).
Historical Resources	Letter from the County Archaeologist stating that there are no known historic or architecturally significant resources on or within 500 feet of the property
Flood Zone	Zone X-500, per Map # FLU 1.5 of the Comprehensive Plan (Attachment K of the FLUM Amendment Application). Zone X-500 is the area lying between the limits of the 100-year and 500-year flood; or certain areas subject to the 100-year flood with average depths of less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the 100-year flood.

D. Comprehensive Plan Consistency

The subject property currently is assigned Town Future Land Use Map and Zoning designations of Commercial Low (CL). The property was granted a Town-initiated rezoning on December 4, 2012 to Loxahatchee Groves Commercial Low (Town Ordinance 2012-11).

Although the Town's Commercial Low District allows a maximum F.A.R. of 0.10, the previously approved final certified site plan (0.16 F.A.R.) is grandfathered under Paragraph (5) *Transitional Ordinances and Resolutions* of Section 10 *Transition Schedule* of the Town Charter. Section 10 directs that Palm Beach County approval resolutions for the subject property remain in effect until such time that they are rescinded by the Town Council. As a result, the final certified site plan titled "Loxahatchee Country Plaza Phase – 2" and conditions of approval are vested until such time that they are rescinded or amended by the Town Council.

Site Plan SPA 2020--04 which proposes a 52,675 sq. ft. commercial development is consistent, although at a lower intensity, with the 57, 625 sq. ft. commercial center previously approved by Palm Beach County.

Based upon the above, proposed Site Plan Amendment SP (A) 2020-04 is consistent with its current approval, and 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.

E. Zoning Requirements: CL Zoning District

Regulation	Standard	Property/Complies?
Minimum lot size	1 acre	7.96 acres/Yes
Frontage and Access	Paved Collector or Arterial	Southern Blvd./Yes
Minimum frontage/width	150 feet	722 feet/Yes
Minimum depth	150 feet	477 feet/Yes
Maximum Floor-Area-Ratio	0.10	0.15/Yes*
Maximum building and roofed structures lot coverage	25%	18.6%/Yes
Front setback	50 feet	65 feet/Yes
Side setback	25 feet	16.4 feet/Yes**
Side street setback	25 feet	74.2 feet/Yes
Rear setback	50 feet	61.2 feet/Yes***
Minimum pervious area	30%	37%/Yes
Maximum building height	35 feet	35 feet maximum/Yes

* - Complies with Final Certified Site Plan Approval (Maximum F.A.R. of 0.166 per PBC Resolution 88-1546.
** - Existing eastern-most building setback from Lox. Groves Water Control District.
*** - Includes 30 foot Tangerine Drive access easement.

F. Architecture

Architectural plans are included in Exhibit 3. The proposed renovations and development plans are consistent with the following aspects of the Rural Vista Guidelines:

- Wrap-around porch-style colonnades.
- Wall finishes having horizontal line components.
- Metal roofs.
- Siding-style finishes on parapet walls above the roofline.
- Broken parapet wall profiles that provide a vernacular feel to the roof line.

G. Compatibility

An inventory of land uses adjacent to the subject property is presented in Section V.A. The property is bounded by the Tangerine (Pineapple) Drive access and drainage easement to the north. Thirty feet of the easement is located on the property and an additional 30 feet (i.e. total of 60 foot easement) is located to its north. Beyond the easement are 3 AR-zoned properties; two single-family homes and a vacant property.

Southern Boulevard, currently being expanded to a 6-lane section, abuts the property to its south. The Loxahatchee Groves Water Control District offices, in part, and the "D" Road Canal abut the property to its east. To the west are a convenience store (Loxahatchee AG Market), in part and a vacant AR-zoned property, in part.

A review of the subject site 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 behind frontage parcels to the north of Tangerine Drive.

Incorporation of Rural Vista Guidelines design elements and enhanced landscaping and property management provides the Town with an opportunity to establish a rural-style commercial use along Southern Boulevard. Comprehensive Plan directives regarding compatibility with neighboring properties, incorporation of Rural Vista Guidelines directives, and implementation of buffering and screening techniques are used to insure compatibility.

H. Staff Finding and Recommendation

Staff finds the proposed Site Plan Amendment, dated May 20, 2020, consistent with the Town's Comprehensive Plan, ULDC zoning requirements and Site Plan criteria and recommends approval of Site Plan Amendment Application SP(A) 2020-04, subject to the Conditions of Approval presented in proposed Resolution 2020-19.

I. Planning and Zoning Board (PZB) Recommendation

At its August 20, 2020 meeting, PZB voted to recommend approval of SP(A) 2020-04 by a 4 - 1 vote.

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2020-19

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING THE PALMS WEST PLAZA SITE PLAN AMENDMENT, FOR LAND OWNED BY YEE'S CORPORATION AND RICK AND POSTAL PROPERTIES LLC, CONSISTING OF 7.96 ACRES MORE OR LESS, LOCATED AT THE NORTHWEST CORNER OF SOUTHERN BOULEVARD AND "D" ROAD LOXAHATCHEE GROVES, FLORIDA, LEGALLY DESCRIBED IN EXHIBIT "A" TO THIS RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Palm Beach County Board of County Commissioners, on September 27, 1988, adopted Resolution R-88-1546 approving a Special Exception granting approval of a large-scale community shopping center consisting of 57,625 square feet, including the Final Site Plan and Conditions of Approval ; and

WHEREAS, Palm Beach County Zoning Division, on June 10, 2010 approved final administrative revisions to the Final Certified Site Plan; and

WHEREAS, the Loxahatchee Groves Town Council, on December 4, 2012, adopted Ordinance 2012-11 approving the rezoning of the property from Palm Beach County General Commercial (GC) and Planned Commercial Development to Loxahatchee Groves Commercial Low (CL); and

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider applications relating to site plans and amendments to site plans for development on property within the Town; and

WHEREAS, the Council, pursuant to Article 2 (Development Review Process) of the Town of Loxahatchee Groves Unified Land Development Code is authorized and empowered to consider, approve, approve with conditions or deny site plans and site plan amendments; and

WHEREAS, the notice and hearing requirements, as provided for in Article 115 (Public Hearing Notices) of the Town of Loxahatchee Groves Unified Land Development Code have been satisfied; and

WHEREAS, the Town Planning and Zoning Board (P&Z Board), at its meeting of August 20, 2020 recommended approval of the Palms West Plaza Site Plan Amendment Application SP(A) 2020-04 and

WHEREAS, the Palms West Plaza Site Plan Amendment Application SP(A) 2020-04, was presented to the Town Council at a quasi-judicial public hearing conducted on September 22, 2020; and

WHEREAS, the Town Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of Town staff and Town P&Z Board; and

WHEREAS, this approval is subject to Section 155-030 (Effect of approval) of the Town of Loxahatchee Groves Unified Land Development Code (Town ULDC) and other provisions requiring that development commence in a timely manner.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Loxahatchee Groves as follows:

Section 1. Each "WHEREAS" clause set forth above is true and correct and herein incorporated by this reference.

Section 2. The Town Council has considered the findings in the staff report dated September 22, 2020 and Town Planning and Zoning Board recommendation and makes the following findings of fact:

1. Site Plan SP(A) 2020-04 is consistent with the zoning designation assigned by Town Ordinance 2012-11 to the property by the Loxahatchee Groves Town Council, on December 4, 2012.

2. Site Plan SP(A) 2020-04 is consistent with the purposes, goals, objectives and policies of the Town of Loxahatchee Groves Comprehensive Plan and standards for building and structural intensities and intensities of use assigned by Palm Beach County Board of County Commissioners Resolution R-88-1546 adopted on September 27, 1988.

3. Site Plan SP(A) 2020-04 as presented in Exhibit B hereto, complies with relevant and appropriate portions of applicable Town of Loxahatchee Groves land development regulations. This Site Plan, along with conditions of approval, as adopted and presented in Exhibit C hereto, complies with applicable standards imposed on it other provisions of the Town ULDC. The Town Council finds the conditions, as presented in Exhibit C hereto, to be reasonable, and rationally related to the proposed development, and consistent with the Town's character.

3. Site Plan SP(A) 2020-04, as presented in Exhibit B hereto, along with conditions of approval, as adopted and presented in Exhibit C hereto, are compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

4. The proposed design, with conditions as adopted and presented in Exhibit C hereto, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

5. Site Plan SP(A) 2020-04, as presented in Exhibit B hereto, along with conditions of approval, as adopted and presented in Exhibit C hereto, minimize environmental impacts, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.

6. Site Plan SP(A) 2020-04 as presented in Exhibit B hereto, along with conditions of approval presented in Exhibit C, will result in logical, timely and orderly development patterns.

Section 3. The Town of Loxahatchee Groves Unified Land Development Code requires that the action of the Town Council of Loxahatchee Groves be adopted by resolution. Therefore, the Town Council of the Town of Loxahatchee Groves approves the Palms West Plaza Site Plan Amendment SP(A) 2020-04 for the parcel of land legally described in Exhibit A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in Exhibit A, attached hereto and made a part hereof. A copy of the Amended Site Plan, subject to the approved conditions presented in Exhibit C hereto, is attached hereto as Exhibit B and made a part hereof.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall become effective upon adoption.

[The remainder of this page intentionally left blank.]

RESOLVED AND ADOPTED by the Town Council of the TOWN OF LOXAHATCHEE GROVES, Florida this 22nd day of September, 2020.

ATTEST:

_____
TOWN CLERK

APPROVED AS TO LEGAL FORM:

_____
Town Attorney

TOWN OF LOXAHATCHEE GROVES, FLORIDA

_____
Lisa El-Ramey, Mayor

_____
Marg Herzog, Vice Mayor

_____
Phillis Maniglia, Council Member

_____
Robert Shorr, Council Member

_____
Laura Dinowski, Council Member

EXHIBIT A

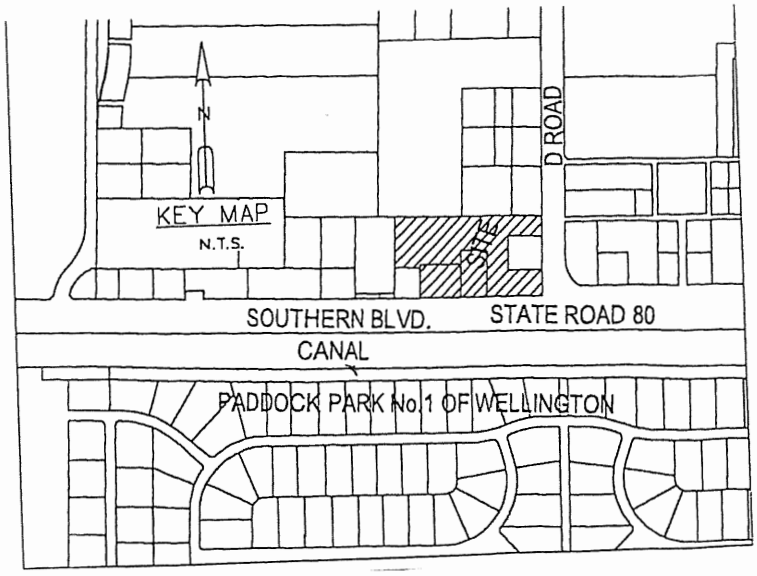
LEGAL DESCRIPTION AND LOCATION MAP

Parcel Control Numbers:

41-41-43-17-01-809-0160,
41-41-43-17-01-809-0190, and
41-41-43-17-01-809-0210

Legal Descriptions of the three parcels applicable to Resolution 2020-19 are presented on the following pages.

LOCATION MAP



DESCRIPTION:
PARCEL 1:
A PARCEL OF LAND IN TRACT 9, BLOCK 1, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 12, PAGE 29, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE, WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 485.64 FEET; THENCE NORTHERLY ALONG A LINE AT AN ANGLE TO THE SOUTH LINE OF SAID TRACT 9 OF 89°24'30", AS MEASURED FROM EAST TO NORTH, A DISTANCE OF 125.01 FEET TO THE POINT OF BEGINNING. THENCE, CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 273.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 160.00 FEET; THENCE SOUTHERLY AT AN ANGLE TO THE PRECEDING LINE OF 89° 24' 30", AS MEASURED FROM WEST TO SOUTH, A DISTANCE OF 273.00 FEET TO A POINT ON A LINE 125.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 9; THENCE, WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.
PARCEL 2:
A PARCEL OF LAND IN TRACT 9, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, AT PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF TRACT 9, BLOCK I, LOXAHATCHEE GROVES, AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #80, (SOUTHERN BOULEVARD); THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #80, A DISTANCE OF 722.65 FEET TO A POINT; THENCE 89°24'30" FROM EAST TO NORTH, A DISTANCE OF 301.19 FEET TO A POINT; THENCE 88°30'00" FROM SOUTH TO WEST, A DISTANCE OF 150.05 FEET TO A POINT; THENCE 88'30'00" FROM EAST TO NORTH, A DISTANCE OF 300.92 FEET TO A POINT IN THE CENTERLINE OF WEST TANGERINE ROAD; THENCE, 90°35'30" FROM SOUTH TO EAST, A DISTANCE OF 867.20 FEET TO A POINT IN THE EAST LINE OF TRACT 9, BLOCK I; THENCE 89°55'45" FROM WEST TO SOUTH, A DISTANCE OF 120.00 FEET TO A POINT; THENCE 90°04'15" FROM NORTH TO WEST, A DISTANCE OF 198.50 FEET TO A POINT; THENCE 90°04'15" FROM EAST TO SOUTH, A DISTANCE OF 200.0 FEET TO A POINT; THENCE 89°55'45" FROM NORTH TO EAST, A DISTANCE OF 198.50 FEET TO A POINT IN THE EAST LINE OF TRACT 9; THENCE 89°55'45" FROM WEST TO SOUTH, A DISTANCE OF' 279.73 FEET TO THE POINT OF BEGINNING.
LESS HOWEVER, THE SOUTHERLY 125 FEET THEREOF FOR ROAD RIGHT-OF-WAY.
ALSO, LESS, A PARCEL OF LAND IN TRACT 9, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 12, AT PAGE 29; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE, WESTERLY, ALONG THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 722.65 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE AT AN ANGLE TO THE SOUTH LINE OF SAID TRACT 9 OF 89°24'30", AS MEASURED FROM EAST TO NORTH, A DISTANCE OF 125.01 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTHERLY, ALONG SAID LINE, A DISTANCE 195.01 FEET TO A POINT; THENCE, EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 237.01 FEET TO A POINT; THENCE, SOUTHERLY AT AN ANGLE TO THE PRECEDING LINE OF 89°24'30", AS MEASURED FROM WEST TO SOUTH, A DISTANCE OF 195.01 FEET TO A POINT ON A LINE 125.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 9; THENCE, WESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 237.01 FEET TO THE POINT OF BEGINNING.

ALSO, LESS, A PARCEL OF LAND IN TRACT 9, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH, FLORIDA, IN PLAT BOOK 12, AT PAGE 29; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE, WESTERLY, ALONG THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 485.64 FEET; THENCE NORTHERLY, ALONG A LINE AT AN ANGLE TO THE SOUTH LINE OF SAID TRACT 9 OF 89°24'30", AS MEASURED FROM EAST TO NORTH, A DISTANCE OF 125.01 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTHERLY, ALONG SAID LINE, A DISTANCE OF 273.00 FEET; THENCE, EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 160.00 FEET; THENCE, SOUTHERLY AT AN ANGLE TO THE PRECEDING LINE OF 89°24'30", AS MEASURED FROM WEST TO SOUTH, A DISTANCE OF 273.00 FEET TO A POINT ON A LINE 125.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 9; THENCE, WESTERLY, ALONG SAID PARALLEL LINE A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH, A TEMPORARY EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 60 FEET IN WIDTH LYING IN TRACT 9, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 12, AT PAGE 29; SAID 60 FOOT WIDE STRIP BEING BOUNDED ON THE SOUTH BY THE SOUTH LINE OF TRACT 9, AND BEING BOUNDED ON THE NORTH BY A LINE 125 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 9; THE CENTERLINE OF SAID 60 FOOT WIDE STRIP BEING SPECIFICALLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE, WESTERLY, ALONG THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 495.64 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTHERLY, ALONG A LINE AT AN ANGLE TO THE SOUTH LINE OF SAID TRACT 9 OF 89°24'30", AS MEASURED FROM EAST TO NORTH, A DISTANCE OF 125.01 .FEET TO THE TERMINUS OF SAID CENTERLINE.
PARCEL 3:
A PARCEL OF LAND IN TRACT 9, BLOCK I LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 12, PAGE 29; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 9;
THENCE, WESTERLY, ALONG THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 722.65 FEET TO A POINT; THENCE, NORTHERLY ALONG A LINE AT AN ANGLE TO THE SOUTH LINE OF SAID TRACT 9 OF 89°-24'-30", AS MEASURED FROM EAST TO NORTH, A DISTANCE OF 125.01 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUE NORTHERLY, ALONG SAID LINE, A DISTANCE OF 195.01 FEET TO A POINT;
THENCE, EASTERLY, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF
237.01 FEET TO A POINT;
THENCE, SOUTHERLY AT AN ANGLE TO THE PRECEDING LINE OF 89°-24'-30", AS MEASURED FROM
WEST TO SOUTH, A DISTANCE OF 195.01 FEET TO A POINT ON A LINE 125.0 FEET NORTH OF, AS
MEASURED AT RIGHT ANGLE TO, AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 9;
THENCE, WESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 237.01 FEET TO THE POINT OF
BEGINNING.

PARCELS 1, 2 AND 3 CONTAINING 346,782 SQUARE FEET/7.9610 ACRES, MORE OR LESS

EXHIBIT B
Palms West Plaza Final Site Plan: SP(A) 2020-04

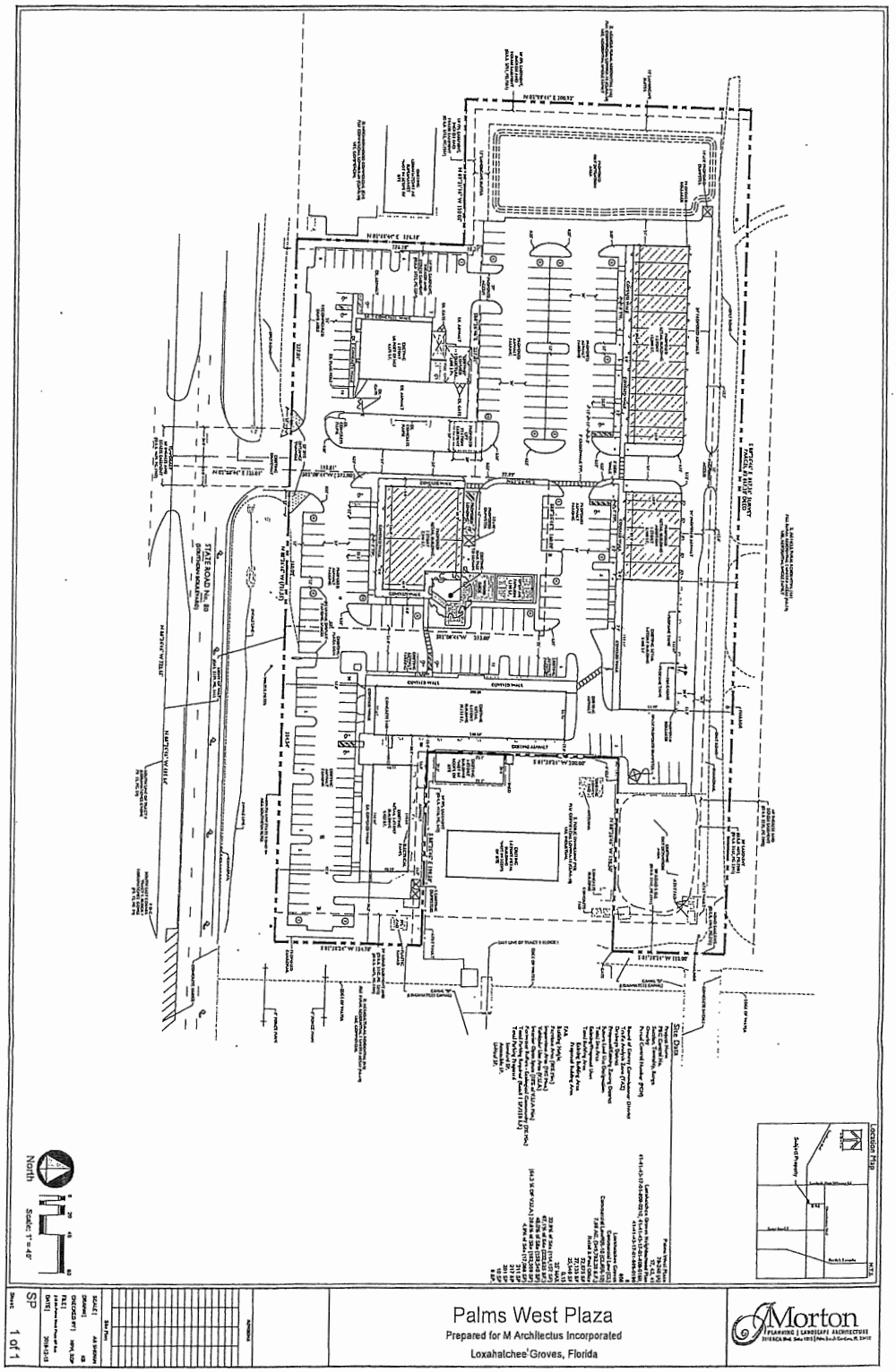


EXHIBIT C
CONDITIONS OF APPROVAL SP (A) 2020-04

GENERAL

1. The conditions of approval herein shall replace the Conditions of Approval in Palm Beach County Resolution R-88-1546, in their entirety, and in 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 the approved Site Plan is dated May 20, 2020. All modifications thereto 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 the commercial development from Tangerine Drive shall be permitted provided that the Owner shall dedicate the 30-foot easement ~~pave/surface, as determined by the Town, Tangerine Drive~~ along the north side of the property to the Town of Loxahatchee Groves ~~"D" Road~~ for the purposes of road and drainage improvements and contribute a payment of $200,000 to the Town of Loxahachee Groves for the purpose of future road and drainage improvements to Tangerine Drive, from "D" Road to the western extent of the property. The $200,000 payment shall be made on, or before issuance of the initial building permit for the 12,200 sq. ft. Phase 2 building, per the Site Plan dated May 20, 2020.

4. The preserve area requirements may be incorporated within project buffer and/or interior open space areas and identified on the Final Landscape 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 Site Plan SP (A) 2020-04: 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 Engineer and Town Manager shall review said permit applications for consistency with the following approved plans Site Plan dated May 20, 2020, Landscape Plan dated December 5, 2019, and Architectural Plans per Attachment J of SP(A) 2020-04..

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.

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 0.152 in order to accommodate a maximum of 52,675 sq. ft. of general commercial, and Post Office uses.

1. Building height shall be limited to one story.

2. Access to Tangerine Drive shall be indicated on the Site Plan. Tangerine Drive iimprovements and maintenance responsibilities shall be determined by the Town.

4. No storage or placement of any vehicles shall be permitted along the rear of the shopping center except in designated spaces or unloading areas.

5. No storage or placement of any materials, refuse, equipment or accumulated debris shall be permitted in the rear of the shopping center.

6. Vehicle or implement repairs shall take place entirely within an enclosed building.

7. No car wash or gasoline sales facilities shall be permitted on the Subject Site.

ARCHITECTURAL

1. Architectural features and elevations shall comply with the "Palms West Plaza Architectural Plans" documents included in Attachment J of SP(A) 2020-04.

2. The rear façade of the shopping center shall be given architectural treatments consistent with the front of the center to avoid an incompatible appearance.

ENGINEERING

1. Consistent with the Palm Beach County Traffic Performance Standards Review (TPS Review) dated December 17, 2019, and incorporated herein by reference, no building permits shall be issued after December 31, 2024 unless: (1) an Executive Order of the Governor of Florida extends the date; or (2) an updated TPS Review is issued by Palm Beach County extending the buildout date.

2. Surface water management system calculations and an irrigation plan shall be included with documents submitted to the Town Engineer for review and approval during the Land Development Review Process.

3. Configuration of access to SR 80 will ultimately be approved by FDOT.

4. A Floodplain Development Application shall be filed with the Town prior to filing the initial building permit application with Palm Beach County.

5. A current surface water management permit, if required, from the South Florida Water Management District must be filed with the Town prior to any land clearing activities.

6. Generation and disposal of hazardous effluents into the sanitary sewerage system shall be prohibited unless adequate pretreatment facilities are approved by the Florida Department of Environmental Protection and the Palm Beach County Water Utilities Department.

LAND CLEARING AND LANDSCAPING

1. Any vegetation 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 vegetation removal permit application, a written statement, supplemented by appropriate graphics, shall be submitted detailing how the requirements of ULDC Section 85-050 (H*) "Preserved/created ecological communities"* are satisfied.

2. Project landscaping shall conform to the Landscape Plan dated December 5, 2019.

EXTERIOR LIGHTING

1. All lighting shall conform to the Photometric Plan dated July 11, 2014.

2. All exterior lighting shall be low intensity and directed downward and away from adjacent properties, shining only on the Subject Site, and contain shields to contain lighting within the property boundaries.

PALM TRAN

1. Not Applicable.

PARKING, LOADING, STORAGE AND DISPLAY

1. The approved Site Plan shall indicate 212 standard and 12 handicap parking spaces. Standard parking spaces shall be sized at 11' x 22.5' unless a variance is approved by the Town Council allowing a smaller size.

2. Paved parking on the property shall not exceed the 201 standard, 10 handicap spaces and 6 U-Haul outdoor storage spaces.

3. Outdoor storage of U-Haul vehicles shall be limited to 6 parking spaces as located on the Site Plan dated May 20, 2020. No additional outdoor storage or display areas shall be permitted unless approved by the Town Council.

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:

- One shopping center free-standing monument signs at the project entrance drive at Southern Boulevard with a maximum sign face of 72 sq. ft.

4. No off-premise sighs shall be permitted on the Subject Site.

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 the provision of central water and wastewater services to the project prior to issuance of the first project expansion building permit.

2. Solid waste collection and disposal shall be accomplished by contract between the Property Owner and the Town's Contract Hauler prior to issuance of the initial certificate of occupancy

3. Buildings of 5,000 sq. ft. and larger shall contain automatic sprinkler systems.

Town of Loxahatchee Groves, Florida
Town Council Agenda Item Report: Noah's Ark
Future Land Use Amendment CPA 2020-02 and Rezoning 2020-03

PREPARED BY Jim Fleischmann September 22, 2020

SUBJECT: Noah's Ark Future Land Use Map (FLUM) and Zoning Map Amendments: Ordinance 2020-09.

1. BACKGROUND/HISTORY:

Problem Statement: The Town Council should review and consider the FLUM and Zoning Map amendment applications.

Problem Solution: Approval, approval with conditions or denial of Ordinance 2020-09.

2. CURRENT ACTIVITY:

The Noah's Ark Preschool property consists of one parcel of record located on Okeechobee Boulevard for a total of 4.88 acres

A Daycare/Preschool (87 Children) and Church Assembly facility (120 seats) of 6,169 sq. ft. was granted Special Exception approval by Palm Beach County prior to incorporation of the Town. The project was approved by the County (DOA 78-31) and built in 1982 (Daycare component only) and 2000 (church component). At the time of approval by the County, daycare and church assembly were permitted special exception uses in the RR 5 Future Land Use category and the AR zoning district. However, under the Town's Comprehensive Plan and ULDC, the appropriate categories are Institutional and Public Facilities future land use and zoning. Thus, the existing development currently contains legal non-conforming uses.

The Applicant has proposed CPA 2020-02 and REZ 2020-03 applications to assign Town future land use and zoning designations of Institutional and Public Facilities to the property. The amendments will make the existing use consistent with the Town's Comprehensive Plan and ULDC.

The P & Z Board reviewed the Site Plan Amendment submittal at its meeting on August 20, 2020. After a lengthy discussion, during which several issues were raised by P& Z members, CPA 2020-02 was recommended for approval (i.e. existing uses only and subject to the Okeechobee greenbelt overlay) by a 4 – 1 vote, and REZ 2020-03 was recommended for approval by a 5-0 vote.

3. ATTACHMENTS:

1. Staff Summary: Noah's Ark Applications CPA 2020-02 and REZ 2020-03; and
2. Ordinance 2020-09

4. FINANCIAL IMPACT:

Work on this project is funded by a Cost Recovery Account funded by the Applicant

5. STAFF RECOMMENDATION: Approval of Ordinance 2020-09 on First Reading.

TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL MEETING
September 22, 2020

STAFF REPORT: NOAH'S ARK DAYCARE AMENDMENTS: FUTURE LAND USE MAP AND ZONING MAP

1. **Comprehensive Plan Map Amendment (CPA) 2020-02; and**

2. **Rezoning (REZ) 2020-03.**

Project Name: Noah's Ark Preschool

Agent: Christen Hutton & Josh Nichols: Schmidt Nichols

Applicant: Preschool Management II, Inc.

Owners: Preschool Management, Inc.

Parcel Control Number (PCN): 41-41-43-17-01-312-0010

Project Location: North side of Okeechobee Blvd. 275 feet west of"D" Road

Size of Property: 4.88 acres.

Current FLU Map Designation: Rural Residential 5 (RR5).

Current Zoning Map Designation: Agricultural Residential (AR).

Existing Use: Existing daycare center/preschool and approved church assembly.

Proposed Land Use Designation: Institutional and Public Facilities (INST).

Proposed Zoning Designation: Institutional and Public Facilities (IPF).

Maximum Development Potential: 21,257 sq. ft. of IPF space (4.88 acres x 43,560 sq. ft. per acre x 0.10 FAR).

History of the Application

The Noah's Ark Preschool property consists of one parcel of record located on Okeechobee Boulevard for a total of 4.88 acres. (Refer to Map 1).

A Daycare/Preschool and Church Assembly facility of 6,169 sq. ft. was granted Special Exception approval (Ref: Exhibit 1) by Palm Beach County prior to incorporation of the Town. The project was approved by the Ccounty (DOA 78-31) and built in 1982 (Daycare component) and 2000 (church component). At the time of approval by the County, daycare and church assembly were permitted special exception uses in the RR 5 Future Land Use

category and the AR zoning district. However, under the Town's Comprehensive Plan and ULDC, the appropriate categories are Institutional and Public Facilities future land use and zoning. Thus, the existing development currently contains legal non-conforming uses.

Although non-conforming, the existing County approval, per the Town Charter, has been honored by Loxahatchee Groves. The current Town future land use and zoning designations are Rural Residential 5 (RR 5) an Agricultural Residential (AR) respectively, while the appropriate designations are Institutional and Public Facilities.

Current Applications Summary

Daycare/Preschool and Church Assembly are not permitted uses in either the Town's Rural Residential 5 (RR 5) land use category or Agricultural Residential (AR) zoning district, both of which are currently assigned to Subject Site. In order to gain consistency with the Town's Comprehensive Plan and ULDC and receive consideration of any additional approvals, appropriate Town future land use and zoning designations should be assigned to the property.

To attain compliance with the Comprehensive Plan and Unified Land Development Code (ULDC), future land use and zoning map amendments to Institutional and Public Facilities are necessary. In order to attain Comprehensive Plan and zoning consistency, the Applicant has proposed following amendments:

1. Comprehensive Plan Amendment (CPA 2020-02): Future Land Use Map (FLUM) amendment from Rural Residential 5 (RR 5) to Institutional and Public Facilities.

The proposed amendment will allow the existing use to gain compliance with the Comprehensive Plan by assigning the appropriate Future Land Use designation (Institutional and Public Facilities) to the property. Further, the existing Floor-Area-Ratio (F.A.R.) of the property is 0.029; is substantially less that the 0.10 maximum allowed in the Institutional and Public Facilities future land use category.

2. Zoning Map Amendment (REZ 2020-03): Zoning Map amendment from Agricultural Residential (AR) to Institutional and Public Facilities.

Assuming the Institutional and Public Facilities future land use designation is assigned to the property, the proposed Zoning Map amendment to Institutional and Public Facilities. will create consistency between the Future Land Use and Zoning designations, and allow the Applicant to propose amendments to the approved site plan.

Map 1 Noah's Ark Site Location

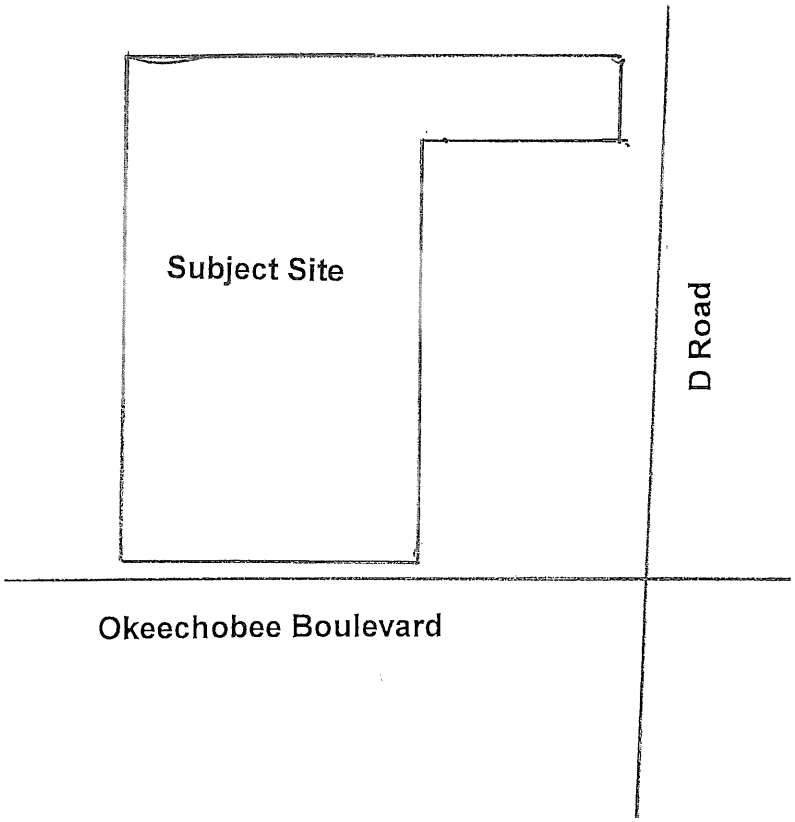
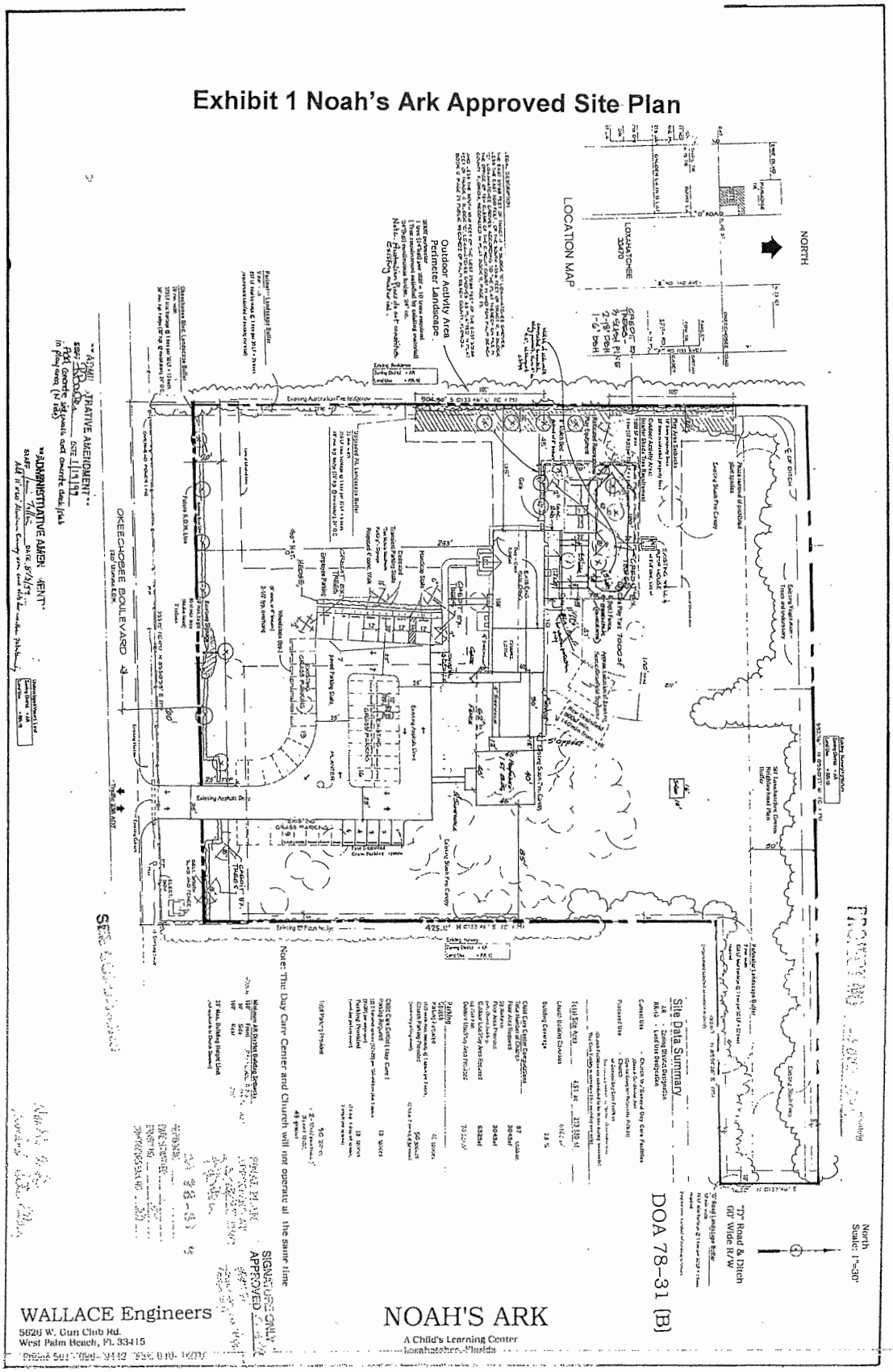


Exhibit 1 Noah's Ark Approved Site Plan



Staff Findings and Recommendations

Proposed Future Land Use Map and Zoning Map amendments are presented in Exhibits 2 and 3. Following a review of the applications, Town staff finds Amendments CPA 2020-02 and REZ 2020-03 to be consistent with the intent of the Comprehensive Plan and Unified Land Development Code and direction provided by previous the Palm Beach County approval. Based upon these findings, staff recommends the following:

1. Approval of CPA 2020-02 by the Local Planning Agency (Ref: Exhibit 2); and

2. Approval of Rezoning Application REZ 2020-03 by the Planning and Zoning Board (Ref: Exhibit 3).

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

1. CPA 2020-02 Application by the LPA: The LPA, at its meeting on August 20, 2020 recommended approval of CPA 2020-02, by a 4 – 1 vote, subject to the following finding and conditions of approval:

1. The LPA finds that the existing use of the property is institutional. As a result, an Institutional and Public Facilities (IPF) Future Land Use designation is appropriate in order to gain consistency with the Comprehensive Plan; and

2. The owner shall provide a 40-foot to 50-foot recorded greenbelt buffer easement on his property along Okeechobee Boulevard, subject to approval of the proposed Okeechobee Rural 5 Overlay, for future use as a multi-use recreation trail

2. REZ 2020-02 Application by the PZB: The PZB at its meeting on August 20, 2020 recommended approval of REZ 2020-02, by a 5 – 0 vote,

Town Council Action

Quasi-Judicial public hearing to consider approval of CPA Amendment 2020-02 and REZ 2020-02 in a single ordinance; Ordinance 2020-09.

Exhibit 2 Noah's Ark Future Land Use Map Amendment CPA 2020-02:

Rural Residential 5 to Institutional and Public Facilities

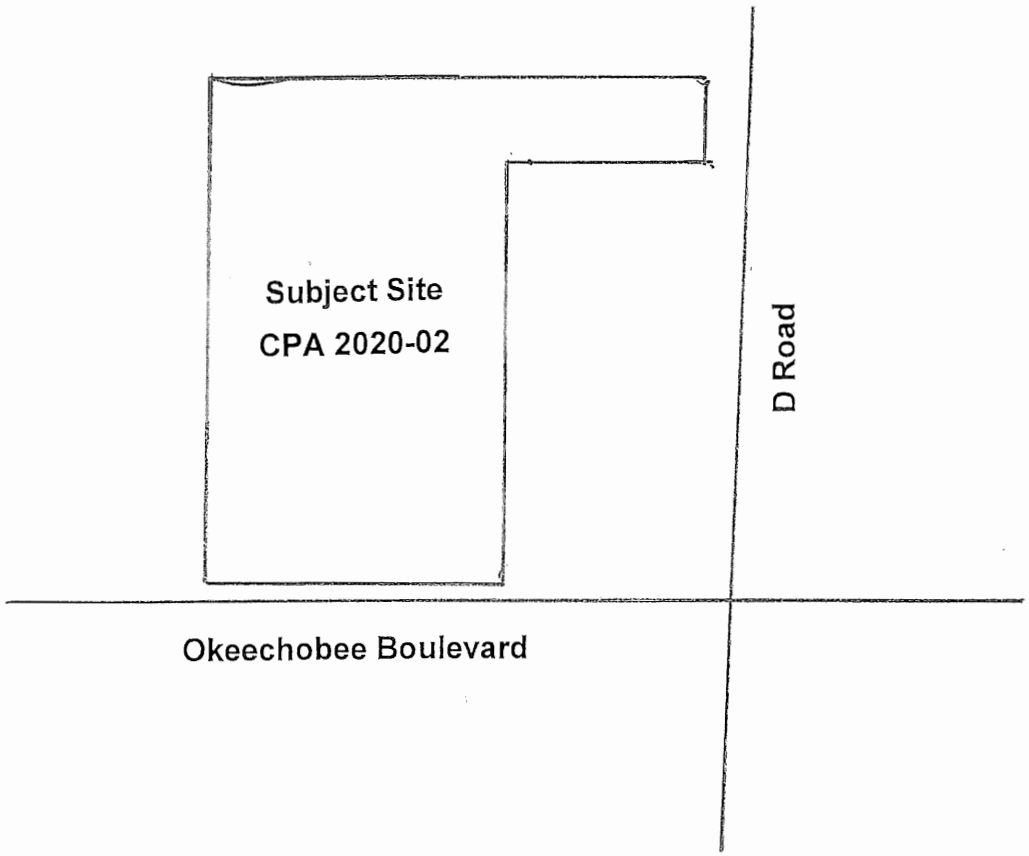
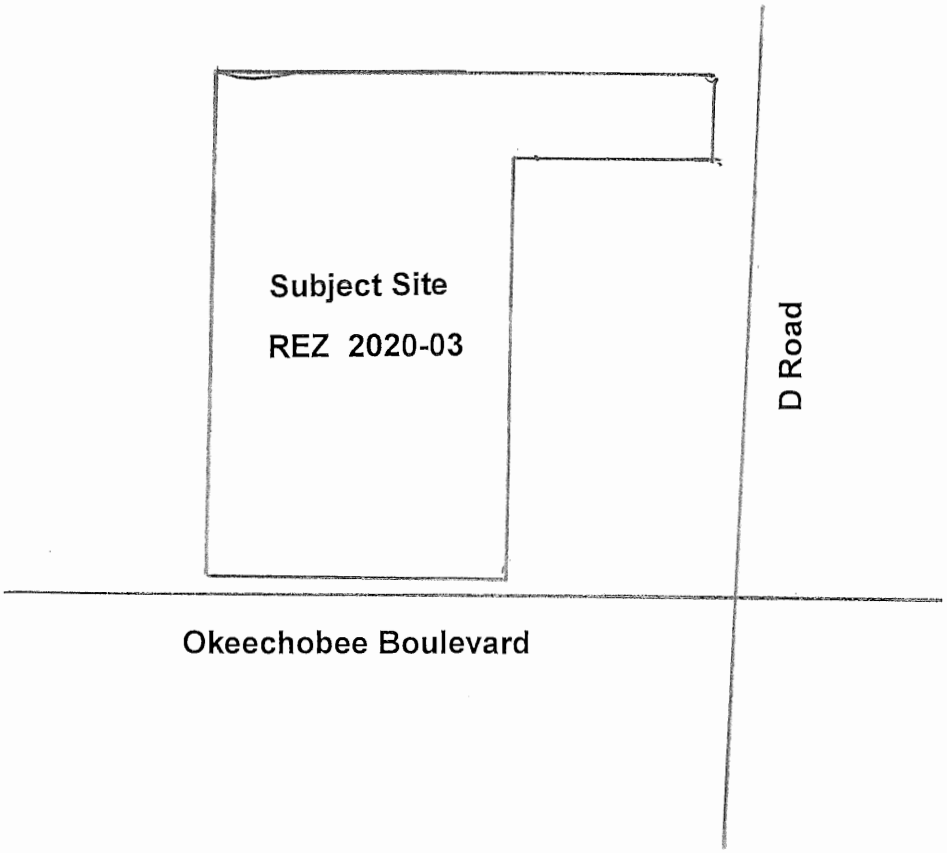


Exhibit 3 Noah's Ark Zoning Map Amendment REZ 2020-03:

Agricultural Residential to Institutional and Public Facilities



ORDINANCE NO. 2020-09
NOAH'S ARK
FUTURE LAND USE AMENDMENT AND REZONING

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ASSIGNING "INSTITUTIONAL AND PUBLIC FACILITIES" FUTURE LAND USE MAP AND ZONING MAP DESIGNATIONS ON THE TOWN OF LOXAHATCHEE GROVES FUTURE LAND USE MAP AND ZONING MAP TO THE FOLLOWING PARCEL OF LAND: THE 4.88 ACRE MORE OR LESS PARCEL OF LAND OWNED BY PRESCHOOL MANAGEMENT II INC LOCATED AT 14563 OKEECHOBEE BOULEVARD, LOXAHATCHEE GROVES, FLORIDA 33470 BEING MORE FULLY DESCRIBED IN EXHIBIT "A" HERETO; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Petitioner, Preschool Management II, Inc., constituting the fee simple title holder of the 4.88 acre, more or less (Subject Property), parcel of land located at 14563 Okeechobee Boulevard, Loxahatchee Groves, Florida 33470, has voluntarily petitioned the Town of Loxahatchee Groves, Florida to assign Town Future Land Use and Zoning designations to Subject Property; and

WHEREAS, the existing Future Land Use and Zoning designations assigned to Subject Property are Rural Residential 5 (RR 5) and Agricultural Residential (AR); and

WHEREAS, the Loxahatchee Groves Local Planning Agency (LPA) conducted a public hearing on August 20, 2020, as required by Florida Statutes to consider the request for approval by the Town of a Small-Scale Amendment to revise the Future Land Use Map designation of Subject Property from RR 5 to Institutional and Public Facilities (INST). At the public hearing, the LPA recommended approval of said proposed Small-Scale Amendment; and

WHEREAS, the Loxahatchee Groves Planning and Zoning Board (PZB) conducted a public hearing on August 20, 2020, as required by Town Ordinance 2011-011, to consider approval by the Town of a revision to the Zoning Map designation of Subject Property from AR to Institutional and Public Facilities (IPF). At the public hearing, the PZB recommended approval of said proposed Zoning Map revisions; and

WHEREAS, the Town Council of the Town of Loxahatchee Groves has determined that granting the request for the assignment of a Future Land Use designation of Institutional and Public Facilities (INST), and a Loxahatchee Groves Zoning designation of of Institutional and Public Facilities (INST)I serves a valid public purpose.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Loxahatchee Groves as follows:

Section 1. Findings. The Town Council finds the above statements are true and correct and serve as the basis for consideration of this Ordinance.

Section 2. Future Land Use. The Future Land Use Map designation of Said Property, as described in Exhibit A, attached hereto, in the Town's Comprehensive Plan shall be established as Institutional and Public Facilities, and the Town's Future Land Use Map shall be amended to reflect such. Until such time as the appeal period as provided by law, but not sooner than 31 days following the effective date of this Ordinance, all development of Subject Property shall be subject to the requirements of Chapter 171.062(2), Florida Statutes, the same stating that the Palm Beach County Land Use Plan, zoning and Subdivision regulations shall apply.

Section 3. Zoning. Concurrent with said Future Land Use designation, the Zoning Map designations of Subject Property on the Town of Loxahatchee Groves Official Zoning Map shall be established as Institutional and Public Facilities, subject to the approval and appeal period stated in Section 2, above.

Section 4. Directions to the Town Manager and Town Clerk. The Town Manager is hereby authorized and directed to forthwith cause the designations of land use and zoning of Subject Property, as described in Exhibits B and C, attached hereto, as set forth in Sections 2 and 3 of this Ordinance, to be shown on the on the Town of Loxahatchee Groves Future Land Use Map and Official Zoning Map.

Section 5. Repeal of Conflicting Ordinances. All ordinances, resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of their conflict herewith.

Section 6. Severability. If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective as provided by law, without limitation, as provided in Section 163.3187(5) (c) (c), Florida Statutes.

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PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS _____DAY OF _____, 2020.

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

	Aye	Nay	Absent
LISA EL-RAMEY, MAYOR	☐	☐	☐
MARG HERZOG, VICE MAYOR	☐	☐	☐
PHYLLIS MANIGLIA, COUNCIL MEMBER	☐	☐	☐
ROBERT SHORR, COUNCIL MEMBER	☐	☐	☐
LAURA DANOWSKI, COUNCIL MEMBER	☐	☐	☐

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS _____ DAY OF _____ 2020.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

_____
Lisa El- Ramey, Mayor

ATTEST:

_____
, Town Clerk

_____
Marg Herzog, Vice Mayor

_____
Phillis Maniglia, Council Member

APPROVED AS TO LEGAL FORM:

_____
Town Attorney

_____
Robert Shorr, Council Member

_____
Laura Danowski, Council Member

EXHIBIT A

LEGAL DESCRIPTION AND LOCATION MAP

The following Legal Description is applicable to Ordinance 2020-09:

A. DESCRIPTION:

LOXAHATCHEE GROVES E 591.88 FEET OF TRACT 12 (LESS EAST 200 FEET OF SOUTH 435.6 FEET AND SOUTH 10 FEET OF WEST 391.88 FEET OF EAST 591.6 FEET) BLOCK C.

TOTAL ACREAGE
4.88 ac

B. LOCATION MAP:

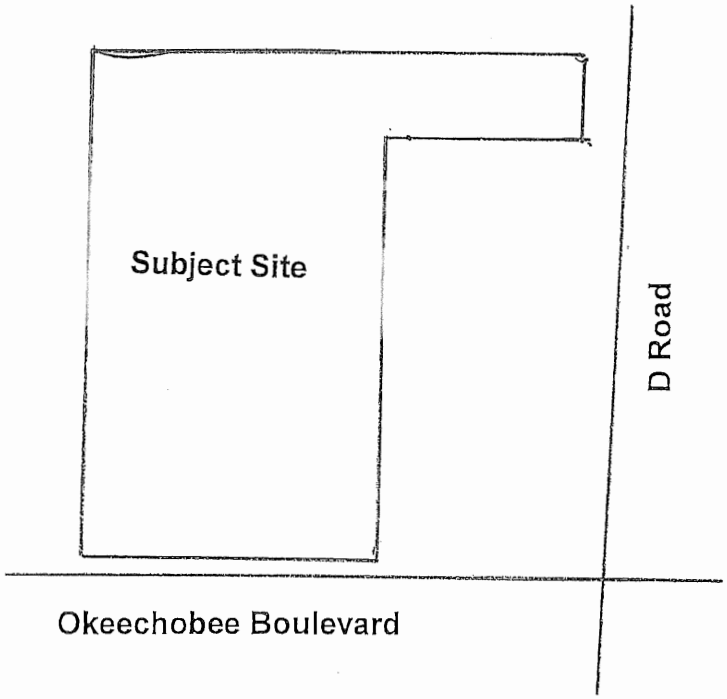


EXHIBIT B

CPA 2020-02 SMALL-SCALE FLU MAP AMENDMENT

From: Residential 5 (RR5)
To: Institutional and Public Facilities (INST)

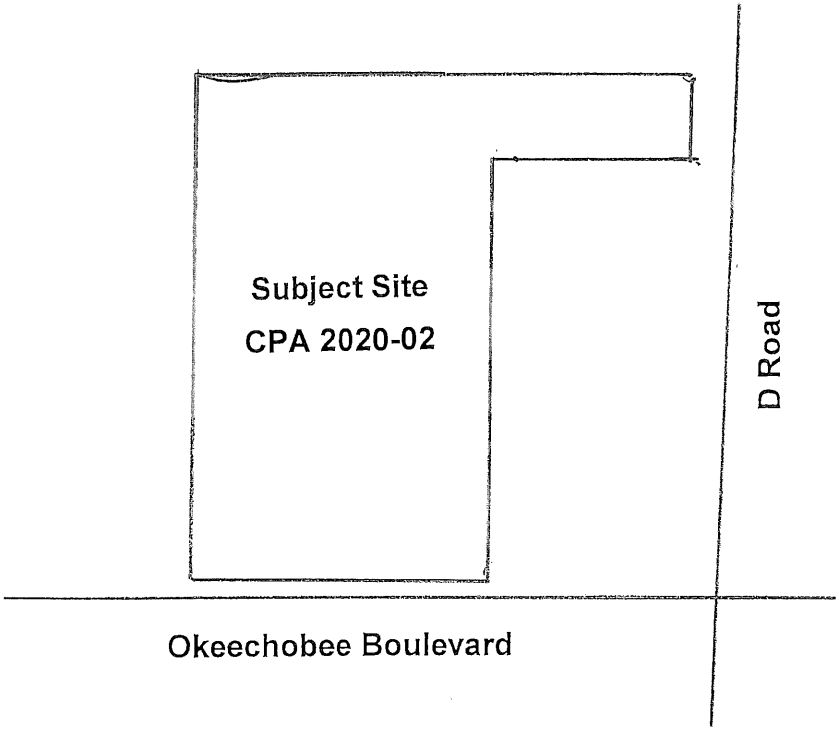
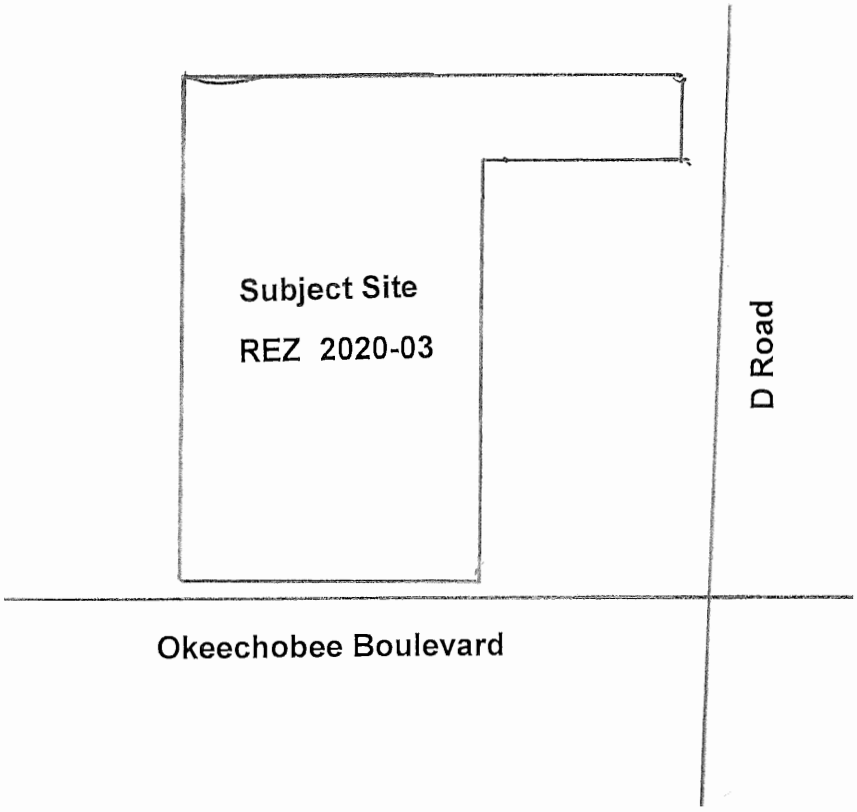


EXHIBIT C

REZ 2020-03 ZONING MAP AMENDMENT

From: Agricultural Residential (AR)
To: Institutional and Public Facilities (IPF)