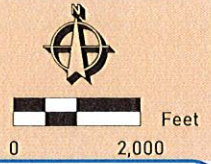




# Town of Loxahatchee Groves

## Future Land Use Map FLU 1.10

September 2021



Okeechobee Rural 5 (RR5) Overlay Boundary

**Legend**

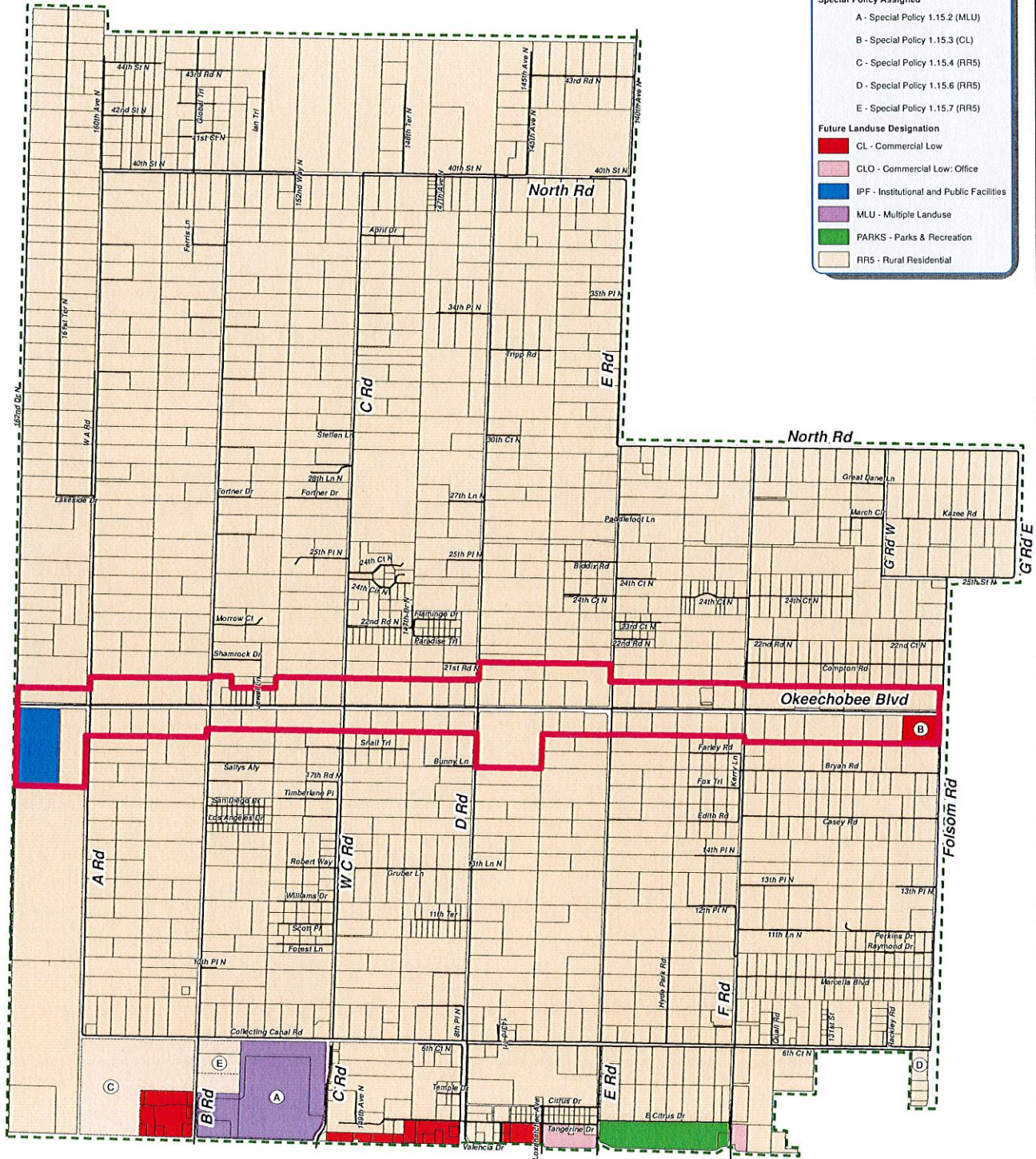
- Municipal Boundary
- Roadway
- Parcels In City

**Special Policy Assigned**

- A - Special Policy 1.15.2 (MLU)
- B - Special Policy 1.15.3 (CL)
- C - Special Policy 1.15.4 (RR5)
- D - Special Policy 1.15.6 (RR5)
- E - Special Policy 1.15.7 (RR5)

**Future Land Use Designation**

- CL - Commercial Low
- CLO - Commercial Low: Office
- IPF - Institutional and Public Facilities
- MLU - Multiple Landuse
- PARKS - Parks & Recreation
- RR5 - Rural Residential



ORDINANCE 2020-03



## Okeechobee Boulevard Future Land Use Element Text Amendments

### Policy 1.1A.1:

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

- a) Designation, in cooperation with Palm Beach County, of the section of Okeechobee Boulevard within Loxahatchee Groves a Rural Parkway; specifically 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 Folsom Road and the Letter Road intersections with Okeechobee Boulevard.
- c) Implementation and enforcement of reduced speed limits.

*1.16 Objective: Insure compatible, Low impact uses on properties with frontage on Okeechobee Boulevard by establishing and implementing the Okeechobee Rural 5 Overlay (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 pursuant to Policy 1.16.2 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 stated otherwise by the provisions of this Comprehensive Plan.

### Policy 1.16.2:

Low impact development within the OR 5 Overlay may be granted by Category A Special Exception and Site Plan approvals pursuant to ULDC Sections 170-010(B) and 155-005 only in accordance with designated uses within the following six categories:

- (1) Residential and non-residential principal and accessory uses permitted on conforming and legal non-conforming parcels within the Town's Agricultural Residential (AR) zoning district.
- (2) Agricultural retail uses not co-located on a bona fide agriculture property including: Agriculture products, including hay, feed, bedding, etc.; retail nursery; lawn and garden sales and services; farmer's market (generally year-round operation five to seven days per week); green market (seasonal and/or weekend operation); and Agri/Eco Tourism, including educational and event venues and tours.
- (3) Low impact commercial uses, including saddle shop/leather goods; coffee shop/breakfast and lunch; family-style restaurant; farm-to-table

restaurant; specialty foods (ice cream, yogurt, bakery, butcher, etc.); florist; bed and breakfast; Residential Enterprise; landscape service; and pet grooming,

- (4) Community Serving Uses: Town Center; multi-purpose arena; botanical gardens; and park/public events.
- (5) Historical Legacy Uses, as approved by the Town Council. Certain uses that were in existence as of December 31, 2020 within the OR 5 Overlay are not contained in the table of permitted uses in the Agricultural Residential (AR) zoning district or Policies 1.16.2. (1) – (4), above. Such uses, referred to as "Okeechobee Overlay Historical Legacy Uses", may be allowed to continue to exist, subject to the following:

- (a) The property owner/operator shall apply for a Category A Special Exception and Site Plan approvals pursuant to ULDC Sections 170-010(B) and 155-005;

- (b) The use does not present a threat to public health or safety.

- (c) If the property is currently the subject of a Town code enforcement action, the code violation shall be resolved during the Special Exception and Site Plan approval processes.

- (d) The property owner shall submit an affidavit: (1) limiting the continued operation of the existing business to the current owner/operator; (2) agreeing not to diversify or expand the existing business; (3) agreeing to maintain an active annual Town local business tax receipt; (4) acknowledging that, in the event of the transfer of the property to a new owner the right to operate the use shall cease; and (5) agreeing to Site Plan Conditions of Approval approved by Town Council including, but not limited to, landscaping and buffering, access, parking, hours of operation, noise generation, location of the business activities upon the property, number of on-site employees, clients or customers allowed, deliveries, waste disposal, proof of insurance, etc.

- (e) Uses determined by the Town Council to be non-compliant with Articles 45: Property Maintenance and/or Article 50: Public Nuisances shall not be eligible for designation as an Okeechobee Overlay Historical Legacy Use under this section unless and until such maintenance and nuisance issues are resolved to the satisfaction of the Town Council.

- (6) Multiple Uses, including combinations of (1) – (4), above.



Policy 1.16.3:

The Maximum Floor-Area-Ratio of a development within the OR 5 Overlay, with the exception of residential and agriculture uses which shall comply with AR zoning district standards shall not exceed 0.10 with a maximum of 25,000 sq. f t. of building per parcel.

Policy 1.16.4:

The following business and design standards shall apply to non-residential uses in the OR-5 Overlay.

- (1) The business shall not alter the identity of the OR-5 Overlay in a way that detracts from its rural character.
- (2) The business shall contribute to a diverse and appropriate blend of businesses in the OR-5 Overlay.
- (3) The business shall promote and foster the local economic base as a whole.
- (4) The business will be compatible with existing surrounding uses.
- (5) The business is designed and will be operated in a nonobtrusive manner to preserve the Town's rural character and ambiance and the intensity of use is appropriate given the uses permitted on the site and on adjoining sites.
- (6) The business meets all of the following fixed design criteria:
  - (a) Uses permitted pursuant to Policy 1.16.2 (2) – (6) shall comply with ULDC design requirements applicable to all developments in Loxahatchee Groves, including commercial standards for the following: Setbacks; height; parking; and signage. Pervious parking for required spaces may be considered by the Town Council.
  - (b) The following shall be incorporated within each OR-5 Overlay development approval: Front (Okeechobee Boulevard) – 50-foot wide equestrian/recreation easement including a 20-foot landscape buffer ; rear – 100-foot wide buffer; side – 25-foot buffer; side street – 50-foot buffer.
  - (c) Corporate advertising shall not be used which is visible from Okeechobee Boulevard.
  - (d) Exterior building facade and colors shall comply with the requirements of the OR-5 Overlay additions to Rural Vista Guidelines as amended.
  - (e) Signage shall be designed to be in harmony with architectural features and elements of the building as approved by the Town and consistent with the requirements of the OR-5 Overlay additions to Rural Vista Guidelines as amended.
  - (f) No drive thru windows shall be used.

Policy 1.16.5:

The owners of parcels within the OR 5 Overlay with minor non-conformities, including lot size, F.A.R., setbacks, density, signage, etc. 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

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)		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.
<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.

Land Use Category	Density	Intensity (Maximum Floor Area Ratio)	Uses
<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>OKEECHOBEE RURAL 5 OVERLAY</b>			
<b>Okeechobee Rural 5 (OR 5) Overlay</b>	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.