



Town of Loxahatchee Groves

Town Council Workshop

Tuesday, March 20, 2012 at 7:30 p.m.

Loxahatchee Groves Water Control District, 101 West "D" Road

Mayor David Browning (Seat 4)
Vice Mayor Ryan Liang (Seat 3)
Councilman Tom Goltzené (Seat 5)
Councilman Ronald. D. Jarriel (Seat 1)
Councilman Jim Rockett (Seat 2)

Town Manager Mark Kutney
Town Clerk Janice M. Moore
Town Attorney Michael D. Cirullo, Jr.

PUBLIC NOTICE/AGENDA

1. OPENING

- a. Call to Order & Roll Call
- b. Pledge of Allegiance & Invocation

2. DISCUSSION OF DEVELOPMENT PROPOSALS OF SIMON PROPERTY

- a. Loxahatchee Groves Commons
 - Bob Bentz, Land Design South
- b. Palm Beach State College
 - Collene Walters, Urban Design Kilday Studios
 - Bernard Zyscovich, Zyscovich Architects
 - Alan Gerwig, Alan Gerwig & Associates, Inc.

3. OPEN DISCUSSION

4. PUBLIC COMMENT

5. WRAP- UP

6. ADJOURNMENT

Comments Cards: Anyone from the public wishing to address the Town Council must complete a Comment Card before speaking. This must be filled out completely with your full name and address and given to the Town Clerk. During the meeting, before public comments, you may only address the item on the agenda in which is 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.



Our File Number: 33748.1
Writer's Direct Dial Number: (561) 650-0719
Writer's E-Mail Address: jlong@gunster.com

March 13, 2012

Mark A. Kutney, AICP, ICMA-CM
Town Manager
Town of Loxahatchee Groves
14579 Southern Blvd., Suite 2
Loxahatchee, FL 33470

Re: Palm Beach State College ("PBSC")
Development Regulation and Design Guidelines Matrices

Dear Mark:

Enclosed you will find two matrices comparing the proposed development regulations for Palm Beach State College with the requirements and desires of the Town. The first matrix compares the adopted Loxahatchee Groves Unified Land Development Regulations ("ULDC") to the State of Florida Building Code 2007, State of Florida Regulation for Educational Facilities, Loxahatchee Groves Comprehensive Plan, PBSC Master Site Development Plan and the PBSC Design Guidelines ("Campus Regulations"). The second matrix compares the Loxahatchee Groves Rural Vista Design Guidelines ("Vista") to the Campus Regulations.

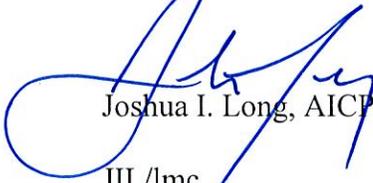
The ULDC/Campus Regulations matrix demonstrates how specific development regulations for Agricultural Residential ("AR") Zoning are addressed by the Campus Regulations, the matrix reveals corresponding policy or policies for each Loxahatchee Groves development regulation. The Vista/Campus Regulations matrix demonstrates how the future campus design addresses and/or incorporates (where feasible) certain aspects of the Town's recommended design guidelines.

Consistent with its other campuses, and with the Palm Beach Gardens Campus as a model, Palm Beach State College intends to build a campus which is sympathetic with the character of the community and respectful to the existing native habitat. You will notice, for example, that several times throughout the design guidelines, we have referenced the character of Loxahatchee Groves as the guide for the development.

Mark A. Kutney, AICP, ICMA-CM
March 13, 2012
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We hope that these matrices provide you an easy comparison for review. We will also be presenting some of the detail of the proposed development at the workshop next week, which should be helpful in explaining these as well. In the meantime, please do not hesitate to contact us if you would like to discuss.

Best regards,

A handwritten signature in blue ink, appearing to read "Joshua I. Long". The signature is stylized with a large loop at the beginning and a long, sweeping tail.

Joshua I. Long, AICP

JIL/lmc
Enclosures

Cc: Client
Brian M. Seymour, Esq.
Collene W. Walter, RLA, ASLA, AICP, LEED AP

WPB_ACTIVE 5034696.1

Palm Beach State College Campus at Loxahatchee Groves

Town of Loxahatchee Groves / Development Regulation Comparison Charts

	REGULATION	Town of Loxahatchee Groves ULDC	PBSC New Campus Governance
		AR ZONING	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Property Development Regulations	Lot Size	Min. 5 Acres	75 acres
	Lot Dimension (Frontage and Depth)	Min. 200' Frontage and Depth	1,162' Frontage/ 1,008' Depth
	Lot Coverage	Max. 15%	<u>SFWMD and Loxahatchee Groves WCD</u> regulate retention and pervious/impervious area.
	Floor Area Ratio	Comprehensive Plan (RR-5): Max. 20%	<u>Comprehensive Plan</u> (RR-5): Max. 20%
	Pervious Area	Min. 70%	<u>SFWMD and Loxahatchee Groves WCD</u> regulate retention and pervious/impervious areas.
	Building Setbacks Building Height	Minimums: Front setback: 100' Rear setback: 50' Max. 35'	Side setback: 50' Side Street setback 80'
Parking & Loading	Number of parking spaces required to serve the use.	ULDC does not address parking requirements for College or University uses.	<u>SREF: Chapter 5(2)(f)10 Vehicle Parking Areas</u> and <u>FBC 2007/2009, Chapter 4, Section 423.10.2.8 Minimum Parking Requirements</u> Students: One (1) Space for Two (2) Students Faculty & Staff: One (1) Space for each member Visitor Parking : One (1) Space per 100 students Handicap spaces: per <u>FBC: Chapter 11</u> , Florida Accessibility Code for Building Construction
	Accessible parking spaces	ULDC does not address number of accessible parking spaces required.	<u>SREF: Chapter 5(2)(f)10.c.</u> and <u>Chapter 11-4.1.2(5) Florida Accessibility Code for Building Construction (FACBC), Section 11, FBC Required Minimum Number of Accessible Spaces</u> 1-25 spaces = 1 accessible space 151-200 6 accessible spaces 6-50=2 accessible spaces 201-300=7 accessible spaces 51-75=3 accessible spaces 301-400=8 accessible spaces 76-100=4 accessible spaces 401-500=9 accessible spaces 101-150=5 accessible spaces 501-1000=2% of total 1001 and over=20 accessible spaces plus 1 space for each 100 spaces over 1000 spaces <u>FBC 2007/2009, Chapter 4, Section 423.10.2.8.7 Accessible Parking.</u> Parking spaces designated for persons with disabilities shall comply with the ADA, Chapter 11 of the Florida Building Code, Building, and Section 316.1955, Florida Statutes.
	Standard Parking Stall Dimension	Min. 11' x 22.5'	<i>The PBSC standard parking stall dimension is 10' x 20' and space size is no less than 9.5' x 18'. PBSC will accommodate the needs of its students and adjust parking space dimensions if needed.</i>

	REGULATION	Town of Loxahatchee Groves ULDC	PBSC New Campus Governance
		AR ZONING	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Parking & Loading	Handicap Parking Stall Dimension	Min. 14' x 22.5	<u>Chapter 11-4.6.3 FACBC.</u> Each parking space must be no less than 12 feet wide. Parking access aisles must be no less than 5 feet wide and must be part of an accessible route to the building or facility entrance. Two accessible spaces may share a common access aisle. The access aisle shall be striped diagonally to designate it as a no-parking zone. Curb ramps must be located outside of the disabled parking spaces and access aisles. <u>FBC 2007/2009, Chapter 4, Section 423.10.2.8.7 Accessible Parking.</u> Parking spaces designated for persons with disabilities shall comply with the ADA, Chapter 11 of the Florida Building Code, Building, and Section 316.1955, Florida Statutes.
	Drive Aisles	Min. One Way - 12' / Two Way - 24', with 10' setback from a property line	<u>SREF: Chapter 5(2)(f): Walks, Roads, Drives and Parking Areas.</u> Requirements for design and construction of driveways and other circulation systems. <u>FBC 2007/2009, Chapter 4, Section 423.10.2 Walks, Roads, Drives, and Parking Areas.</u> Walks, roads, drives, and parking areas on educational and ancillary sites shall be paved. Roads, drives, and parking areas shall be in compliance with Department of Transportation (DOT) road specifications and striped in compliance with DOT paint specifications. All paved areas shall have positive drainage. <u>FBC 2007/2009 Chapter 4, Section 423.10.2.5 Roads and Streets.</u> Educational and ancillary site access shall consist of a primary road and another means of access to be used in the event the primary road is blocked. Stabilized wide shoulders of the primary road, unobstructed by landscaping, planters, light fixtures, poles, benches, etc., which allow a third lane of traffic, may satisfy the requirement for the other means of access. Driveways shall not completely encircle a school plant, to allow student access to play areas without crossing roads; vehicular and pedestrian traffic shall not cross each other on the site; bus driveways and parent pick-up areas shall be separated.
	Loading	ULDC does not specifically address loading for College or University use. For uses not specifically mentioned, the loading requirements for the most similar use shall be used as determined by the Town Manager.	<i>PBSC will provide loading areas to meet the needs of the building it is serving. The size and location of the loading area will be determined by the use and layout of the building. All loading areas will be appropriately screened.</i>
Signage	Exterior Signage	Identification signs, building wall sign, changeable copy signs, directional signs, directory signs, general information signs, and public service signs are not listed as permitted in AR district.	<u>SREF: Chapter 5(2)(b) Exterior Signage.</u> Requirements for design and construction of signs. <u>FBC 2007/2009, Chapter 4, Section 423.10.6 Exterior Signage.</u> All permanent and free-standing exterior signs shall be designed to withstand appropriate wind loads. Illuminated signs shall comply with the electrical and installation requirements of the Florida Building Code and Uniform Fire Safety Standards as adopted by the State Fire Marshal. Addressed in the <u>Design Guidelines</u> "Signage".
	Illumination	No illumination permitted of any sign located within a residential district.	<u>SREF: Chapter 5(2)(b)4 Exterior Signage.</u> External illumination of signs complies with NFPA 70, the National Electric Code (NEC).

	REGULATION	Town of Loxahatchee Groves ULDC	PBSC New Campus Governance
		AR ZONING	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Outdoor Lighting	Standards	<p>Overspill shall not exceed 0.1 fc at grade level property line.</p> <p>Vehicular use areas - max pole height 25', sharp cut-off.</p> <p>Glare control shall be achieved by height, fixtures, shields, baffles, intensity, placement and angle, not vegetation.</p> <p>Controlled, automatic lighting shut-off in open air parking areas 11:00pm until Dawn.</p>	<p><u>FBC 2007/2009, Chapter 4, Section 423.10.3 Site Lighting</u></p> <p>Pole heights vary per spacing, fixtures, footcandles.</p> <p>Parking entrances/exits = min. two (2) footcandles.</p> <p>Parking areas = minimum one (1) footcandle.</p> <p>Building perimeters = min. one (1) footcandle.</p> <p>Building entrances = min. five (5) footcandles.</p> <p>All exterior lighting is shielded from adjacent properties.</p> <p>Motion detectors, photocells and time clocks are used to control night lighting systems to provide security and to maximize energy conservation.</p> <p><u>SREF: Chapter 5(2)(g) Footcandle Level Regs:</u></p> <p>Parking areas = one (1) footcandle</p> <p>Covered and connector walks = one (1) footcandle</p> <p>Parking entrances/exits = two (2) footcandles</p> <p>Bldg. entrances = five (5) footcandles</p> <p>Bldg. perimeters = one (1) footcandle</p> <p><u>SREF: Chapter 5(17)(c) Site Lighting.</u> Light fixtures, poles, and foundations used for site lighting are maintained in a safe, secure, and operable condition at all times. Each site lighting pole is grounded.</p> <p><u>SREF: Section 3.2(2) Safe School Design.</u> Requires the use of appropriate Crime Prevention through Environmental Design (CPTED) principles.</p> <p><u>FBC 2007/2009, Chapter 4, Section 423.10.3 Site lighting required</u></p> <ul style="list-style-type: none"> - Auto, bus, and service drives and loading areas. - Parking areas - Building perimeter - Covered and connector walks between buildings and between buildings and parking
	Prohibitions	<p>Uplighting, except American flags</p> <p>Area lights, except "full cut-offs"</p> <p>Lighting that results in glare to adjacent properties</p> <p>Athletic field lighting</p> <p>Street lights within residential zoning districts</p>	<p><u>SREF: Chapter 5(2)(g)4</u></p> <p>Athletic playing field surfaces and exterior spectator seating areas are illuminated if needed for night-time play.</p>

REGULATION	Town of Loxahatchee Groves ULDC	PBSC New Campus Governance
	AR ZONING	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Flagpoles	In residential zoning districts, Flags are limited to 6 square feet in size and 15 feet in total height.	<u>Chapter 1000.06(1), Florida Statutes- Display of flags.</u> Every public K-20 educational institution that is provided or authorized by the Constitution and laws of Florida shall display daily the flag of the United States and the official flag of Florida when the weather permits upon one building or on a suitable flagstaff upon the grounds of each public postsecondary educational institution and upon every district school board building or grounds except when the institution or school is closed for vacation, provided that, if two or more buildings are located on the same or on adjacent sites, one flag may be displayed for the entire group of buildings. <u>SREF: Chapter 5(2)(c) Flagpoles.</u> Flagpoles, pulleys, and ropes are in safe and workable order. <i>The size of the flag and height of the flagpole will be appropriate to the scale of the campus and its location.</i>
Noise	Sound levels exceeding 55 dB on surrounding properties between the hours of 7:00am-10:00pm are prohibited. Sound levels exceeding 50 dB on surrounding properties between the hours of 10:00pm-7:00am are prohibited. Exceptions - permitted outdoor events, government-sanctioned activities (parades, etc.), temporary generators.	<i>Decibel levels will be consistent with College activities and will be monitored by PBSC to minimize impacts on adjacent properties. Buffering will aide in noise reduction.</i>
Use Separation	Alcoholic beverage establishments shall be located at least 750' from any other such establishment, education center, place of worship or child care center.	<u>District Board of Trustee Policy 6Hx-18-5.84:</u> The College will maintain a drug and alcohol free workplace consistent with Workers' Compensation Law (440FS). Consistent with this policy, no alcoholic beverage establishments are anticipated.
Walls/Fences	Fences and wall shall not exceed 6 feet in height in front yards and 8 feet in height in side or rear yards. Appearance - exterior surface shall be finished. Materials shall not inflict pain.	<u>SREF: Chapter 5(2)(d) Fencing.</u> Security/boundary fencing complies with the following: 6. Only agricultural plots not contiguous to an educational facility site have barbed wire fencing, or existing barbed wire on an educational or ancillary site is six (6) feet or more above the ground. The barbs on chain link fencing are turned over. (New barbed wire shall not be installed on existing educational or ancillary sites). 7. Fencing and gates are constructed of non-flammable, non-electric, safe, durable, and low maintenance materials. <u>SREF: Section 3.2(2)(c) Safe School Design.</u> School and campus territorial integrity, securing courtyards, site lighting, and building lighting. <u>FBC 2007/2009, Chapter 4, Section 423.10.1 Fencing.</u> Fencing for school board educational plants shall be of a material which is nonflammable, safe, durable, and low maintenance, provides structural integrity, strength and aesthetics appropriate for the intended location. Fence heights shall be in compliance with local zoning regulations. Access shall be provided for maintenance machinery. Prohibited materials for nonagricultural educational plants include razor wire, barbed wire and electrically charged systems.

	REGULATION	Town of Loxahatchee Groves ULDC	PBSC New Campus Governance
		AR ZONING	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Landscape Requirements	General Requirements	<p>Landscaping - Purpose & Intent</p> <p>A) Appearance B) Environment C) Water Conservation D) Preservation E) Compatibility F) Land Values G) Human Value H) Removal of Prohibited Species</p>	<p>FBC 2007/2009 Chapter 4, Section 423.10.7 Landscaping. Refer to Section 1013.64(5), Florida Statutes, for school board and community college requirements. Xeriscape is defined in Section 373.185, Florida Statutes.</p> <p>Chapter 1013.64(5)(a), Florida Statutes. District school boards shall provide landscaping by local funding sources or initiatives. District school boards are exempt from local landscape ordinances but may comply with the local requirements if such compliance is less costly than compliance with the landscape requirements of the Florida Building Code for public educational facilities.</p> <p>Chapter 373.185(2)(a) Florida Statutes-Local Florida-friendly landscaping ordinances. Landscape design, installation, and maintenance standards that result in water conservation and water quality protection or restoration. Such standards must address the use of plant groupings, soil analysis including the promotion of the use of solid waste compost, efficient irrigation systems, and other water-conserving practices.</p> <p>Inherent in the Design Guidelines, "Site Planning" and "Landscaping & Open Space".</p>
	Tree Requirements	<p>Trees shall be species with average mature crown height greater than 20', trunk maintained with over 6' of clear wood.</p> <p>Trees/Palms less than 20' high may be substituted by grouping 2 or more trees together to count as one (1) "required" tree.</p> <p>Trees/Palms less than 20' high may be substituted by grouping 2 or more trees together to count as one (1) "required" tree.</p> <p>Size - minimum 12' at planting</p> <p>Variety - minimum 2 species</p>	<p>SREF: Chapter 5(2)(a)5. Landscaping. Trees and landscaped areas around the perimeter of buildings are maintained to prevent blind spots or provide access to the roof. Trees are healthy; disease-free; and trimmed of dead, diseased, and broken branches.</p> <p>SREF: Section 3.2(2) Safe School Design. School boards shall design educational facilities and sites to enhance security and reduce vandalism through the use of appropriate Crime Prevention through Environmental Design (CPTED) principles.</p> <p>(e) Landscaping and tree placement does not provide access to roofs by unauthorized persons.</p> <p>FBC 2007/2009, Chapter 4, Section 423.8.8.5. Designs which will promote the prevention of school crime and violence. Exterior architectural features which do not allow footholds or handholds on exterior walls, tamperproof doors and locks, nonbreakable glass or shelter window protection system; also landscaping and tree placement should be designed so they do not provide access to roofs by unauthorized persons. Sections of schools commonly used after hours should be separated by doors or other devices from adjacent areas to prevent unauthorized access. Install locks on roof hatches; apply slippery finishes to exterior pipes.</p>
	Public Streets	<p>Trees used in the landscaping adjacent to a "public" street (B Road or Southern Blvd) are subject to approval by Town.</p>	<p>Chapter 1013.64(5)(a), Florida Statutes. District school boards shall provide landscaping by local funding sources or initiatives. District school boards are exempt from local landscape ordinances but may comply with the local requirements if such compliance is less costly than compliance with the landscape requirements of the Florida Building Code for public educational facilities.</p> <p><i>A standard palette of appropriate species will be developed compatible to Town requirements for use in all landscaping adjacent to B Road and Southern Boulevard.</i></p>

	REGULATION	Town of Loxahatchee Groves ULDC	PBSC New Campus Governance
		AR ZONING	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Landscape Requirements	Prohibited Trees	The following tree species shall not be planted, AND in addition, these species shall be removed from all construction sites: <u>Melaleuca, Brazilian Pepper, Australian Pine, Earleaf Acacia, Carrotwood, Schefflera</u>	SREF: Chapter 5(2)(a)3 Landscaping. A program is in place to remove all invasive non-native plants, such as Punk tree (Melaleuca Quinquenervia), Brazilian Pepper (Schinus Terebinthifolius), Australian Pine (Casuarinaequisetifolia), and Catclaw Mimosa (Mimosa Pigra).
	Existing Trees	Incorporate existing vegetation into design. Credit for existing trees preserved on site shall be granted towards meeting the tree requirements of any landscaping provisions of this article . No credit for existing fruit trees or preserved trees in or condition/declining health.	Inherent in the Design Guidelines "Site Planning" and "Landscaping & Open Space".
	Shrub Requirements	Foundation plants shall be provided along the front and sides of all structures. Shrubs shall be a type of species having an average mature height of 3' or greater and shall be maintained no less than 2'-6" at all times. Size - min. 2'-6" at planting Spacing - 2'-3' on center Required buffers - required buffer hedges shall be planted and maintained to form a continuous, unbroken, solid visual screen. Hedge material shall be capable of reaching and maintaining its required height within one year of planting.	SREF: Chapter 5(2)(a) Landscaping. 1. Areas are landscaped by the use of trees, shrubs, grass, ground cover, mulch, hedges, or boulders. 2.The site is free of any poisonous, toxic, and hazardous plants. FBC 2007/2009, Chapter 4, Section 423.8.8.2 Safe school design. Natural surveillance of schools and campuses both from within the facility and from adjacent streets by removing obstructions or trimming shrubbery. FBC Chapter 423.8.8.5. Designs which will promote the prevention of school crime and violence. Exterior architectural features which do not allow footholds or handholds on exterior walls, tamperproof doors and locks, nonbreakable glass or shelter window protection system; also landscaping and tree placement should be designed so they do not provide access to roofs by unauthorized persons. Sections of schools commonly used after hours should be separated by doors or other devices from adjacent areas to prevent unauthorized access. Install locks on roof hatches; apply slippery finishes to exterior pipes.
	Design	Quality - Florida Grade # 1 or better Native - 50% of all of required vegetation shall be indigenous to South Florida	SREF: Chapter 5(2)(a)5. Landscaping. Trees and landscaped areas around the perimeter of buildings are maintained to prevent blind spots or provide access to the roof. Trees are healthy; disease-free; and trimmed of dead, diseased, and broken branches.
	Preservation	Preserved/created ecological communities - plots of 2 acres or more shall preserve or create a minimum of 3% of the plot to be planted and maintained as an ecological community pursuant to conservation goals established by Town of Loxahatchee Groves. Plots of 2-5acres may incorporate ecological community into the landscape buffer or interior landscaping. For plots of 5 acres and greater, this shall be an additional requirement.	Inherent in the Design Guidelines , "Site Planning" and "Landscaping & Open Space".

	REGULATION	Town of Loxahatchee Groves ULDC	PBSC New Campus Governance
		AR ZONING	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Landscape Requirements	Xeriscape	Organic soil improvements Efficient irrigation Drought tolerant plants Mulches Appropriate maintenance	<u>SREF: Chapter 5(2)(a)4</u> , Water conservation policies are to be incorporated in landscape maintenance programs. <u>FBC 2007/2009, Chapter 4, Section 423.10.7 - Landscaping</u> , Refer to Section 1013.64(5), Florida Statutes, for school board and community college requirements. Xeriscape is defined in Section 373.185, Florida Statutes. <u>Section 373.185(2)(a) Florida Statutes-Local Florida-friendly landscaping ordinances</u> , Landscape design, installation, and maintenance standards that result in water conservation and water quality protection or restoration. Such standards must address the use of plant groupings, soil analysis including the promotion of the use of solid waste compost, efficient irrigation systems, and other water-conserving practices.
	Landscape Plans	Landscape plans shall be submitted with all site plan and site plan modification applications. Town Manager may wave request.	Pursuant to <u>FBC: Chapter 423.7.2</u> , Colleges are exempt from local building codes. <i>Landscape plans will be prepared for all phases of development and shall be in conformance with <u>Design Guidelines</u>.</i>
	Interior Open Space	<30% open / 1 Tree + 10 shrubs per 2000 SF 30-39% open / 1 Tree + 8 shrubs per 2500 SF 40-49% open / 1 Tree + 6 shrubs per 3000 SF Vehicular Use / 10% of the total vehicular use area shall be devoted to interior landscaping, exclusive of landscape strip or perimeter landscape buffers. >50% open / 1 Tree + 6 shrubs per 3500 SF	Inherent in <u>Design Guidelines</u> , "Landscaping & Open Space" and "Parking".
Equipment & Athletic Fields	Equipment and Athletic Fields	Accessory structures shall comply with all applicable Code requirements.	<u>FBC 2007/2009, Chapter 4, Section 423.10.5.4</u> , Playgrounds, equipment, and athletic fields shall be accessible, compatible with the educational facility served and shall comply with the following: Related facilities such as toilets, concessions, storage, shower and locker rooms, bleachers, press boxes, observation platforms, scoreboards, and dugouts shall be designed to meet code requirements and the occupant capacity anticipated for the program.

H:\JOBS\PBSC Campus 5 11-018\PBSC_PL_000\Documents\Applications\Development Regulations Comparison Matrix\[Lox Groves ULDC Comparison MATRIX.031312.xlsx]Sheet1

Palm Beach State College Campus at Loxahatchee Groves

		Loxahatchee Groves Rural Vista Committee Guidelines	PBSC New Campus Proposal	
Reference	Recommendation	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines		
Objectives	Vision	Harmony with Nature and the preservation of the native tree canopy.	Inherent in the <u>Design Guidelines</u> "Site Planning" and "Landscaping & Open Space". <i>It is the intent to maximize the retention of trees as a valuable natural resource and as an amenity to the campus, and to create an aesthetically pleasing, functional environment by conserving trees and other vegetation consistent with the character of the community.</i>	
	Mission	Maintaining rural character, balance of land use and lifestyles, well-planned thoughtful design concepts that will maintain our rural nature.	Inherent in the <u>Design Guidelines</u> "Site Planning", "Landscaping & Open Space" and "Architectural Design and Character". <i>It is the intent to compliment the character of the community by designing a campus that is based on a phased, well planned design, incorporating open space, natural systems and attractive buildings to serve the community and balance the land use in the Town.</i>	
	Scope	All proposed non-residential development will be evaluated for compatibility and consistency with rural character.	Inherent in the <u>Design Guidelines</u> "Site Planning", "Landscaping & Open Space" and "Architectural Design and Character". <i>It is the intent to develop a campus that is consistent and compatible with the character of the community by addressing architectural style, site planning and landscape design.</i>	
	Goals	Serve the needs of the immediate neighborhood.		<u>Comprehensive Plan RR-5</u> designation allows public schools, which serve the neighborhood. <i>The Simon property was chosen based on the need to serve the western community and the Town of Loxahatchee Groves.</i>
		Promote a lifestyle which reflects rural character. Reflect rural character in architectural style and materials. Colonial, Victorian, Farmhouse, Rustic, Bungalow styles. Similar architectural treatment on all sides.		Inherent in the <u>Design Guidelines</u> "Architectural Design & Character". <i>It is the intent to design the buildings to be sympathetic to, and compatible with, the character of the community.</i>
				Inherent in the <u>Design Guidelines</u> "Architectural Design & Character". <i>It is the intent to provide a similar architectural treatment on all sides of the buildings.</i>
		Plan projects around the existing tree canopy.		Inherent in the <u>Design Guidelines</u> "Site Planning" and "Landscaping & Open Space". <i>It is the intent to maximize the retention of trees as a valuable natural resource and an amenity to the campus. Retention of existing vegetation helps to create a transition between differing land uses by providing buffers and screening, and is in keeping with the character of the community.</i>
		Desired pedestrian amenities - walkways, porches, boardwalks.		Inherent in the <u>Design Guidelines</u> "Architectural Design and Character". <i>It is the intent to incorporate pedestrian amenities such as walkways and boardwalks into the architectural and site design and be sympathetic with the character of the community and respectful to existing native habitat.</i>
Residential Scale	Relating a structure's proportions to its use by a person. Residential scale is the use of materials, proportions, massing of a structure that is used in traditional housing.		<i>The proposed use is not a residential use. It is the intent that the campus will be designed to include facilities reflective of human scale, while promoting "vertical" multi-story buildings to preserve land and maximize landscape areas. Exterior spaces will be designed to promote interaction between people and to compliment the campus.</i>	

Reference	Loxahatchee Groves Rural Vista Committee Guidelines	PBSC New Campus Proposal	
	Recommendation	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines	
Building Design	Exteriors/ Treatment	<p>Wood/wood appearance Brick or brick veneer Stone and tinted, textured concrete masonry (Cemplank) NO stucco</p>	<p>FBC 2007/2009 Chapter 4, Section 423.11 Wood: Fire-retardant treated wood (FRTW). FRTW shall not be used in permanent educational facilities.</p> <p>FBC 2007/2009 Chapter 4, Section 423.8.7 & SREF Section 3(3) Life Cycle Cost Guidelines for Materials and Buildings. Life cycle cost guidelines for materials and building systems. An analysis shall be included, as required by Section 1013.37(1), Florida Statutes, which evaluates building materials and systems, life cycle costs for maintenance, custodial, operating, and life expectancy against initial costs, as described in Section 1013(1)(e)4, Florida Statutes.</p> <p>FBC 2007/2009 Chapter 4, Section 423.8.3 Construction type. School board and community college buildings including auxiliary, ancillary and vocational facilities shall comply with Section 423.8.3.1 - Noncombustible Type I, II or IV- The minimum construction type for one- and two-story public educational facilities shall be noncombustible Type I, II or IV construction or better.</p> <p><i>Stucco will be used as a primary exterior finish material, accented with appropriate natural or simulated materials to be consistent with the character of the community.</i></p>
	Vertical "breaks" in two story walls - such as canopies, molding, balconies, overhangs or projections.	<p>FBC 2007/2009 Chapter 4, Section 423.8.8.5. Designs which will promote the prevention of school crime and violence. Exterior architectural features which do not allow footholds or handholds on exterior walls, tamperproof doors and locks, nonbreakable glass or shelter window protection system; also landscaping and tree placement should be designed so they do not provide access to roofs by unauthorized persons. Sections of schools commonly used after hours should be separated by doors or other devices from adjacent areas to prevent unauthorized access. Install locks on roof hatches; apply slippery finishes to exterior pipes.</p> <p>Inherent in the Design Guidelines "Architectural Design & Character",</p> <p><i>Multi-story buildings will be "broken vertically" to reduce the scale of these structures and to provide interest using appropriate architectural elements and features.</i></p>	
	Roofing	<p>All structures shall be hip, gambrel, or mansard roofs. Dormers and cupolas encouraged. Roof proportion and pitch shall be relative to human scale. Hip-on-Deck roofs shall be minimum height 3'/maximum 8'. Hip-on-Deck roofs shall have roof pitch between 30° - 60°. Acceptable roofing materials include - metal shingle, standing seam sheet metal, corrugated sheet metal, 5-vee crimp metal and Copper. Not permitted - box shaped exposed flat roofs, concrete, flat clay and barrel tile.</p>	<p>FBC 2007/2009 Chapter 4, Section 423.8.7 & SREF Section 3(3) Life Cycle Cost Guidelines for Materials and Buildings. Life cycle cost guidelines for materials and building systems. An analysis shall be included, as required by Section 1013.37(1), Florida Statutes, which evaluates building materials and systems, life cycle costs for maintenance, custodial, operating, and life expectancy against initial costs, as described in Section 1013(1)(e)4, Florida Statutes.</p> <p><i>Primary building roofs will be "flat" with extended parapet walls. Some secondary roofed structures may be sloped. No gambrel or mansard roofs will be recommended. Recommended secondary roofing materials may include standing seam sheet metal, corrugated sheet metal, 5-vee crimp metal. The use of dormers and cupolas will not be recommended. No "Hip-on-Deck" roofs will be recommended. Roof proportion and pitch shall be relative to human scale.</i></p>

		Loxahatchee Groves Rural Vista Committee Guidelines	PBSC New Campus Proposal
	Reference	Recommendation	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Building Design	Entryways	Entryways should be well-defined with porches and railings. Porches - minimum 8' deep, 150 square feet. Wood railings with wood, stone or brick columns promote rural character.	FBC 2007/2009 Chapter 4, Section 423.11 Wood: Fire-retardant treated wood (FRTW). FRTW shall not be used in permanent educational facilities. FBC 2007/2009 Chapter 4, Section 423.13.1 Doors. All spaces with an occupant load of six or more students, regardless of use, shall have a door opening directly to the exterior, or as required in the Uniform Fire Safety Standards as adopted by the State Fire Marshal, in buildings of three stories or less shall have a rescue window opening directly to the exterior, or shall be fully sprinklered. All doors and gates from spaces with an occupant load of six or more students, regardless of use or location, shall swing in the direction of exit travel, shall be of the side hinged type, and shall always be operable from the inside by a single operation and without a key. Inherent in the Design Guidelines "Architectural Design & Character". <i>It is the intent that building entries should be well-defined and that covered loggias are encouraged. Wood railings will not allowed for institutional uses due to maintenance and safety concerns. It is the intent that any railings should be compatible with the design philosophy of a college campus and in keeping with the character of the community.</i>
Screening Requirements	Screening	100% concealing of any objectionable area. Acceptable uses - fences with vegetation, planted mounds of earth, or vegetation alone. Concrete screen walls are prohibited.	SREF Section 5(2)(d)7 Fencing. Fencing and gates are constructed of non-flammable, non-electric, safe, durable, and low maintenance materials. Addressed in the Design Guidelines "Architectural Design & Character". <i>It is the intent that all objectional areas will be screened from view. Screening methods will be incorporated into the design of the site and the buildings.</i>
	Mechanical & Waste Screening	Screening shall be employed for: unaesthetic outside equipment, accessory buildings, mechanical/HVAC equipment storage areas, garbage or rubbish collection sites, dumpsters, pump equipment, transformers, satellite dishes, antennas, compressors. Roof-mounted equipment must be hidden from view. Roof must work as a parapet to screen mechanicals, generators and tanks.	Inherent in the Design Guidelines AD 2.2 "Architectural Design & Character". <i>It is the intent that screening of all mechanical and waste systems will be incorporated into the design of the site and the buildings. It is the intent that roof-mounted equipment should be hidden from view. Parapet walls will be provided.</i>
	Property Screening	Buffering the rear of the project from the neighborhood can be accomplished with natural vegetation, berms and fences. Visual barriers between projects would interrupt the continuity of the landscape and are unacceptable. No walls are allowed.	Inherent in the Design Guidelines "Site Planning" and "Landscaping & Open Space". <i>It is the intent to utilize existing vegetation and new plantings in buffers to create a transition between differing land uses by providing separation and screening, and is in keeping with the character of the community.</i> Inherent in the Design Guidelines "Landscaping & Open Space". <i>Perimeter property walls will be discouraged, continuing the philosophy of an open college campus. This would maximize the potential for retention of existing vegetation and would be consistent with the character of the community.</i>

		Loxahatchee Groves Rural Vista Committee Guidelines	PBSC New Campus Proposal
	Reference	Recommendation	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Signage		<p>Decorative signs with raised letters/carved images preferred. Low profile/monument signs are allowed-max 50"H x 96" long. Sign lighting shall be shielded direct or task. Temporary signage such as billboards, sandwich boards, posters must be removed after hours. High intensity, metallic or fluorescent colors are prohibited. Backlit or plexiglas signs are prohibited. No Neon signs. No advertising on any exposed amenity of facility such as trash containers or benches. All signs shall enhance the rural design and character.</p>	<p>SREF: Chapter 5(2)(b) Exterior Signage. Requirements for design and construction of signs.</p> <p>SREF: Chapter 5(2)(b)4 Exterior Signage. External illumination of signs complies with NFPA 70, the National Electric Code (NEC).</p> <p>FBC 2007/2009, Chapter 4, Section 423.10.6 Exterior Signage. All permanent and free-standing exterior signs shall be designed to withstand appropriate wind loads. Illuminated signs shall comply with the electrical and installation requirements of the Florida Building Code and Uniform Fire Safety Standards as adopted by the State Fire Marshal.</p> <p>Inherent in the <u>Design Guidelines "Signage"</u>.</p>
Lighting		<p>Aesthetic exterior lighting to illuminate a building & grounds. Lighting not to be used as advertising. Parking lot lighting poles not to exceed 20'. All exterior lighting down directed & blinded to contain light within project as much as possible.</p>	<p>FBC 2007/2009, Chapter 4, Section 423.10.3 Site Lighting Pole heights vary per spacing, fixtures, footcandles. All exterior lighting is shielded from adjacent properties. Motion detectors, photocells and time clocks are used to control night lighting systems to provide security and to maximize energy conservation.</p> <p>SREF: Chapter 5(2)(g)Lighting. Footcandle Level Regulations Parking areas = one (1) footcandle Covered and connector walks = one (1) footcandle Parking entrances/exits = two (2) footcandles Bldg. entrances = five (5) footcandles Bldg. perimeters = one (1) footcandle</p> <p>SREF: Chapter 5(17)(c) Site Lighting. Light fixtures, poles, and foundations used for site lighting are maintained in a safe, secure, and operable condition at all times. Each site lighting pole is grounded.</p> <p>SREF: Section 3.2(2) Safe School Design. Requires the use of appropriate Crime Prevention through Environmental Design (CPTED) principles.</p> <p><i>Parking lot lighting poles will generally exceed 20', but will be sized and spaced to minimize the number of poles while maintaining required illumination levels for safety.</i></p>

	Reference	Loxahatchee Groves Rural Vista Committee Guidelines	PBSC New Campus Proposal
		Recommendation	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Parking / Drive Aisle Standards	Parking	Configure parking to incorporate and preserve the maximum amount of existing native vegetation for shading and screening.	Inherent in the <u>Design Guidelines</u> "Landscaping & Open Space" and "Parking". <i>It is the intent to maximize the retention of trees as a valuable natural resource and an amenity to the campus, and to provide shade in the parking areas to help reduce the heat index and be consistent with the character of the community.</i>
		Restricting the number of parking spaces and the liberal use of tree wells will aid in tree preservation. Restrict the number of parking spaces to the minimum allowed by use to maximize on-site tree preservation.	SREF: Chapter 5(2)(f)10 Vehicle Parking Areas and FBC 2007/2009, Chapter 4, Section 423.10.2.8 Minimum Parking Requirements Students: One (1) Space for Two (2) Students Faculty & Staff: One (1) Space for each member Visitor Parking : One (1) Space per 100 students Handicap spaces: per FBC: Chapter 11, Florida Accessibility Code for Building Construction Inherent in the <u>Design Guidelines</u> "Parking".
		Serpentine, angled parking is preferred.	<i>Serpentine parking configurations will be considered and encouraged. Parking lot design will be based on maximizing efficiency and minimizing paved areas.</i>
		Limited "Grass" parking and "Shared" parking will help maintain green space.	Inherent in the <u>Design Guidelines</u> "Parking". <i>It is the intent to incorporate some alternative pavement treatments to aid in drainage and maximize open space.</i>
		Curbs or landscape timber are required.	FBC 2007/2009, Chapter 4, Section 423.10.2 - Walks, roads, drives, and parking areas. Walks, roads, drives, and parking areas on educational and ancillary sites shall be paved. Roads, drives, and parking areas shall be in compliance with Department of Transportation (DOT) road specifications and striped in compliance with DOT paint specifications. All paved areas shall have positive drainage. <i>Curbs will be provided, landscape timbers will not be used.</i>
		Landscape brick, paver stone, grass block or stamped concrete, pedestrian walkways, benches should be incorporated into the project.	Inherent in the <u>Design Guidelines</u> "Site Planning" and "Parking". <i>It is the intent to utilize site amenities and decorative paving within the campus.</i>
	Standards	No more than 2 rows of parking shall be provided between the building and the roadway, and all additional parking should be provided to the rear or side of the building.	<i>Parking lot design will be based on maximizing efficiency and minimizing paved areas.</i>
		Encourage the use of trees and shrubs in parking areas.	Inherent in the <u>Design Guidelines</u> "Parking". <i>It is the intent to provide landscaping in the parking areas to help reduce the heat index and to provide shade.</i>
		Screen all parking lots and vehicular use areas from abutting residential properties with a fence, hedge or other durable landscape barrier.	FBC 2007/2009, Chapter 4, Section 423.8.8.2 Safe school design. Natural surveillance of schools and campuses both from within the facility and from adjacent streets by removing obstructions or trimming shrubbery. Inherent in the <u>Design Guidelines</u> "Landscape & Open Space" and "Parking".

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	Reference	Recommendation	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Non-Vehicular Pathways		Provide safe and attractive places for pedestrian, bicycle and equestrian traffic for ecology and preservation of community values.	Inherent in the <u>Design Guidelines</u> "Site Planning" and "Landscape & Open Space".
		Incorporate landscape vistas and pedestrian amenities .	Inherent in the <u>Design Guidelines</u> "Site Planning" and "Landscape & Open Space".
		Integrate roofed and landscaped bus stops, benches and fountains reflecting rural character at front and rear of projects along the "Access" road north of Southern Blvd.	<i>The "access road" (Tangerine Blvd.) will not extend through the site. It is the intent to work with Palm Tran to extend commuter bus service to the campus. Roofed bus stops with benches will be incorporated into the campus design.</i>
		Use Oak, Pine and other native canopy trees at 4 per 30' in natural pattern along pedestrian paths.	FBC 2007/2009, Chapter 4, Section 423.8.8.2 Safe school design. Natural surveillance of schools and campuses both from within the facility and from adjacent streets by removing obstructions or trimming shrubbery. Inherent in the <u>Design Guidelines</u> "Site Planning" and "Landscaping & Open Space". <i>Oak, Pine and other native canopy trees will be encouraged to be planted in natural pattern along pedestrian paths.</i>
		Pedestrian-activated signals should be installed where warranted to encourage safe, non-vehicular travel. Mark all non-vehicular crossings with advance warnings and painted striping per PBCounty specs. Install signage for speed limits and caution for pedestrian, bicycle and equestrian traffic.	FBC 2007/2009, Chapter 4, Section 423.10.2 - Walks, roads, drives, and parking areas. Walks, roads, drives, and parking areas on educational and ancillary sites shall be paved. Roads, drives, and parking areas shall be in compliance with Department of Transportation (DOT) road specifications and striped in compliance with DOT paint specifications. All paved areas shall have positive drainage. <i>There will be no equestrian activity permitted on the college campus.</i>
		Pathways should have minimal negative impact in terms of environmental disturbance.	Inherent in the <u>Design Guidelines</u> "Site Planning" and "Landscaping & Open Space".
Landscape	General	Natural looking berms may be used where existing trees will not be disturbed.	Inherent in the <u>Design Guidelines</u> "Site Planning" and "Parking". <i>It is the intent to incorporate berms within the campus design in areas where existing vegetation will not be disturbed.</i>
		Provide foundation plants or grade level planters along the front and sides of all structures.	FBC 2007/2009, Chapter 4, Section 423.8.8.2 Safe school design. Natural surveillance of schools and campuses both from within the facility and from adjacent streets by removing obstructions or trimming shrubbery. Inherent in the <u>Design Guidelines</u> "Site Planning" and "Landscaping & Open Space". <i>It is the intent to provide foundation plantings to complement the buildings.</i>

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	Reference	Recommendation	FBC Florida Building Code 2007/SREF 2007 Others/Design Guidelines
Landscape		Trees must be planted in natural groupings. Trees must be: 1. Preserved 2. Relocated on site 3. Replaced. Palm Trees will not substitute for canopy trees.	Inherent in the <u>Design Guidelines</u> "Site Planning" and "Landscaping & Open Space". <i>It is the intent to promote a natural landscape design for the college campus, incorporating existing vegetation where feasible, and using a plant palette comprised of native trees reflective of the character of the surrounding community.</i>
	Landscape Buffers	Native canopy, under-story and groundcover landscape buffers between non-residential projects are required.	Inherent in the <u>Design Guidelines</u> "Site Planning" and "Landscaping & Open Space". <i>It is the intent to use existing vegetation and new plantings to create a transition between differing land uses by providing buffers and screening, and is in keeping with the character of the community.</i>
		100% opaque screening from residential properties including landscape, landscaped fences or berms.	Inherent in the <u>Design Guidelines</u> "Landscaping & Open Space". <i>Perimeter property walls will be discouraged, continuing the philosophy of an open college campus, retention of existing vegetation and to be consistent with the character of the community.</i>
		Finished side of fences must face residential property	<i>It is the intent that any fencing facing residential properties will face the finished side outwards or the fence will be screened from view by landscape material.</i>
		Installation of native tree canopy and understory is required where none exists.	<i>It is the intent to promote a natural landscape design for the college campus and to infill "gaps" in the buffers using a plant palette comprised of native trees reflective of the character of the surrounding community.</i>
Colors		Recommended Exterior colors -Appendix B.	<i>It is the intent to follow the recommendations for exterior color of buildings in the Guidelines.</i>