



TOWN OF LOXAHATCHEE GROVES

JOINT MEETING AGENDA

PLANNING AND ZONING BOARD/LPA

AND

**ROADWAY, EQUESTRIAN TRAILS, AND GREENWAY
ADVISORY COMMITTEE**

Thursday, February 19, 2015

*Chair Dennis Lipp
Vice-Chair Robin Crawford
Board Member Lawrence Corning
Board Member Grace Joyce
Member Veronica Close Alternate
Member Byrnes Guillaume*

*Chair Keith Harris
Vice-Chair Jo Siciliano
Committee Member Kathy Strehlow
Committee Member Nina Corning
Committee Member Laura Danowski
Town Council Liaison Tom Goltzené*

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



Town of Loxahatchee Groves

Joint Meeting

Planning & Zoning Board/LPA

And

Roadway, Equestrian Trails, and Greenway Advisory Committee

Thursday, February 19, 2015 at 7:00 p.m.

Central Palm Beach County Chamber of Commerce – West Office
13901 Southern Boulevard, Loxahatchee Groves, FL 33470

P&Z/LPA

Chair Dennis Lipp
Vice-Chair Robin Crawford
Board Member Lawrence Corning
Board Member Grace Joyce
Board Member Veronica Close
Alternate Member #1 Byrnes Guillaume

Town Manager William F. Underwood, II
Town Clerk Janet K. Whipple
Town Planning Consultant Jim Fleishmann

RETGAC

Chair Keith Harris
Vice-Chair Jo Siciliano
Committee Member Kathy Strehlow
Committee Member Nina Corning
Committee Member Laura Danowski
Town Council Liaison Tom Goltzené

TENTATIVE -
SUBJECT TO
REVISION

The Planning & Zoning Board meets predominately on the 2nd Thursday of each month subject to the filing of applications. It also acts as the Local Planning Agency (LPA).
Items for each body are noted on the agenda.

PUBLIC NOTICE/AGENDA

1. OPENING

- a. Call to Order & Roll Call
 1. Planning and Zoning Board

2. Roadway, Equestrian Trails, and Greenway Advisory Committee

b. Approval of Agenda - Planning and Zoning Board

2. **MINUTES - NONE**

3. **CONVENE JOINT PLANNING AND ZONING/RETGAC PORTION OF THE MEETING**

4. **OLD BUSINESS**

a. None.

5. **NEW BUSINESS**

a. Recommendations to Council: Day Property Site Plan Application (SP 2015-01).

1. RETGAC
2. Planning and Zoning Board

6. **COMMENTS FROM THE P&Z BOARD/RETGAC**

7. **ADJOURN JOINT P&Z BOARD/RETGAC PORTION OF THE MEETING**

8. **CONVENE LOCAL PLANNING AGENCY PORTION OF THE MEETING**

9. **OLD BUSINESS**

a. Discussion: Okeechobee Boulevard Future Land Use Element text amendments: Discussion of permitted uses.

10. **NEW BUSINESS:**

a. None.

11. **COMMENTS FROM LPA MEMBERS**

12. **ADJOURN LOCAL PLANNING AGENCY PORTION OF MEETING**

13. COMMENTS FROM LPA MEMBERS

14. ADJOURNMENT

The next LPA meeting is scheduled for March 5, 2015 at 6:00 p.m.

The next Planning and Zoning Board Meeting is tentatively scheduled for March 12, 2015 at 7:00 p.m.

Comments Cards: Anyone from the public wishing to address the P&Z Board 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 P&Z Board 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.

**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD (PZB)
AND
RECREATION EQUESTRIAN TRAILS AND GREENWAYS (RETAG)
ADVISORY COMMITTEE**

February 19, 2015 Joint Meeting

**PZB AND RETAG ADVISORY COMMITTEE JOINT AGENDA ITEM 5.a
Staff Summary: Day Property Site Plan Review**

A. Site and Applicant Information

Project Name	Day Property Site Plan Approvals
Project No.	SP 2015-01
Agent	Kerry Kilday, Urban Design Kilday Studios
Applicant	Willie and Frankie Day
Owner	Willie and Frankie Day
Parcel Control No.	41-41-43-17-01-633-0010
Location	Southwest corner of Okeechobee Boulevard and Folsom Road
Size (Acreage)	9.30 acres
Zoning	CL – Commercial Low
Future Land Use	CL – Commercial Low
Existing Use	2,000 sq. ft. Single-Family Home
Approved Use	30,000 sq. ft. commercial development
Proposed Use	30,000 sq. ft. commercial development

B. Adjacent Properties (Existing Use, Future Land Use and Zoning)

LAND USE	NORTH	SOUTH	EAST	WEST
Existing Use	Okeechobee Blvd. (120-foot r.o.w.). Beyond r.o.w. is a single vacant 19.33 acre parcel.	Folsom Farms, a 9.4 acre commercial landscape nursery.	Folsom Rd. Beyond the right-of-way and adjacent canal is the Crestwood residential development in the Village of Royal Palm Beach.	Red Barn, a 35,000 sq. ft. retail commercial center
Approved Use	N/A	Wholesale Nursery	Single-Family Residential Development	Commercial center
Future Land Use	Rural Residential 5 (RR 5)	Rural Residential 5 (RR 5)	Residential	Rural Residential 5 (RR 5)
Zoning	AR (Agricultural Residential)	AR (Agricultural Residential)	RS-2 (5 unit/acre)	MUPD (County designation)

Day Property
Site Plan (SP) Application 2015-1
February 11, 2015

C. Submitted Support Documents (Available Upon Request)

Item	Content
Final Site Plan	30,000 sq. ft. commercial center consisting of the following spaces: Full-service restaurant (7,000 sq. ft.); drive-through restaurant (2,500 sq. ft.); general retail (13,500 sq. ft.), and office (7,000 sq. ft.)
Justification Statement	Project description and justification for Site Plan Approvals
Architectural Plans/Elevations	Building elevations for proposed buildings
Landscape Plans	Plant list and landscape data, landscape plan, details and specifications and tree protection notes.
Drainage Statement	Description of stormwater system, including on-site water management areas. Legal positive outfall is established via piped connection to the canal along the east side of Folsom Road. Property is subject to the C-51 Basin criteria of the SFWMD.
Conceptual Paving, Drainage, Water & Wastewater Plan	Locations of paved areas, pervious parking areas and infrastructure improvements
Photometric Plan	Locations and descriptions of lighting facilities
Traffic Impact Statement	Consultant TPS evaluation

D. Narrative Information

1. Property History

The 9.30 property, located at the southwest corner of Okeechobee Boulevard and Folsom Road was recently the subject of both Future Land Use Map (Ordinance 2014-06 from Rural Residential 5 to Commercial Low) and Zoning Map (Ordinance 2014-07 from Agricultural Residential to Commercial Low) amendments. A condition of the Future Land Use approval is that applicant shall record a Deed Restriction which will provide that the Intensity of development shall not exceed a floor-area-ratio (F.A.R.) of 0.74 in order to accommodate a maximum of 30,000 sq. ft. of commercial low intensity uses; provided that this restriction would automatically increase to whatever F.A.R. may be subsequently granted by the Town Council to any other Commercial Low designated property fronting on Okeechobee Boulevard and lying within the Town limits.

The southern boundary of the property is encumbered by seventeen feet of easements; a 5-foot utility easement and a 12-foot utility easement. The site is served by potable water and a lift station has been constructed to access wastewater facilities operated by the Palm Beach County Water Utility Department. Existing facilities have the capacity to serve the proposed development concept.

2. Summary of Request

The proposed development plan is intended to provide a variety of complimentary Town-serving retail, restaurant and office uses.

The proposed Site Plan (NOTE: Copy provided in separate pdf) consists of the following structures: restaurant (7,000 sq. ft.), one-story office (7,000 sq. ft.), drive-through restaurant/retail (7,000 sq. ft.), and retail (9,000 sq. ft.). In total, the commercial development is proposed to consist of 30,000 sq. ft. with a floor-area-ratio (F.A.R) of 0.074.

E. Staff Finding and Recommendation

Staff finds the proposed Final Site Plan consistent with the Town’s Comprehensive Plan, ULDC zoning requirements and Site Plan criteria and recommends approval of Site Plan Approval Application 2015-01 subject to the Conditions of Approval presented in Attachment B.

F. PZB and RETAG Advisory Committee Recommendations: At their joint meeting on February 19, 2015, the following actions were taken:

- PZB voted to recommend: To be determined
- RETAG Advisory committee voted to recommend: To be determined

G. Staff Review Summary

1. Adjacent Land Uses

Direction	Uses	Potential Issues
North	Okeechobee Blvd (120’ ultimate R.O.W.) followed by a tree nursery and vacant land	None identified.
South	Ten acre retail landscape nursery business (Folsom Farms)	None. identified. Nursery driveway and parking located along its northern boundary
East	Folsom Road and a canal followed by the Crestwood planned residential development @ 5 units/acre	None identified. Combined 110-feet of road and canal R.O.W followed by an extensive landscape buffer
West	Red Barn commercial development; consisting or agricultural sales and services, retail paint sales and a dance studio.	None. Existing commercial uses.

2. Infrastructure Impacts

Infrastructure Service	Summary
Water/wastewater	Property is served by County central water/wastewater along Okeechobee Boulevard adjacent to the property The property owner has an existing Potable Water and Wastewater Development Agreement (DA No. 11-01012-000) with Palm Beach County, approved by the County Commission on 6/16/2009.
Surface Water Management	Drainage Statement provided. On-site storm water will be collected in a system of catch basins, storm drainage pipe and swales directed to the existing on-site lake to be used for water quality, retention and detention. Legal positive outfall provided by piped discharge to the canal on the east side of Folsom Road. Storm drain system indicated on Conceptual Paving, Drainage, Water and Wastewater Plan
Solid Waste Disposal	Solid Waste Authority letter confirms disposal capacity available. Applicant must execute contract with private hauler for collection.

Infrastructure Service	Summary (continued)
Transportation	Traffic Impact Statement Provided. The Applicant's Traffic Engineer has projected 137 PM peak hour trips will be generated at buildout in 2019. A review of affected road links indicates that capacity is available to support the project, therefore complying with the PBC TPS Ordinance. Site access is proposed via an existing right-in/right-out driveway connection to Okeechobee Boulevard and a full-access driveway connection to Folsom Road.
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 indicating an estimated response time from Fire-Rescue Station 21, 1.5 miles from the site, is approximately 5:50 minutes; less than the average 7:19 minutes for this station.

3. Environment

Item	Summary
Natural Resources	A vegetation inventory was provided (Attachment G of the Future Land Use Amendment Application). The site predominantly cleared, with limited amounts of vegetation. No state or federal listed plant or animal species were identified
Historical Resources	According to Staff records there are no historical or cultural resources on the property listed on the Florida Master Site File or the National Register of Historical Places.
Flood Zone	Zone B, per FIRM No. 120192 0050 B dated October 15, 1982.. Zone B is the area lying between the limits of the area flooded by 100-year and 500-year storms

4. Comprehensive Plan and Zoning Consistency

A. Proposed SP 15-1 is consistent with the Comprehensive Plan

The current Future Land Use Map designation of the property is Commercial Low (CL) and no change is proposed. The CL Future Land Use Map designation was approved by Town Council Ordinance 2014-06. Ordinance 2014-06 also created the following Future Land Use Element text amendment to limit the uses and intensity of development on the subject property:

1.15.3 Special Policy:

Land use and intensity of development on the property delineated as "Special Policy 1.15.3" on the Future Land Use Map, Map # FLU -1.10, shall be regulated by the application of the following: (a) Intensity of development shall not exceed a floor-area- ratio (F.A.R.) of 0.074 in order to accommodate a maximum of 30,000 sq. ft. of general retail, restaurant and office uses; and (b) this restriction shall automatically increase to whatever F.A.R. is subsequently granted to any other Commercial Low designated property fronting on Okeechobee Boulevard and lying within the Town limits.

(1). A Conceptual Site Plan reflecting the 0.074 F.A.R. shall be approved as part of the initial rezoning approval. Subject to potential future F.A.R. increases permitted by Special Policy 1.15.3(b), development uses, access and intensity shall be consistent with the Conceptual Site Plan.

(2). Any increase in development intensity above a 0.74 F.A.R., as permitted in Special Policy 1.15.3(b) shall be processed through the Town's site plan or site plan amendment approval process, as appropriate.

B. Proposed SP 15-1 is consistent with the Town Zoning Map

The current Zoning Map designation of the property is Commercial Low (CL) and no change is proposed. The current Zoning designation of the property is Commercial Low (CL) and no change is proposed. The CL Zoning Map designation was approved by Town Council Ordinance 2014-07. Ordinance 2014-07 included the following conditions of approval:

(1) A County Traffic Performance Standards (TPS) review, including a concurrency determination, shall be completed at the time of site plan review, when a specific plan of development is proposed, in order to establish traffic-based building potential and the timing thereof.

(2) Building height shall be limited to one story.

(3). The Rural Vista Guidelines, as directed by the Town Council, shall be incorporated within the design of the development at the time of site plan approval.

(4) Incorporation of on-site connectivity with the Red Barn commercial property to the west within the design of the project shall be investigated prior to site plan approval.

(5) Incorporation of a Palm Tran bus shelter within the design of the project shall be investigated prior to site plan approval

(6) A vegetative survey, including a Slash Pine inventory, shall be completed at the time of site plan approval, including identification of a Slash Pine preservation program.

(7). A plat pursuant to Article 140 of the Town's Unified Land Development Code shall be filed with the Town.

(8) Prior to submitting a site plan application, the Roadway Equestrian Trails and Greenways (RETAG) Advisory Committee shall be consulted regarding the feasibility of incorporating equestrian facilities within the development program.

C. The proposed commercial development is a permitted use within the CL zoning district subject to meeting the conditions of Future Land Use Element Special Policy 1.15.3 (Ordinance 2014-06) and rezoning ordinance 2014-07.

5. Zoning Requirements: CL Zoning District Regulations

Regulation	Standard	Property Complies?
Minimum lot size	1 acre	Yes; 9.3 acres
Frontage and Access	Paved Collector or Arterial	Yes; Okeechobee Blvd.
Minimum frontage/width	150 feet	Yes; 665 feet
Minimum depth	150 feet	Yes; 567 feet
Maximum Floor-Area-Ratio	0.10	Yes; 0.074 F.A.R.
Maximum building and roofed structures lot coverage	25%	Yes; 7.9%
Front setback	50 feet	Yes/56 feet
Side setback	25 feet	Yes/67 feet
Side street setback	25 feet	Yes/119 feet
Rear setback	50 feet	Yes/106 feet
Minimum pervious area	30%	Yes/43.7%
Maximum building height	35 feet	Yes/35 feet

6. ULDC Article 85: Landscape Plan Requirements

Requirement	Response
Section 85-025 (C) Plots of 2 acres or more shall preserve or create and maintain an ecological community of at least 3% of area of the property; 0.279 acres required	0.282 acre slash pine preserve provided
Section 85-040 (D) (2) and (3) A tree survey, including trees to be removed or relocated, including proposed relocation sites	Provided in Landscape Plan: Summary: 1. Plant list (trees and shrubs) 2. Vegetation to be retained, relocated or removed. 3. Required tree mitigation
Section 85-040 (D) (7) The location, including height, caliper and canopy spread of all landscape materials	Provided in Tree Survey and indicated on Landscape Plan.
Section 85-040 (E) Irrigation plan if irrigation system to be used	Condition of Approval
Section 85-050 (A) (1) No substances that prevent water percolation in areas not containing structures or paving	Calculated pervious area meets ULDC requirement of 70%.
Section 85-050 (A) (2) Primary structures treated with shrubs @ 2.5 foot height along 20% of the structure frontage	Primary structures treated with shrubs and hedges per Landscape Plan – meets requirement
Section 85-050 © Interior open space area defined and located @ 10% of the area of vehicular use areas, excluding landscape strip or perimeter buffers	Provided in Landscape Plan – 42% meets requirement.

Requirement (continued)	Response
Section 85-050 (B) Meets interior open space tree and shrub requirements	Calculated in Landscape Plan – meets requirement
Section 85-050 (D) Dumpsters, mechanical equipment and electrical transformers screened	Dumpster screened per Landscape Plan – meets requirement
Section 85-050 (E) Signs screened	Three screened monument signs proposed
Section 85-050 (F) Existing vegetation credit requested and calculated	Calculated per Landscape Plan – meets requirement
Section 85-055 (B) Landscape buffer along property line abutting AR District	15 feet provided on south property line.
Section 85-050 (C) 15 foot vehicular use landscape strip (not counted as interior open space)	15 feet buffer provided on both Okeechobee Blvd. and Folsom Road
Section 85-050 (C) (1) Vehicular use landscape requirements	Vehicular use areas provided with landscape islands per Site Plan and Landscape Plan – meets requirement
Section 85-065 Site distance requirements (Ref: ULDC Article 105)	40 foot corner clip provided at the Folsom Road/Okeechobee Boulevard intersection.

7. ULDC Supplementary Requirements

a. ULDC Article 90 Signs

Allowed Signs	Response
Sections 05-040 Permits required and 90-070 Sign permit requirements	Condition of Approval
Section 90-040(B) Standards by sign type and zoning district (CL District shopping center or other multi-tenant center)	
(1) Mandatory attached building identification (i.e. address) sign : 1 per structure or business @ maximum sign face of 4 sq. ft.	Condition of Approval
(2) Attached awning sign (optional): Maximum 1 per structure or business @ maximum sign face of 4 sq. ft.	None proposed
(3a) Outparcel or individual stand-alone building wall sign(s): 1 per building, 2 if corner location @ maximum sign face of 18 sq. ft. to 36 sq. ft. Applies to Buildings D, E and F.	To be determined at the time of Sign Permit Application per ULDC Section 90-070 requirements.
(4) Attached canopy sign: 1 per canopy or 2 per building which ever is less @ 16 sq. ft. to 24 sq. ft.	None proposed

Allowed Signs (continued)	Response (continued)
(5a) Outparcel or individual stand-alone building free-standing monument or panel sign(s): Primary sign - 1 per building @ maximum sign face of 60 sq. ft.; Drive-thru secondary sign @ maximum sign face of 12 sq. ft. Applies to Buildings D, E and F.	None proposed
(5b) Shopping Center free-standing monument or panel sign(s): Primary sign - 1 per driveway: @ maximum sign face of 72 sq. ft.;	2 Primary Signs allowed – 2 proposed; one each at Okeechobee Blvd. and Folsom Road entrances.
(6) Real Estate or Project Sign (to be removed after sale or project completion) 1 per street frontage @ maximum sign face of 12 sq. ft.	None proposed
Sections 90-065 Landscaping around signage to meet the requirements of Section 85-050 Landscape design for interior open space	Proposed one shrub per two linear feet of sign structure width and ground cover around perimeter of sign

b. ULDC Article 95 Parking and Loading

Requirement	Response
Section 95-010 Minimum parking space requirements – 150 spaces required. 7 handicap spaces required	205 spaces provided; 175 paved spaces/30 pervious spaces. 8 handicap spaces provided.
Section 95-025 Size of parking spaces – Standard space = 11' x 22.5". Handicap space = 14' x 22.5'	Required standard spaces provided
Section 95-050 Minimum loading space requirements (i.e. for uses that receive materials by truck).	4 spaces provided
Section 95-070 Size of loading spaces – 12' x 45' with 14' vertical clearance	Spaces at 12' x 45'

8. ULDC Section 155-020: Substantive Requirements (Site Plan)

Criterion	Compliance
Section 150-020 (A) Conformance to the approved and/or recorded plat, if applicable	The property consists of lot 33, less the West 1158.6 feet thereof, Block F, Loxahatchee Groves recorded in PB 12, Page 29, less Parcel #126.
Section 150-020 (B) Consistency with the Loxahatchee Groves Comprehensive Plan	Yes – Refer to Section G4 above.
Section 150-020 (C) Conformance with the Town of Loxahatchee Groves ULDC	Yes – Refer to Sections G4 to G7, above
Section 150-020 (D) Conformity with the water control district's requirements and regulations.	Proposed drainage discharge Folsom Road Canal. No LGWCD issues identified.

9. Architecture (Discussion of Rural Vista Guidelines by Applicant)

The proposed development plans are consistent with the Rural Vista Guidelines as outlined below. The Applicant has considered these guidelines and applied the following design elements throughout the project.

- Areas of materials applied to mimic wood lap siding on the building and signs
- Trim at corners of buildings
- Breaks at larger building walls using arcades, banding and projections
- Use of the continuous arcade (porch) to keep the human scale along the fronts of buildings
- Use of metal roofing where applicable
- Use of vertical elements to bring down the scale of the buildings and break up the roof line
- Integration of complex window elements on buildings
- Screening of mechanical and service areas
- Use of Native Landscape material
- All exterior lighting directed downward with shields

H. Compatibility

Inventories of existing adjacent land uses and potential incompatibilities are presented in Sections B and G1 and summarized as follows: North - Okeechobee Boulevard (120-foot ultimate right-of-way), a designated County Urban Collector; South - Folsom Farms, a 10 acre commercial landscape nursery; East - Folsom Road, a paved designated Urban Local Road; and West - the Red Barn, a 35,000 sq. ft. retail commercial center with a 0.165 floor-area-ratio.

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions.

To be compatible, it is not necessary that two uses have the exact same function (e.g. residential, commercial, institutional, etc.). Rather, compatibility is attained when uses do not adversely affect each other. Further, two uses whose functions are different can compliment and support each other. For example, a residential use can help support a commercial use and, conversely, the commercial use can provide essential goods and services to residents of surrounding neighborhoods.

Separation of potentially incompatible uses can act to fully or partially mitigate potential incompatibilities. A 17-foot easement (5-foot utility and 12-foot drainage) is located along the southern boundary of the subject property. The easement is bordered to its south by the driveway and parking area for the Folsom Farms Nursery. To the east and north, the subject property is separated from adjacent properties by extensive road and/or canal rights-of-way (110 feet to the east and 120 feet to the north).

In addition to separation of uses, access management, buffering, screening, setback, height, landscaping, and architectural requirements can further enhance compatibility, and reduce the potential negative effects of functionally different land uses.

A review of the subject site vicinity leads to the conclusion that the area is comprised of a mixture of land uses, including low and moderate intensity residential, commercial (retail and nursery) and institutional (public school and religious institution).

The proposed site plan (maximum intensity of 0.074 F.A.R.) provides the Town with an opportunity to establish a rural-style commercial node at the intersection of Okeechobee Boulevard and Folsom Road. Implementation of Comprehensive Plan directives regarding compatibility with neighboring properties and incorporation of Rural Vista Guidelines architectural, buffering and screening techniques within the design concept form the basis to insure compatibility.

I. Development Review Committee (DRC) Comments

The following were notified and requested to provide any comments during the review process regarding issues or concerns with the proposed Big Dog Ranch Site Plan::

Agency/Entity	Comment/Response Summary
County Agricultural Extension Office	No response
PBC Sheriff's Department	No response
PBC Health Department	Central water and sewer are required
Lox. Groves Water Control District	No response
PBC Solid Waste Authority	No response
Keschavarz & Assoc. (Town Engineer)	No response
PBC Fire Rescue	Buildings 5,000 sq. ft. and larger must contain automatic sprinklers/Condition of Approval
Simmons & White (Town Traffic Engineer)	Completed traffic study. Meets County TPS standards

ATTACHMENT B
Day Property Site Plan: SP 2015-01
Conditions of Approval

SITE PLAN CONDITIONS OF APPROVAL

GENERAL

1. The conditions of approval herein shall 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 Exhibit A (Day Site Plan). The approved Site Plan is dated January 12, 2015. All modifications to the Site Plan 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. Prior to submittal of any building permit applications for processing by Palm Beach County, the Town Manager shall review and approve the following plans for consistency with the approved Site Plan Site Plan, Landscape Plan, Floor Plans, and Photometric Plan.
5. The location of the 0.282 acre preserve area shall be identified on the Final Site Plan.
6. 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 0.074 in order to accommodate a maximum of 30,000 sq. ft. of general retail, restaurant and office uses.
 - b. The limitation on intensity of development shall automatically increase to whatever F.A.R. is subsequently granted to any other Commercial Low designated property fronting on Okeechobee Boulevard and lying within the Town limits.
 - c. Any increase in development intensity above a 0.74 F.A.R., as permitted in Section a, above shall be processed through the Town's site plan or site plan amendment approval process, as appropriate.
2. Building height shall be limited to one story.

ARCHITECTURAL

1. Architectural features and elevations shall comply with the Building Plans and Elevations dated January 23, 2015.

ENGINEERING

1. Consistent with the Palm Beach County Mandatory Traffic Performance Standards criteria in place at the time of this approval, no building permits for the site shall be issued after December 31, 2019. A time extension for this condition may be approved by the Palm Beach County Engineer based upon an approved traffic study which complies with Mandatory Traffic Performance Standards in place at the time of the request.
2. An Irrigation plan shall be included with documents submitted to Palm Beach County for building permit approval.

LAND CLEARING AND LANDSCAPING

1. Any land clearing 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 land clearing permit application, an "Ecological Community Management Plan" shall be submitted for the 0.282 acre "Reserve" to satisfy the requirements of ULDC Section 85-025 (C) "*Preserved/created ecological communities.*"
2. Project landscaping shall conform to the Landscape Plan dated January 23, 2015.

EXTERIOR LIGHTING

1. All lighting shall conform to the Photometric Plan dated January 23, 2015..
2. All exterior lighting shall be directed downward and contain shields to contain lighting within the property boundaries.

PALM TRAN

1. Not Applicable.

PARKING AND LOADING

1. All parking and loading shall occur on site as indicated on the approved Final Site Plan dated January 12, 2015.

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:
 - Two shopping center free-standing signs at the following locations: Okeechobee Boulevard entrance with a maximum sign face of 72 sq. ft.; Southern and Folsom Road entrance with a maximum sign face of 72 sq. ft.
 - One "Town Sign", to be provided by others, located at the intersection of Okeechobee Boulevard and Folsom road.
 - One drive-thru secondary (directional) sign @ maximum sign face of 12 sq. ft. located north of the intersection of the Okeechobee boulevard and Folsom Road driveways intersection.
 - One shopping center attached building wall sign per tenant (2 if corner location) @ maximum sign face of 12 sq. ft. of sign face per sign

UTILITIES AND SERVICES

1. A Developer's Agreement shall be executed by the Property Owner and the Palm Beach County Water Utility Department and approved by the Town of Loxahatchee Groves for the provision of central water and wastewater services to the project prior to issuance of the first project building permit.
2. Solid waste collection and disposal shall be accomplished by contract between the Property Owner and a third-party hauler prior to issuance of the initial certificate of occupancy
3. Buildings of 5,000 sq. ft. and larger shall contain automatic sprinkler systems.

PZB AGENDA ITEM 9.a

OKEECHOBEE BOULEVARD

Discussion of Permitted Uses

PZB will use the attached list of permitted uses, by Town zoning district as the basis to recommend a list of permitted uses in a proposed new Future Land Use Category and Zoning District (pages 1 – 5). 1. Please identify the uses should be permitted and those that should not be permitted prior to the 2/19/2015 meeting to expedite discussion.

Page 6 contains the survey list that was presented at the 3/26/2011 Okeechobee Boulevard workshop. This list was discussed at the 2/12/15 PZB meeting and the consensus results are indicated in the “yes” and “no” columns.

Loxahatchee Groves Zoning Districts – Permitted Uses

Section 20-015. - Permitted Uses.

Plots located in the Agricultural Residential (AR) zoning districts may be used for the following specified uses.

Principal Uses	Agricultural Residential (AR)
Single Family Dwelling	Permitted
Mobile Home	Permitted subject to Article 80
Public Schools	Permitted
Congregate Living Facility, Type 1	Permitted
Non-Profit Community Recreational Facilities	Permitted w/Special Exception
Essential Services	Permitted
Commercial Equestrian Operations	Permitted w/Special Exception
Wholesale Nursery	Permitted
Retail Nursery	Permitted w/Special Exception
Aviculture	Permitted subject to Article 80
Commercial Kennels	Not Permitted
Chipping and Mulching	Permitted subject to Article 80
Feed Lots	Not Permitted
Commercial Animal Manure Management	Not Permitted
Commercial Chipping and Mulching	Permitted subject to Article 80
Rescued Animal Care	Permitted w/Special Exception
Outdoor Events	Permitted w/Special Exception
Agriculture	Permitted
Bona Fide Agriculture	Permitted
Wireless Communication Facilities	Permitted w/Special Exception

Accessory Uses	Agricultural Residential (AR)
Accessory Dwelling	Permitted
Groom's Quarter	Permitted
Caretaker's Quarter	Permitted
Home Offices	Permitted subject to Article 80
Residential Enterprise	Permitted subject to Article 80
Wholesale Nursery	Permitted
Retail Nursery	Permitted w/Special Exception
U-Pick Farms	Permitted w/Special Exception
Private Kennels	Permitted
Private Stables	Permitted
Yard Sales	Permitted subject to Article 80

Section 20-020. - Irrigation installation/maintenance and landscape maintenance operations. Irrigation installation/maintenance operations and landscape maintenance operations are expressly prohibited in the Agricultural Residential (AR) Zoning District.

Section 25-015. - Permitted uses.

Plots located in the Commercial Low and Commercial Low Office zoning districts may be used for one or more of the following uses.

Principal Uses	Commercial Low (CL)	Commercial Low Office (CLO)
Adult Entertainment	Permitted subject to Article 20	Not Permitted
Arcade, Video	Permitted	Not Permitted
Automobile Repair Garage	Permitted	Not Permitted
Bank or Financial Institution	Permitted	Permitted
Bar, Lounge, Tavern or Pub	Permitted	Not Permitted
Barber Shop, Beauty or Nail Salon	Permitted	Not Permitted
Pool Hall	Permitted	Not Permitted
Car Wash, Self-Service or Automated	Permitted	Not Permitted
Catering or Food Service Delivery	Permitted	Not Permitted
Child Care Center	Permitted	Not Permitted
Commercial Animal Manure Mgmt.	Not Permitted	Not Permitted
Commercial Chipping and Mulching	Permitted subject to Article 80	Not Permitted
Convenience Store	Permitted	Not Permitted
Dance/Night Club	Permitted	Not Permitted
Day Labor Hiring Center	Permitted w/Special Exception	Not Permitted
Delicatessen	Permitted	Not Permitted
Theater or Auditorium	Permitted	Not Permitted
Dry Cleaning or Laundry Service	Permitted	Not Permitted
Employment Agency	Not Permitted	Not Permitted
Essential Services and Utilities	Permitted	Permitted
Exhibition of Wildlife Pets	Permitted subject to Article 80	Not Permitted
Gasoline Station	Permitted	Not Permitted

Shooting Range, Indoor	Permitted subject to Article 80	Not Permitted
Hotel	Permitted	Not Permitted
Holiday Wayside Stand	Permitted subject to Article 80	Permitted subject to Article 80
Laboratory (e.g., medical, dental, research)	Permitted	Permitted
Offices (e.g., business, professional, medical)	Permitted	Permitted
Package Liquor, Beer or Wine Store	Permitted	Not Permitted
Outdoor Events	Permitted subject to Article 80 and to a Special Exception	Permitted subject to Article 80 and to a Special Exception
Retail Plant or Produce Sales	Permitted	Not Permitted
Restaurant, Fast Food	Permitted	Not Permitted
Restaurant, Full Service	Permitted	Permitted
Restaurant, Take Out Only	Permitted	Permitted
Retail Services	Permitted	Not Permitted
Retail Store	Permitted	Not Permitted
Commercial Recreation (e.g., batting cages, rink)	Permitted	Not Permitted
Veterinary Clinic or Hospital	Permitted	Not Permitted
Warehouse, Self Storage	Permitted	Not Permitted
Wireless Communication Facilities	Permitted	Permitted
Adult Day Care	Permitted	Permitted
Schools, Public or Private	Permitted	Not Permitted
Gym or Fitness Center	Permitted	Permitted

Section 25-020. - Prohibited uses.

Any use not expressly, or by inference, permitted in Section 25-015, "Permitted uses," is prohibited.

Section 30-015. - Permitted uses.

Plots located in the Institutional and Public Facilities zoning district may be used for one or more of the following specified uses.

Principal Uses	Institutional and Public Facilities
Cemetery	Not Permitted
Congregate Living Facility	Permitted
Churches, Places of Worship	Permitted
Day Care, Preschool	Permitted
Essential Services	Permitted
Governmental Facilities and Services	Permitted
Holiday Wayside Stand	Permitted subject to Article 80
Outdoor Events	Conditional
Private Service Club or Lodge	Permitted w/Special Exception
Public Parks and Outdoor Events	Permitted
School, Public and Private	Permitted
Wireless Communication Facilities	Permitted w/Special Exception

Accessory Uses	Institutional and Public Facilities
Cemetery	Not Permitted
Day Labor Hiring Center	Permitted w/Special Exception
Child Care, Preschool, Adult Day Care	Permitted
Swimming Pool	Permitted

Section 30-020. - Prohibited uses.

Any use not expressly, or by inference, permitted in Section 30-015, "Permitted uses," is prohibited.

Section 30-025. - Distance separation.

All principle uses permitted by right in the Institutional and Public Facilities zoning district shall be permitted only on properties located a minimum distance of 1,000 feet from any other property with the same zoning, measured pursuant to Section 05-090. Any person or entity seeking to rezone property to the Institutional and Public Facilities district for a use regulated under this section shall

Section 35-015. - Permitted uses.

Plots located in the Parks and Recreation zoning district may be used for one or more of the following specified uses.

Principal Uses	Parks and Recreation
Gun or Archery Range	Permitted subject to Article 80
Boat Ramp, Fishing Pier and Dock	Permitted
Botanical Garden	Permitted
Walking and Biking Trail	Permitted
Essential Services	Permitted
Nature Trail	Permitted
Outdoor Events	Permitted subject to Article 80
Lake or Pond	Permitted
Public Park	Permitted

Section 35-020. - Prohibited uses.

Any use not expressly, or by inference, permitted in Section 35-015, "Permitted uses," is prohibited.

**MARCH 26, 2011 OKEECHOBEE BLVD. WORKSHOP
POTENTIAL COMMERCIAL TENANTS**

Business	Yes	No	Comment
Art/Frame Shop		X	
Auto Service/Parts		X	
Bank/Savings & Loan		X	
Barber Shop		X	
Beauty/Nails/Tanning Salon		X	
Bicycle Sales/Service	X		
Coffee Shop		X	
Confectionary/Ice Cream		X	
Consignments		X	
Convenience Store		X	
Copies/Postal Services		X	
Deli/Café		X	
Electronics/Phones		X	
Fitness Center		X	
Florist	X		RETAIL
Gas/Convenience Store		X	
Gifts/Cards		X	
Jewelry Sales/Repairs		X	
Ladies Apparel		X	
Laundry/Dry Cleaner/Alterations		X	
Liquor/Wine		X	
Men's Apparel		X	
Natural Foods/Vitamins	X		PRODUCE / ORGANIC - Bednar's
Optical/Hearing Sales		X	
Pet Grooming/Supplies		X	
Professional/Medical Offices		X	
Restaurant/Lounge		X	
Specialty/Fast-Food Restaurant		X	
Specialty Food Market	X		
Sporting Goods		X	
Travel Agency		X	
Other - Specify	X		Butcher Shop
Other - Specify			
Prefer No Commercial			

Name: _____ ; Address: