



**TOWN OF LOXAHATCHEE GROVES**  
**PLANNING AND ZONING BOARD/LPA**  
**WORKSHOP MEETING AGENDA**  
**Wednesday, March 18, 2015**

*Chair Dennis Lipp*

*Vice- Chair Robin Crawford*

*Board Member Lawrence Corning*

*Board Member Grace Joyce*

*Board Member Veronica Close*

*Alternate Member Byrnes Guillaume*

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**  
**Local Planning Agency (LPA) Workshop**  
**Wednesday, March 18, 2015, at 6:30 p.m.**

TENTATIVE -  
SUBJECT TO  
REVISION

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

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

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

The Planning & Zoning Board meets predominately on the 2<sup>nd</sup> Thursday of each month subject to the filing of applications. It also acts as the Local Planning Agency (LPA).

**PUBLIC NOTICE/LPA WORKSHOP AGENDA**

**1. OPENING**

- a. Call to Order & Roll Call
- b. Approval of Agenda

**2. MINUTES - NONE**

**3. CONVENE LOCAL PLANNING AGENCY WORKSHOP**

**4. OLD BUSINESS**

- a. Discussion: Okeechobee Boulevard Permitted Uses
- b. Discussion: Floor-Area-Ratio
- c. Discussion: Future Status of Existing Uses.
- d. Discussion: Draft 2 Okeechobee Boulevard Amendments

5. **NEW BUSINESS:**

- a. Confirm next meeting date.

6. **COMMENTS FROM THE MEMBERS**

7. **ADJOURN LOCAL PLANNING AGENCY WORKSHOP**

8. **ADJOURNMENT**

*The next Planning and Zoning Board Meeting is to be determined.*

**Comments Cards:** Anyone from the public wishing to address the LPA 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 LPA 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.

## 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 - BEDNOR'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: \_\_\_\_\_

# Dennis Lipp

*Comments*

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)
No	Adult Entertainment	Permitted subject to Article 20	Not Permitted
	Arcade, Video	Permitted	Not Permitted
Yes	Automobile Repair Garage	Permitted	Not Permitted
Yes	Bank or Financial Institution	Permitted	Permitted
No	Bar, Lounge, Tavern or Pub	Permitted	Not Permitted
Yes	Barber Shop, Beauty or Nail Salon	Permitted	Not Permitted
No	Pool Hall	Permitted	Not Permitted
No	Car Wash, Self-Service or Automated	Permitted	Not Permitted
Yes	Catering or Food Service Delivery	Permitted	Not Permitted
Yes	Child Care Center	Permitted	Not Permitted
No	Commercial Animal Manure Mgmt.	Not Permitted	Not Permitted
No	Commercial Chipping and Mulching	Permitted subject to Article 80	Not Permitted
No	Convenience Store	Permitted	Not Permitted
No	Dance/Night Club	Permitted	Not Permitted
Yes	Day Labor Hiring Center	Permitted w/Special Exception	Not Permitted
Yes	Delicatessen	Permitted	Not Permitted
No	Theater or Auditorium	Permitted	Not Permitted
Yes	Dry Cleaning or Laundry Service	Permitted	Not Permitted
Yes	Employment Agency	Not Permitted	Not Permitted
Yes	Essential Services and Utilities	Permitted	Permitted
Yes	Exhibition of Wildlife Pcts	Permitted subject to Article 80	Not Permitted
No	Gasoline Station	Permitted	Not Permitted

Okeechobee Boulevard  
 Future Land Use Text Amendments  
 January 22, 2015 LPA Meeting



Yes	Shooting Range, Indoor	Permitted subject to Article 80	Not Permitted
No	Hotel	Permitted	Not Permitted
Yes	Holiday Wayside Stand	Permitted subject to Article 80	Permitted subject to Article 80
Yes	Laboratory (e.g., medical, dental, research)	Permitted	Permitted
Yes	Offices (e.g., business, professional, medical)	Permitted	Permitted
No	Package Liquor, Beer or Wine Store	Permitted	Not Permitted
Yes	Outdoor Events	Permitted subject to Article 80 and to a Special Exception	Permitted subject to Article 80 and to a Special Exception
Yes	Retail Plant or Produce Sales	Permitted	Not Permitted
No <del>Yes</del>	Restaurant, Fast Food	Permitted	Not Permitted
Yes	Restaurant, Full Service	Permitted	Permitted
No	Restaurant, Take Out Only	Permitted	Permitted
?	Retail Services	Permitted	Not Permitted
Yes	Retail Store	Permitted	Not Permitted
No	Commercial Recreation (e.g., batting cages, rink)	Permitted	Not Permitted
Yes	Veterinary Clinic or Hospital	Permitted	Not Permitted
No	Warehouse, Self Storage	Permitted	Not Permitted
No	Wireless Communication Facilities	Permitted	Permitted
Yes	Adult Day Care	Permitted	Permitted
Yes	Schools, Public or Private	Permitted	Not Permitted
Yes	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.

Okeechobee Boulevard  
 Future Land Use Text Amendments  
 January 22, 2015 LPA Meeting

**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 <i>OK</i>	Permitted
Churches, Places of Worship <i>OK</i>	Permitted
Day Care, Preschool <i>OK</i>	Permitted
Essential Services <i>OK</i>	Permitted
Governmental Facilities and Services <i>OK</i>	Permitted
Holiday Wayside Stand <i>OK</i>	Permitted subject to Article 80
Outdoor Events <i>OK</i>	Conditional
Private Service Club or Lodge <i>OK</i>	Permitted w/Special Exception
Public Parks and Outdoor Events <i>OK</i>	Permitted
School, Public and Private <i>OK</i>	Permitted
Wireless Communication Facilities <i>?</i>	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

MARCH 26, 2011 OKEECHOBEE BLVD. WORKSHOP  
POTENTIAL COMMERCIAL TENANTS

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

Name: Dennis Lipp ; Address:

Okeechobee Boulevard  
Future Land Use Text Amendments  
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VERONICA Close  
Comments

How is the day care allowed?  
How are churches allowed?

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

YMCA Boys Club

difference?

concrete? auto racing? mud racing?

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

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

Okeechobee Boulevard  
Future Land Use Text Amendments  
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D-1



X	Shooting Range, Indoor	Permitted subject to Article 80	Not Permitted
X	Hotel	Permitted	Not Permitted
ok	Holiday Wayside Stand	Permitted subject to Article 80	Permitted subject to Article 80
X	Laboratory (e.g., medical, dental, research)	Permitted	Permitted
X	Offices (e.g., business, professional, medical)	Permitted	Permitted
X	Package Liquor, Beer or Wine Store	Permitted	Not Permitted
ok	Outdoor Events	Permitted subject to Article 80 and to a Special Exception	Permitted subject to Article 80 and to a Special Exception
ok	Retail Plant or Produce Sales	Permitted	Not Permitted
X	Restaurant, Fast Food	Permitted	Not Permitted
X	Restaurant, Full Service	Permitted	Permitted
X	Restaurant, Take Out Only	Permitted	Permitted
in activities center " " "	Retail Services	Permitted	Not Permitted
	Retail Store	Permitted	Not Permitted
X	Commercial Recreation (e.g., batting cages, rink)	Permitted	Not Permitted
ok as se	Veterinary Clinic or Hospital	Permitted	Not Permitted
X	Warehouse, Self Storage	Permitted	Not Permitted
no, not neg'd	Wireless Communication Facilities	Permitted	Permitted
X	Adult Day Care	Permitted	Permitted
X	Schools, Public or Private	Permitted	Not Permitted
X	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.

Okeechobee Boulevard  
 Future Land Use Text Amendments  
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~~#~~ ~~D-3~~

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.

*- do we have this kind of zoning district?*

olc  
 dx  
 olc  
 x  
 ?  
 x  
 olc  
 ?  
 olc  
 olc  
 x  
 x

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

olc  
 olc  
 olc  
 x

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

~~D-4~~

**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.

guns: X arch: ok  
 X  
 ok  
 ok  
 ok  
 ok  
 ok  
 ok  
 ok  
 ok

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.

~~DS~~

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

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

Name: \_\_\_\_\_ ; Address: \_\_\_\_\_

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Okeechobee Boulevard  
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# Grace Joyce Comments

**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)	Okeechobee COMM.
Adult Entertainment	Permitted subject to Article 20	Not Permitted	NO
Arcade, Video	Permitted	Not Permitted	NO
Automobile Repair Garage	Permitted	Not Permitted	NO
Bank or Financial Institution	Permitted	Permitted	Yes NO HAVE THAT
Bar, Lounge, Tavern or Pub	Permitted	Not Permitted	NO
Barber Shop, Beauty or Nail Salon	Permitted	Not Permitted	Yes
Pool Hall	Permitted	Not Permitted	NO
Car Wash, Self-Service or Automated	Permitted	Not Permitted	NO
Catering or Food Service Delivery	Permitted	Not Permitted	NO
Child Care Center	Permitted	Not Permitted	NO
Commercial Animal Manure Mgmt.	Not Permitted	Not Permitted	NO
Commercial Chipping and Mulching	Permitted subject to Article 80	Not Permitted	NO
Convenience Store	Permitted	Not Permitted	NO
Dance/Night Club	Permitted	Not Permitted	NO
Day Labor Hiring Center	Permitted w/Special Exception	Not Permitted	NO
Delicatessen	Permitted	Not Permitted	Yes
Theater or Auditorium	Permitted	Not Permitted	NO
Dry Cleaning or Laundry Service	Permitted	Not Permitted	NO
Employment Agency	Not Permitted	Not Permitted	NO
Essential Services and Utilities	Permitted	Permitted	Yes
Exhibition of Wildlife Pets	Permitted subject to Article 80	Not Permitted	NO
Gasoline Station	Permitted	Not Permitted	NO

Okeechobee Boulevard  
 Future Land Use Text Amendments  
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CL

CLD *olee com*

Shooting Range, Indoor	Permitted subject to Article 80	Not Permitted	NO
Hotel	Permitted	Not Permitted	NO
Holiday Wayside Stand	Permitted subject to Article 80	Permitted subject to Article 80	YES Sub Art 80
Laboratory (e.g., medical, dental, research)	Permitted	Permitted	NO
Offices (e.g., business, professional, medical)	Permitted	Permitted	NO
Package Liquor, Beer or Wine Store	Permitted	Not Permitted	NO
Outdoor Events	Permitted subject to Article 80 and to a Special Exception	Permitted subject to Article 80 and to a Special Exception	YES same
Retail Plant or Produce Sales	Permitted	Not Permitted	YES
Restaurant, Fast Food	Permitted	Not Permitted	NO
Restaurant, Full Service	Permitted	Permitted	YES
Restaurant, Take Out Only	Permitted	Permitted	YES
Retail Services	Permitted	Not Permitted	NO
Retail Store	Permitted	Not Permitted	YES
Commercial Recreation (e.g., batting cages, rink)	Permitted	Not Permitted	NO
Veterinary Clinic or Hospital	Permitted	Not Permitted	Not as a primary use
Warehouse, Self Storage	Permitted	Not Permitted	NO
Wireless Communication Facilities	Permitted	Permitted	YES
Adult Day Care	Permitted	Permitted	YES
Schools, Public or Private	Permitted	Not Permitted	NO
Gym or Fitness Center	Permitted	Permitted	YES

Section 25-020. - Prohibited uses.

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

Okeechobee Boulevard  
 Future Land Use Text Amendments  
 January 22, 2015 LPA Meeting



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

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

Name: \_\_\_\_\_; Address: \_\_\_\_\_

*List of  
uses  
already  
on  
Okeechobee*

Okeechobee Boulevard  
Future Land Use Text Amendments  
January 22, 2015 LPA Meeting

To: Mark Kutney  
Town Manager

From: Jim Fleischmann  
Town Planning Consultant

Re: Okeechobee Boulevard Floor-Area-Ratio (FAR) Analysis

Date: March 6, 2012

### MEMORANDUM

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The 71 properties fronting the north and south sides of Okeechobee Boulevard within the Town's corporate limits were inventoried, using Palm Beach County Property Appraiser data in order to gain an understanding of building FARs along the corridor.

A summary of the findings of the inventory, by generic land use category are as follows:

A. Wholesale Nursery properties – Total of 30 parcels

1. Total Acreage – 189.68
2. Range in parcel size – 1.50 to 26.87 acres
3. Range in building (structure) sized – 0 to 7,487 sq. ft.
4. Range in FARs – 0.00 to 0.0344

B. Residential properties – Total of 12 parcels

1. Total Acreage – 51.50
2. Range in parcel size – 0.76 to 10.00 acres
3. Range in building (structure) sized – 764 to 3,551 sq. ft.
4. Range in FARs – 0.0067 to 0.0882

C. Religious Institution properties – Total of 7 parcels

1. Total Acreage – 46.99
2. Range in parcel size – 4.48 to 15.19 acres
3. Range in building (structure) sized – 2,444 to 29,834 sq. ft. (approved)
4. Range in FARs – 0.0118 to 0.0819

D. Institutional Use properties – Total of 4 parcels

1. Total Acreage – 42.91
2. Range in parcel size – 3.32 to 29.9 acres
3. Range in building (structure) sized – 4,332 to 69,214 sq. ft.
4. Range in FARs – 0.0208 to 0.0531

E. Commercial properties – Total of 1 parcel

1. Total Acreage – 4.90
2. Building (structure) size – 35,263 sq. ft.
3. FAR – 0.1652

F. Vacant properties – Total of 17 parcels

1. Total Acreage – 106.79
2. Range in parcel size – 0.76 to 19.33 acres

Attached is a parcel-by-parcel spreadsheet detailing properties along the Okeechobee Boulevard corridor. The map numbers refer to a large exhibit-size graphic that I have prepared. I can deliver the map to your office for your review.

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Jim Fleischmann.  
Town Planning Consultant

**Loxahatchee Groves Local Planning Agency Agenda Item Report  
Meeting Date: March 18, 2015**

**FUTURE LAND USE ELEMENT - OKEECHOBEE BOULEVARD  
NON-RESIDENTIAL LAND USE ELEMENT TEXT AMENDMENTS**

1.17 Objective:

The Town shall encourage compatible, low intensity town-serving land uses by implementing the following sector planning policies to control the allocation, location, scale and timing of development non-residential approvals on properties with road frontage on Okeechobee Boulevard.

1.17.1 Policy:

The Town acknowledges that Okeechobee Boulevard will ultimately be improved to a four-lane median-divided section.

- a) In order to minimize potential adverse traffic impacts of a four-lane section, the Town shall support the implementation of traffic calming features, including but not limited to reduced travel lane size and the use of roundabouts and traffic signals along the Okeechobee Boulevard corridor.
- b) Continue to work with Palm Beach County to jointly define and program appropriate future roadway improvements that implement Town Okeechobee Boulevard corridor planning policy.
- c) Where feasible require joint use of driveways and cross-access agreements among adjoining property owners to allow circulation between sites and reduce the number of Okeechobee Boulevard access points.
- d) Equestrian trail policy (TBD)

1.17.2 Policy:

Low-impact non-residential development along Okeechobee Boulevard may consist of the following General Use categories: Agriculture, Commercial, and Institutional.

- a) Low-impact non-agricultural General Use categories shall consist of the following:
  - i) Commercial – (Uses to be determined)
  - ii) Institutional - (Uses to be determined)
- b) Commercial development along Okeechobee Boulevard shall be limited to Cottage Industries and Individual Small Businesses (ISB), as follows.
  - i) A Cottage Industry is defined as a single business activity carried on within an existing residence or within a structure accessory to an existing residence where outside workers may be employed, customers may be received A Cottage Industry is assigned an RR-5 Future Land Use designation and an AR – Agricultural Residential zoning designation
  - ii) An Individual Small Business (ISB) is defined as a single community-oriented commercial or business service use oriented to meeting the needs of the neighboring community. An ISB shall be assigned Commercial Low (CL), Commercial Low – Office (CL-O) Future Land Use and zoning designations.
- c) Institutional development along Okeechobee Boulevard shall be limited to Individual Small Services (ISS), as follows:
  - i) An Individual Small Service (ISS) is defined as a single community service use oriented to meeting the needs of the neighboring community. An ISS shall be assigned Institutional (INST) Future Land Use and Institutional and Public Facilities (IPF) zoning designations.
- d) Existing non-residential uses having previously received a valid development order from Palm Beach County shall be allowed to continue.

- e) “Historical Legacy” uses, as defined and regulated by Section 75-035 of the Town Unified Land Development Code, shall be allowed to continue.

1.17.3 Policy:

Cottage Industry businesses shall comply with the following performance standards:

- a) The maximum floor-area-ratio (F.A.R) of all non-residential buildings shall not exceed 0.025).
- b) The number of employees and/or customers allowed at a Cottage Industry business shall be determined by the Town Council through the special exception process, and include such considerations as nature of the business, parking and loading requirements, peak-hour traffic generation and hours of operation

1.17.4 Policy:

Individual Small Businesses (ISB) shall comply with the following performance standards:

- a) The maximum floor-area-ratio (F.A.R) of all buildings comprising an ISB shall not exceed 0.05.
- b) The size of an ISB use shall be no larger than the amount of space which will exceed the “insignificant impact” traffic generation threshold on Okeechobee Boulevard, as defined by a Palm Beach County Traffic Performance Standards (TPS) review, or its equivalent by the Town consulting engineer.
- c) An ISB use may include a residence as an accessory use to accommodate the business owner or an employee household. Such residence shall not be included in ISB F.A.R. calculations.

1.17.5 Policy:

Individual Small Services (ISS) shall comply with the following performance standards:

- a) The maximum floor-area-ratio (F.A.R) of all buildings comprising an ISS shall not exceed 0.05.

- d) The size of an ISS use shall be no larger than the amount of space which will exceed the “insignificant impact” traffic generation threshold on Okeechobee Boulevard during a weekday, as defined by a Palm Beach County Traffic Performance Standards (TPS) review, or its equivalent by the Town consulting engineer.
- e) An ISS use may include a residence as an accessory use to accommodate the service owner or an employee household. Such residence shall not be included in ISS F.A.R. calculations.

1.17.6 Policy:

The Town shall discourage an accumulation of vacant non-residential land use designations along the Okeechobee Boulevard corridor.

- a) Implement Future Land Use Amendment requirements and conditions of approval to supplement the sector planning program to insure appropriateness and timeliness of a Future Land Use Plan Amendment application.
  - 1) A statement of use and demonstration of need for the proposed use shall be submitted as part of all future land use amendment and rezoning applications.
  - 2) A Conceptual Master Plan in conformance with the requirements of Section 41.3.C.2.b of the ULDC, including a TPS review by the County, or its equivalent by the Town consulting engineer, shall be a required component of an ISB or ISS Future Land Use Amendment application.
  - 3) The Special Policy provisions of Objective 1.15 may be used to impose appropriate conditions of approval upon an ISB or ISS application necessary to address use, intensity, timing, compatibility and other relevant issues as determined by the Town Council.

- 4) Enact and enforce a “sunset” review procedure tied to the Conceptual Master Plan for approved ISB and ISS Future Land Use Amendments to insure timely project implementation.

1.17.7 Policy:

(Architectural guidelines references/requirements – TBD)