

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
155 F. ROAD, LOXAHATCHEE GROVES, FL 33470
UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE

AGENDA
JULY 13, 2026 – 4:00 PM



Jo Siciliano (Seat 3), Chair

Karen Plante (Seat 2), Vice Chair

Christine Betts (Seat 1), Member

Robert Austin (Seat 4), Member

Laura Danowski (Seat 5), Member

Administration

Acting Town Manager Valerie Oakes

Board Liaison: Caryn Gardner-Young, Community Standards Director

Board Clerk: Erica Leiding, Assistant to the Community Standards Director

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

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

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

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

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

you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of the Council with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk's Office (561-793-2418), at least 48 hours in advance to request such accommodation.

COMMITTEE AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

APPROVAL OF THE MINUTES

1. 06/08/2026 ULDC Minutes

PUBLIC COMMENTS

A limited public audience can be accommodated in our Town Council chambers with mandatory facemasks and socially spaced seating. Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 12:00 p.m. (noon) day of the meeting. Comments received will be "received and filed" to be acknowledged as part of the official public record for the meeting. The meeting will be live-streamed and close-captioned for the general public via our website, instructions are posted there.

REGULAR AGENDA

2. Discussion of Trails

COMMITTEE MEMBER COMMENTS

Laura Danowski (Seat 5), Member

Robert Austin (Seat 4), Member

Christine Betts (Seat 1), Member

Karen Plante (Seat 2), Vice Chair

Jo Siciliano (Seat 3), Chair

CONFIRMATION OF THE NEXT MEETING DATE

3. August 10, 2026 at 4:00PM

ADJOURNMENT

Published and Posted on July 08, 2026, at 4:00 PM.

By: Erica Leiding, Assistant to the Community Standards Director

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
155 F. ROAD, LOXAHATCHEE GROVES, FL 33470
UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE
MINUTES
MONDAY JUNE 8, 2026 4:00 PM – 6:17 PM



CALL TO ORDER

The June 8, 2026 meeting of the Unified Land Development Code (ULDC) Review Committee was called to order at 4:09 PM by Gabriella Croasdaile, Assistant to the Town Clerk

PLEDGE OF ALLEGIANCE

Assistant to the Town Clerk Croasdaile led the Committee in the Pledge of Allegiance.

ROLL CALL

The roll call was conducted by Assistant to the Town Clerk Croasdaile, with the following members present:

Present:

- Jo Siciliano – Chairperson (Seat 3)
- Karen Plante – Vice Chairperson (Seat 2)
- Christine Betts – Committee Member (Seat 1)
- Robert Austin – Committee Member (Seat 4)
- Laura Danowski – Committee Member (Seat 5)

Staff Present:

- Caryn Gardner-Young – Community Standards Director/ Committee Liaison
- Jeff Kurtz – Town Attorney
- Gabriella Croasdaile – Assistant to the Town Clerk / Board Clerk

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

Staff added an agenda item regarding a RV ordinance. Attorney Kurtz suggested making the addition Item No.2 on the and making Item No.3 the discussion of strategic planning.

**MOTION: COMMITTEE MEMBER AUSTIN/ COMMITTEE MEMBER BETTS
MOVED TO APPROVE THE AMENDED AGENDA. MOTION PASSED
(5-0).**

APPROVAL OF THE MINUTES

1. Approval of Minutes from the May 11, 2026 ULDC Meeting

**MOTION: COMMITTEE MEMBER BETTS/ COMMITTEE MEMBER DANOWSKI
MOVED TO APPROVE THE MAY 11,2026 ULDC MEETING MINUTES.
MOTION PASSED (5-0).**

PUBLIC COMMENTS

No public comment received at this meeting.

REGULAR AGENDA

2. RV Ordinance

Community Standards Director Caryn Gardner – Young presented the item. She introduced the proposed amendments to the Recreational Vehicle (RV) Ordinance, explaining that the Town Council requested additional review by the Committee following first reading of the ordinance. She noted that the draft incorporated direction received during the Council workshop, staff recommendations, and revisions prepared by the Town Attorney.

The Committee reviewed the proposed definitions of recreational vehicles, including comparisons between the Town's existing definition, Florida Statutes, and Palm Beach County regulations. The Village of Wellington has specific language that references November -April as a time period. The committee suggested this could be a possible implementation.

Discussion focused extensively on the Town's existing RV permitting program and the challenges associated with enforcement. Members expressed concern that the program has expanded beyond its original purpose of accommodating seasonal equestrian activities and has resulted in increased long-term occupancy unrelated to equestrian uses. The Committee discussed balancing the needs of legitimate equestrian operations with preventing misuse of the program. Members also discussed enforcement challenges, including limited staffing, the inability to easily identify occupied recreational vehicles located on private property, and the difficulty of documenting violations. Additional discussion included concerns regarding illegal wastewater disposal, excessive numbers of occupied recreational vehicles on individual properties, number of

unoccupied storage recreational vehicles, and the costs associated with administering the current program.

Town Attorney Kurtz discussed the concept of rental registration programs used by other municipalities and explained how such programs could improve accountability by requiring information regarding rental occupants.

Following discussion, the Committee reached consensus that the proposed ordinance represented an improvement over the existing regulations by limiting the number of occupied recreational vehicles permitted on a property and simplifying the permitting process. **The Committee recommended forwarding the ordinance to the Town Council with the following suggested revisions:**

- **Require occupant information to be included as part of the occupied RV permit application.**
- **Require photo identification verification for occupants listed on the permit application.**
- **Have Council consider name months within the equestrian season to be included.**

Committee members noted that these revisions would improve accountability while allowing the Town to evaluate the effectiveness of the amended ordinance before considering additional modifications in the future.

**MOTION: COMMITTEE MEMBER AUSTIN/ COMMITTEE MEMBER BETTS
MOVED TO SUGGEST THE LISTED REVISION. MOTION PASSED (5-0).**

3. Discussion regarding Pillars of Strategic Planning

The Committee reviewed the Town Council's Strategic Planning initiative and discussed recommendations related to the Town's vision, priorities, and strategic pillars. Members were advised that each committee chair would present their committee's recommendations to the Town Council during the upcoming Strategic Planning Workshop.

The Committee began by discussing what defines the Town's rural character. Members described the Town as a community that values individuality, low-density development, agricultural and equestrian lifestyles, environmental stewardship, and neighborly cooperation. Discussion emphasized preserving large lots, productive land uses, green space, native vegetation, wildlife habitats, and maintaining the unique identity of Loxahatchee Groves while accommodating thoughtful and responsible growth.

Committee members identified several common themes they believed should serve as strategic priorities. These included preserving the Town's rural character, protecting natural resources, supporting agriculture and equestrian activities, encouraging native landscaping and wildlife conservation, promoting fiscally responsible decision-making, strengthening local businesses, and ensuring future growth is guided by clear and consistent land development regulations.

The Committee also discussed the importance of maintaining consistency between the Unified Land Development Code (ULDC), Comprehensive Plan, Town Charter, and other governing documents to provide clear guidance for residents, businesses, and future development. Members

expressed support for continued updates to the Town's land development regulations to strengthen design standards, preserve the Town's rural identity, and provide greater consistency in future commercial development along the Southern Boulevard corridor.

Additional discussion focused on infrastructure improvements and community initiatives that could reinforce the Town's long-term vision. Suggestions included expanding the Town's trail network and linear park system, improving gateway features and community signage, preserving canal corridors, enhancing landscaping requirements, promoting conservation initiatives through grants and land preservation efforts, encouraging local markets and community events, and continuing efforts to support local agriculture and businesses.

The Committee also discussed transportation and access along Southern Boulevard, including opportunities to improve traffic circulation, commercial access, and roadway safety as future development occurs.

Staff advised that the Committee Chair would prepare a consensus presentation reflecting the discussion for the Strategic Planning Workshop. Committee members agreed to provide their individual written notes to staff for inclusion in the meeting backup and to assist in developing the final presentation.

COMMITTEE MEMBER COMMENTS

There were no comments from the Committee Members at the end of the meeting.

CONFIRMATION OF THE NEXT MEETING DATE

There was confirmation that the next meeting will be on Monday, June 8, 2026.

ADJOURNMENT

The meeting adjourned at 6:17 P.M. With a motion from Committee Member Plante and second from Committee Member Austin. Motion passed (5-0).

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Jo Siciliano,
Unified Land Development Code Chairperson

Gabriella Croasdaile,
Assistant to the Town Clerk



TOWN OF LOXAHATCHEE GROVES UNIFIED LAND DEVELOPMENT COMMITTEE MEETING AGENDA ITEM MEMORANDUM

Item 2.

TO: Unified Land Development Committee of the Town of Loxahatchee Groves
FROM: Caryn Gardner-Young, Development Standards Director
DATE: July 13, 2026
SUBJECT: Trails

Legal Sufficiency: ☐ Reviewed ☒ Not Reviewed
 ☐ Approved ☐ Not Approved

Background:

At the Town of Loxahatchee Groves (Town) Town Council meeting on July 7th, the Town Council asked the ULDC Committee to investigate designating the Town's Trails as Parks.

The Town, through the Comprehensive Plan states that the Town shall develop a greenway and multi-use system to meet the needs and interests of the Town's residents. The idea was to create a greenway and multi-use trails system to provide connectivity among residential properties, parks and recreational facilities, open spaces and commercial facilities throughout the Town. The Town has done that. Presently, the Town has not calculated the exact number of trail miles since some trails are dedicated to the Town and others are not. However, I am pleased to attach the Existing Roadway System Map showing the existing trails and proposed trails.

Trails within the Town do not possess a zoning designation. The Town Council has asked the ULDC Committee to consider providing the trails with a zoning designation in accordance with the Town's Unified Land Development Code. There are three possible zoning districts that may apply to trails which I have attached as Exhibits to this memorandum. (Conservation, Parks and Institutional and Public facilities). The Town Council has suggested the Parks designation, but I wanted to provide the ULDC Committee with all possible designations. Once the designation has been determined, the Town Council is seeking any suggested changes to the chosen zoning district to make it more applicable to trails.



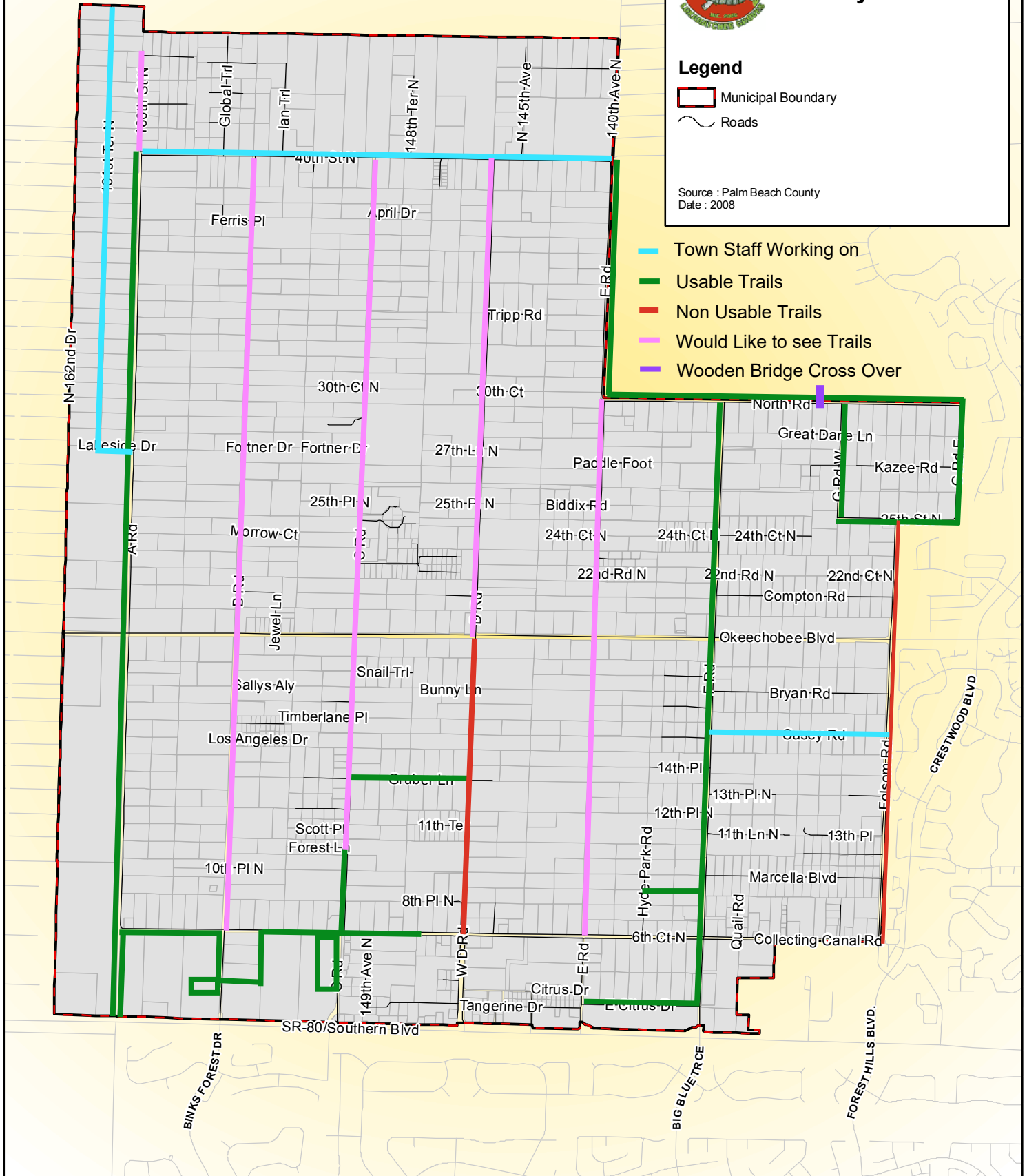
Existing Roadway System

Legend

- Municipal Boundary
- Roads

Source : Palm Beach County
Date : 2008

- Town Staff Working on
- Usable Trails
- Non Usable Trails
- Would Like to see Trails
- Wooden Bridge Cross Over



Article 30 INSTITUTIONAL AND PUBLIC FACILITIES ZONING DISTRICTS

Section 30-005. Purpose and intent of district.

- (A) *Institutional and Public Facilities (IPF).* The Institutional and Public Facilities zoning district is intended to apply to areas of the Town designated as Institutional on the Future Land Use Plan Map of the Comprehensive Plan. The purpose of this district is allow the development of community serving facilities such as educational facilities, child care centers, adult day care facilities, congregate living facilities, medical and accessory offices, hospitals and public health clinics, natural disaster emergency shelters, and civic and religious uses.

Section 30-010. General provisions.

The following requirements shall apply to the Institutional and Public Facilities zoning district.

- (A) *Fences, walls and hedges.* Fences, walls and hedges are permitted on all properties with a zoning designation of Institutional and Public Facilities.
- (1) *Height.* Fences and walls shall not exceed eight feet in height. Hedges and natural vegetation shall not be subject to maximum height limitations. Height shall be measured adjacent to the fence or wall from the lowest grade on either side of the fence or wall.
 - (2) *Appearance.* The exterior surface of a wall shall be finished with paint, stucco, or other commonly accepted material, and continuously maintained in its original appearance.
 - (3) *Materials.* Fences and walls shall not be electrified or contain any materials such as broken glass, spikes, nails, razors or barbs designed to inflict discomfort, pain, or injury to a person or animal.
 - (4) *Sight distance.* Fences, walls and hedges shall comply with Article 105, "Sight Distance."
 - (5) *Decorative gates, features, and light posts.* Decorative gates, features, and light posts attached to fences or walls may exceed the height of fences or walls by three feet provided that they are located in the front yard.
- (B) *Outdoor storage.* Outdoor storage of merchandise and inventory, vehicles and equipment, refuse and other similar materials shall be subject to the following standards.
- (1) *Generally.* All outdoor storage shall only be permitted when incidental to the use located on the premises or explicitly permitted as a primary use in Section 30-015, "Permitted uses."
 - (2) *Location.* Outdoor storage of merchandise and inventory, vehicles and equipment, refuse or similar materials shall not be located in any required setbacks, easements, or rights-of-way, except for construction vehicles, equipment, and fill may be temporarily stored in required setbacks, easements, or rights-of-way during the construction of new easements or rights-of-way.
 - (3) *Screening.* All outdoor storage shall be screened from view except that construction vehicles, equipment, and fill do not need to be screened from view provided that the related construction activity is permitted, continuous and on-going.
- (C) *Swimming pools.* Swimming pools are permitted provided that the pool is located on the same plot as a primary use and it is fully enclosed with a fence or wall a minimum of four feet in height above the

- ground, measured adjacent to the fence or wall from the lowest grade on either side of the fence or wall. Screen enclosures which meet all requirements of the Florida Building Code shall also constitute compliance with this provision. Fences or walls shall be of such a design and material as will prevent unauthorized access to the pool area. All gates must be equipped with self-closing, self-latching mechanisms. All fences and gates shall comply with all requirements of the Florida Building Code pertaining to required barriers around public swimming pools.
- (D) *Outdoor refuse receptacles.* All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable materials, such as dumpsters, trash compactors, and recycling containers, shall be subject to the following standards.
- (1) *Storage area.* All refuse containers shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet.
 - (2) *Enclosures.* All dumpsters, trash and recycling bins over 40 gallons shall be screened from view by a solid opaque enclosure which meets the following requirements:
 - a. Enclosures shall be located in a position that is easily accessible and minimizes backup and turn movements by service vehicles.
 - b. The gates of the enclosure shall provide a minimum of ten feet clearance when open for service and be constructed of a frame with opaque wall affixed thereto.
 - c. Each gate shall also have a wheel at the bottom to prevent sagging and shall have drop pins or rods to hold the gates in place in both open and closed positions.
 - d. Both enclosure gate frame and walls shall be of a material of sufficient strength to withstand normal use.
 - (3) *Location.* All refuse containers shall be located in side or rear yards and setback at least 50 feet from any adjacent residential zoning district. Containers shall not be located in any required parking space, fire lane, landscape buffer, required sidewalk, ADA accessibility route, or within or adjacent to a drainage easement or water body.
 - (4) *Maintenance.* Dumpsters shall be maintained free of jagged or sharp edges or inside parts that could prevent the free discharge of their contents. A licensed collector shall empty dumpsters at intervals that will preclude overflow. Dumpsters and the area around the dumpster and dumpster enclosure shall be maintained by the property owner free of overflowing refuse at all times. If a continuous problem of insufficient dumpster capacity is proven to exist, additional or larger capacity dumpsters and enclosures or increased frequency of pick-up shall be required in order to eliminate the overflow problem.
- (E) *Construction trailers.* One construction trailer (including mobile homes) may be placed on a plot within a nonresidential development subject to the following standards.
- (1) *Location.* The construction trailer shall be in compliance with all setback requirements.
 - (2) *Permit issued.* No construction trailer shall be placed upon any such property until a building permit for construction of the principal building has been issued. The permit shall be posted in such a manner that it can be observed from the exterior of the construction trailer.
 - (3) *[Removal.]* The construction trailer must be removed from the property upon completion of the principal building(s) or at the end of the one year period, whichever occurs first. The Town Manager may grant one extension of a maximum six months, upon petition from the property owner, provided the petition demonstrates unexpected hardship, and steady construction progress such that construction can reasonably be completed within the six month extension

period. A decision of the Town Manager to deny the request for extension may be appealed to the Town Council subject to the requirements of Article 145, "Administrative Appeals."

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, Place of Worship	Permitted
Day Care, Preschool	Permitted
Essential Services	Permitted
Government Facilities and Services	Permitted
Holiday Wayside Stand	Permitted Subject to Article 80
Outdoor Events	Permitted subject to Article 80 and to a Special Exception Category B
Private Service Club or Lodge	Permitted w/Special Exception Category A
Public Parks	Permitted
School, Public and Private	Permitted
Wireless Communication Facilities	Permitted w/Special Exception Category A

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

(Ord. No. 2013-06, § 2(Att. A), 12-3-2013)

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 furnish, to the Town, a special purpose survey sealed by a land surveyor certified by the State, indicating the distance between the property proposed for rezoning and any property with existing Institutional and Public Facilities zoning.

Section 30-030. Minimum plot size and dimension.

Plots located in the Institutional and Public Facilities zoning district are subject to the following size and dimensional standards.

- (A) *Minimum dimension.* All plots shall have at least 150 feet of frontage (width) and 200 feet of depth.
- (B) *Exceptions.* The following exceptions shall apply.
 - (1) *Nonconforming lots of prior record.* Plots which were of public record prior to, and became nonconforming as a result of, the adoption of the Town of Loxahatchee Groves Unified Land Development Regulations may be developed for commercial use despite not meeting the minimum plot size and dimensional requirements.
 - (2) *Plot with frontage on curved street or cul-de-sac.* On curving streets, such as culs-de-sac, the required frontage for lots between the points of curvature may be reduced by 40 percent, provided the centerline radius of the contiguous street is 125 feet or less.

Section 30-035. Maximum plot size.

- (A) *Maximum plot size.* No plot greater than five acres shall be developed for institutional or public facilities use.
- (B) *Exceptions.* The following exceptions shall apply.
 - (1) *Nonconforming lots of prior record.* Plots which were of public record prior to, and became nonconforming as a result of, the adoption of the Town of Loxahatchee Groves Unified Land Development Regulations may be developed for institutional and public facilities use despite exceeding the maximum plot size requirement. Furthermore, these properties may be fully developed and utilized within the permitted densities and intensities of this Code.

Section 30-040. Plot coverage, floor-to-area ratio, and pervious area.

Plots located in the Institutional and Public Facilities zoning district are subject to the following standards.

- (A) *Plot coverage.* The combined area of all buildings and roofed structures shall not exceed 15 percent of the plot area.
- (B) *Floor-to-area ratio.* Institutional and Public Facilities (IPF) uses shall not exceed a floor-to-area ratio of one-tenth.
- (C) *Pervious area.* The minimum pervious area shall be 50 percent of the plot area.

Section 30-045. Setbacks.

All buildings and structures in the Institutional and Public Facilities zoning district shall comply with the following required setbacks.

- (A) *Front setback.* A front setback of at least 100 feet shall be provided.
- (B) *Side setback.* A side setback of at least 50 feet shall be provided.
- (C) *Rear setback.* A rear setback of at least 50 feet shall be provided.
- (D) *Side street setback.* For properties that abut a street on more than one side, a side street setback of at least 50 feet must be provided.
- (E) *Exceptions from setback requirements.* Buildings and structures specifically excepted from these requirements are identified in Section 15-015, "Setback exceptions."

Section 30-050. Height.

No buildings or structure, or part thereof, shall be erected or maintained to a height exceeding 35 feet unless the following apply.

- (A) *Exception from height limitation.* Buildings and structures specifically excepted from height limitations are identified in Section 15-010, "Exceptions from height limitations."

Section 30-055. Frontage on paved road.

No plot shall be developed for institutional or public facilities use unless the plot has frontage on a paved collector or arterial roadway.

Article 35 PARKS AND RECREATION ZONING DISTRICT

Section 35-005. Purpose and intent of district.

- (A) *Parks and Recreation (PR).* The Parks and Recreation (PR) zoning district is intended to apply to areas of the Town designated as Park on the Future Land Use Plan Map of the Comprehensive Plan. The purpose of this district is to allow the development of publicly owned sites that provide an opportunity for residents to partake in a variety of recreational activities in a safe and convenient matter that is compatible with the environment.

Section 35-010. General provisions.

The following requirements shall apply to the Parks and Recreation zoning district.

- (A) *Fences, walls and hedges.* Fences and hedges are permitted on all properties with a zoning designation of Parks and Recreation. Walls are not permitted unless the property abuts a paved road.
- (1) *Height.* Fences and walls shall not exceed eight feet in height. Hedges and natural vegetation shall not be subject to maximum height limitations. Height shall be measured adjacent to the fence or wall from the lowest grade on either side of the fence or wall.
 - (2) *Appearance.* The exterior surface of a wall shall be finished with paint, stucco, or other commonly accepted material, and continuously maintained in its original appearance.
 - (3) *Materials.* Fences and walls shall not be electrified or contain any materials such as broken glass, spikes, nails, razors or barbs designed to inflict discomfort, pain, or injury to a person or animal.
 - (4) *Sight distance.* Fences, walls and hedges shall comply with Article 105, "Sight Distance."
 - (5) *Decorative gates, features, and light posts.* Decorative gates, features, and light posts attached to fences or walls may exceed the height of fences or walls by three feet provided that they are located in the front yard.
- (B) *Outdoor refuse receptacles.* All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable materials, such as dumpsters, trash compactors, and recycling containers, shall be subject to the following standards.
- (1) *Storage area.* All refuse containers shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet.
 - (2) *Enclosures.* All dumpsters, trash and recycling bins over 40 gallons shall be screened from view by a solid opaque enclosure which meets the following requirements:
 - a. Enclosures shall be located in a position that is easily accessible and minimizes backup and turn movements by service vehicles.
 - b. The gates of the enclosure shall provide a minimum of ten feet clearance when open for service and be constructed of a frame with opaque wall affixed thereto.
 - c. Each gate shall also have a wheel at the bottom to prevent sagging and shall have drop pins or rods to hold the gates in place in both open and closed positions.

- d. Both enclosure gate frame and walls shall be of a material of sufficient strength to withstand normal use.
- (3) *Location.* All refuse containers shall be located in side or rear yards and setback at least 50 feet from any adjacent residential zoning district. Containers shall not be located in any required parking space, fire lane, landscape buffer, required sidewalk, ADA accessibility route, or within or adjacent to a drainage easement or water body.
- (4) *Maintenance.* Dumpsters shall be maintained free of jagged or sharp edges or inside parts that could prevent the free discharge of their contents. A licensed collector shall empty dumpsters at intervals that will preclude overflow. Dumpsters and the area around the dumpster and dumpster enclosure shall be maintained by the property owner free of overflowing refuse at all times. If a continuous problem of insufficient dumpster capacity is proven to exist, additional or larger capacity dumpsters and enclosures or increased frequency of pick-up shall be required in order to eliminate the overflow problem.

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
Archery Range	Permitted subject to Article 80
Shooting Range	See Note 1 below
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

Note 1: The regulation of guns and shooting ranges is preempted by state law and regulated solely by the State of Florida. See Florida Statutes §§ 790.33 and 790.333.

(Ord. No. 2014-05, § 3, 6-3-2014)

Section 35-020. Prohibited uses.

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

Section 35-025. Minimum plot size and dimension.

Plots located in the Parks and Recreation zoning district are subject to the following size and dimensional standards.

- (A) *Minimum size.* No plot shall be developed for a Parks and Recreation use unless the plot contains one or more acres.
- (B) *Minimum dimension.* All plots shall have at least 100 feet of frontage (width) and 100 feet of depth.

Section 35-030. Plot coverage, floor-to-area ratio, and pervious area.

Plots located in the Parks and Recreation zoning district are subject to the following standards.

- (A) *Plot coverage.* The combined area of all buildings and roofed structures shall not exceed ten percent of the plot area.
- (B) *Floor-to-area ratio.* Parks and Recreation uses shall not exceed a floor-to-area ratio of one-tenth.
- (C) *Pervious area.* The minimum pervious area shall be 80 percent of the plot area.

Section 35-035. Setbacks.

All buildings and structures in the Parks and Recreation zoning district shall comply with the following required setbacks.

- (A) *Front setback.* Fifty feet.
- (B) *Side setback.* Twenty-five feet.
- (C) *Rear setback.* Twenty-five feet.
- (D) *Side street setback.* For properties that abut a street on more than one side, a side street setback of at least 50 feet must be provided.
- (E) *Parking setback.* No parking facility shall be located within 25 feet of an adjacent residential plot. This requirement supersedes any exception provided in Section 15-015, "Setback exceptions."
- (F) *Exceptions from setback requirements.*
 - (1) Buildings and structures specifically excepted from requirements (A) through (D), above, are identified in Section 15-015, "Setback exceptions."
 - (2) Horse trails and multi-use nature trails.

Section 35-040. Height.

No buildings or structure, or part thereof, shall be erected or maintained to a height exceeding 25 feet unless the following apply.

- (A) *Exception from height limitation.* Buildings and structures specifically excepted from height limitations are identified in Section 15-010, "Exceptions from height limitations."

Article 40 CONSERVATION DISTRICT

Section 40-005. Purpose and intent of district.

- (A) *Conservation (CN).* The Conservation (CN) zoning district is intended to apply to areas of the Town designated as Conservation on the Future Land Use Plan Map of the Comprehensive Plan. The purpose of this district is to protect, preserve, and restore lands with natural resources and wildlife habitat or which contain historical or archaeological resources.

Section 40-010. General provisions.

The following requirements shall apply to the Conservation zoning district.

- (A) *Fences and hedges.* Fences and hedges are permitted on all properties with a zoning designation of Conservation. Walls are prohibited.
- (1) *Height.* Fences shall not exceed eight feet in height. Hedges and natural vegetation shall not be subject to maximum height limitations. Height shall be measured adjacent to the fence from the lowest grade on either side of the fence.
 - (2) *Materials.* Fences shall not be electrified or contain any materials such as broken glass, spikes, nails, razors or barbs designed to inflict discomfort, pain, or injury to a person or animal.
 - (3) *Sight distance.* Fences and hedges shall comply with Article 105, "Sight Distance."
 - (4) *Decorative gates, features, and light posts.* Decorative gates, features, and light posts attached to fences or walls may exceed the height of fences or walls by three feet provided that they are located in the front yard.
- (B) *Outdoor refuse receptacles.* All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable materials, such as dumpsters, trash compactors, and recycling containers, shall be subject to the following standards.
- (1) *Storage area.* All refuse containers shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet.
 - (2) *Enclosures.* All dumpsters, trash and recycling bins over 40 gallons shall be screened from view by a solid opaque enclosure which meets the following requirements:
 - a. Enclosures shall be located in a position that is easily accessible and minimizes backup and turn movements by service vehicles.
 - b. The gates of the enclosure shall provide a minimum of ten feet clearance when open for service and be constructed of a frame with opaque wall affixed thereto.
 - c. Each gate shall also have a wheel at the bottom to prevent sagging and shall have drop pins or rods to hold the gates in place in both open and closed positions.
 - d. Both enclosure gate frame and walls shall be of a material of sufficient strength to withstand normal use.
 - (3) *Location.* All refuse containers shall be located in side or rear yards and setback at least 50 feet from any adjacent residential zoning district. Containers shall not be located in any required

parking space, fire lane, landscape buffer, required sidewalk, ADA accessibility route, or within or adjacent to a drainage easement or water body.

- (4) *Maintenance.* Dumpsters shall be maintained free of jagged or sharp edges or inside parts that could prevent the free discharge of their contents. A licensed collector shall empty dumpsters at intervals that will preclude overflow. Dumpsters and the area around the dumpster and dumpster enclosure shall be maintained by the property owner free of overflowing refuse at all times. If a continuous problem of insufficient dumpster capacity is proven to exist, additional or larger capacity dumpsters and enclosures or increased frequency of pick-up shall be required in order to eliminate the overflow problem.

Section 40-015. Permitted uses.

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

Principal Uses	Parks and Recreation
Natural Open Space	Permitted
Passive Park	Permitted
Walking and Biking Trail	Permitted
Wildlife Observation	See Note 1 below

Note 1: The regulation of exhibition or sale of wildlife and personal possession of wildlife are preempted by state law and regulated by the State of Florida. See Sections 379.3761 and 379.762, Florida Statutes and Florida Administrative Code Chapters 68A-1.002 and 68A-6.

(Ord. No. 2015-01 , § 6, 2-3-2015)

Section 40-020. Prohibited uses.

Any use not expressly, or by inference, permitted in Section 40-015, "Permitted uses," is prohibited.

Section 40-025. Ancillary uses.

Uses that are ancillary to permitted principle uses, such as boardwalks, interpretive nature centers and overlooks, may be permitted subject to the granting of a Special Exception.

Section 40-030. Minimum plot size and dimension.

Plots located in the Conservation zoning district are subject to the following size and dimensional standards.

- (A) *Minimum size.* None.
- (B) *Minimum dimension.* None.

Section 40-035. Plot coverage, floor-to-area ratio, and pervious area.

Plots located in the Conservation zoning district are subject to the following standards.

- (A) *Plot coverage.* The combined area of all buildings and roofed structures shall not exceed five percent of the plot area.
- (B) *Floor-to-area ratio.* Parks and recreation uses shall not exceed a floor-to-area ratio of five hundredths.

(C) *Pervious area.* The minimum pervious area shall be 90 percent of the plot area.

Section 40-040. Setbacks.

All buildings and structures or paved area in the Conservation zoning district shall provide setbacks that preserve and protect the greatest amount of Conservation land area.

Section 40-045. Height.

No buildings or structure, or part thereof, shall be erected or maintained to a height exceeding 25 feet.