

# TOWN OF LOXAHATCHEE GROVES

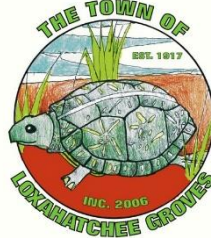
TOWN HALL COUNCIL CHAMBERS

155 F. ROAD, LOXAHATCHEE GROVES, FL 33470

## UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE

### AGENDA

JANUARY 13, 2025 – 6:00 PM



**Paul Coleman (Seat 3) -- Chairperson**

**Jo Siciliano (Seat 1)-- Vice Chairperson   Robert Austin (Seat 2)**

**Brian Zdunowski (Seat 4)   Karen Plante (Seat 5)**

#### **Administration**

Town Manager Francine L. Ramaglia

Town Clerk Valerie E. Oakes

Committee Staff Liaison: Jeff Kurtz, Project Coordinator

**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.

## **OPENING**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **APPROVAL OF THE AGENDA**

### **APPROVAL OF THE MINUTES**

1. 11/14/24 Unified Land Development Code Review Committee Meeting Minutes for Approval

## **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. Swearing In of Newly Appointed Committee Member Brian Zdunoswski
3. Continued Review and Recommendation with respect to Rural Vista Guidelines
4. Discussion of upcoming ULDC Committee Meeting Schedule

**COMMITTEE MEMBER COMMENTS**

**CONFIRM NEXT MEETING DATE**

**ADJOURNMENT**

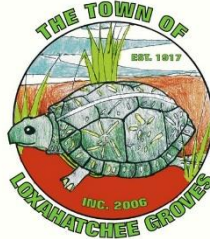
# TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

155 F ROAD, LOXAHATCHEE GROVE, FLORIDA. 33470

## UNIFIED LAND DEVELOPMENT REVIEW COMMITTEE MINUTES

MONDAY, NOVEMBER 14, 2024 – 6:00 P.M. – 8:15 P.M.



*Meeting Audio Available Upon Request in the Office of the Town Clerk*

### CALL TO ORDER

Chairperson Paul Coleman called the meeting to order at **6:00 PM**. He welcomed all members and expressed appreciation for their dedication to serving on the committee.

### ROLL CALL

Roll call was conducted by Sammie Brown, Town Clerk Assistant with the following members present:

- Committee Member Robert Austin
- Committee Member Karen Plante
- Committee Member Paul Coleman

Absent:

- Committee Member Brian Zdunowski
- Newly appointed Committee Member Brian Zdunowski (not yet sworn in due to incomplete contact information).

The Chair noted that Mr. Zdunowski was appointed by the Council following Mr. Sullivan's resignation. Efforts are underway to provide Mr. Zdunowski with the necessary documents and ensure he is sworn in at the next regular meeting.

### APPROVAL OF MINUTES

The committee reviewed nine sets of meeting minutes, many of which dated back several years before the committee's reconstitution. After discussion, the committee decided to handle the minutes as follows:

- **Minutes 1-7:** These were historical records predating the current committee. A motion was made by Committee Member Paul Coleman to "receive and file" these minutes for reference purposes

without formal approval. The motion was seconded by Committee Member Karen and passed unanimously.

- **Minutes 8-9:** These minutes were from meetings attended by the current committee members. The committee identified a correction to the header of the minutes for the September 16th meeting, which erroneously stated the date as August 12th. A motion to approve the minutes with the noted correction was made by Committee Member Robert Austin and seconded by Committee Member Karen. The motion passed unanimously.

### **PUBLIC COMMENTS**

There were no public comments submitted or presented during the meeting.

### **APPROVAL OF THE AGENDA**

A motion to approve the agenda was made by Committee Member Robert Austin and seconded by Committee Member Paul Coleman. The motion passed unanimously.

### **REGULAR AGENDA**

The committee continued its review of the Rural Vista Guidelines. Key discussion points included:

- **Previous Meeting Follow-Up:** The Chair summarized prior discussions about commercial developments along Southern Boulevard and their compliance with the Rural Vista Guidelines. Members had been tasked with identifying examples of desirable designs to emulate, particularly focusing on areas like the McDonald's in Jupiter Farms and Everglades Farm Equipment.
- **Guidelines for Approval:** The committee discussed specific architectural elements such as porch extensions, landscaping, and roofline variations. They emphasized the importance of ensuring the guidelines clearly define acceptable standards to avoid ambiguity.
- **Landscaping Standards:** Members deliberated on landscaping requirements, including tree species, spacing, and acceptable materials for landscaping structures. The need to prohibit invasive species and reference authoritative landscaping standards (e.g., Palm Beach County's lists) was highlighted.
- **Unacceptable Design Elements:** The committee reviewed examples of architectural features deemed unacceptable, such as uninteresting rooflines, contemporary-style colonades, and overly large or out-of-place towers. They stressed the need for clearer definitions to avoid subjective judgments.
- **Material Standards:** Members discussed materials for exteriors, railings, and roofing, considering modern composite materials that mimic traditional aesthetics. They also debated the inclusion of slate tiles, simulated wood textures, and composite products as acceptable alternatives.
- **Lighting:** A discussion on outdoor lighting styles and standards was tabled for future meetings to allow for more research and examples.

### **COMMENTS FROM THE PUBLIC**

No public comment was submitted prior to the start of the meeting, and no public comment cards were submitted during the meeting.

**COMMENTS FROM COMMITTEE MEMBERS**

**Committee Member Karen Plante**

No comments were provided by Committee Member Plante.

**Committee Member Robert Austin**

No comments were provided by Committee Member Austin.

**Committee Vice Chair**

No comments were provided by Committee Member Jo Siciliano.

**Committee Chairman**

Committee Member Paul Coleman commended the group’s progress and noted the importance of ensuring the guidelines reflect the committee's vision.

**CONFIRM NEXT REGULAR MEETING DATE:**

The committee agreed to postpone the December meeting due to scheduling conflicts and the holiday season. The next meeting was scheduled for **January 13th, 2025**. A motion to approve this schedule adjustment was made by Committee Member Robert Austin and seconded by Committee Member Karen. The motion passed unanimously.

Town staff informed the committee about an upcoming Planning and Zoning Officials Training Workshop on November 22nd, 2025, in Palm Beach County. Committee Member Robert Austin confirmed his attendance, and other members were encouraged to consider attending. Additional information about the event will be provided by staff.

**ADJOURNMENT**

**Motion to Adjourn:**

A motion to adjourn the meeting was made by Committee Member Paul Coleman and seconded by Committee Member Robert Austin. The motion passed unanimously, and the meeting adjourned at **8:15 P.M.**



155 F Road Loxahatchee Groves, FL 33470

## Agenda Item #

**TO:** ULDCR Committee

**FROM:** Jeff Kurtz, Project Coordinator

**DATE:** January 13, 2025

**SUBJECT:** Continued review and recommendations with respect to Rural Vista Guidelines

### Background:

Since the Council reestablished the ULDCR committee this meeting will be the fourth committee meeting and hopefully the second with all members present. The committee has previously reviewed its purpose and spent two meetings reviewing the Rural Vista Guidelines that were developed by the Loxahatchee Groves Landowners Association Rural Vista Committee prior to the Town's incorporation. Those guidelines have been referenced in the comprehensive plan and by the Town's committees and Council in their review of projects, but no version of the guidelines have been formally adopted by the Town. It is the intent of the present review to present guidelines to the Council for adoption. The method of adoption would be to adopt an ordinance referencing and defining the guidelines and have the actual guidelines adopted by resolution. The reason to adopt the guidelines by resolution is to simplify the amendment process for the guidelines as styles and technology provide opportunity for enhanced standards.

The committee completed its review of the text of the rural vista guidelines and generally agreed with many of the standards. It was noted that many projects developed since the Town's incorporation have fallen short of the committee's interpretation of the guidelines. The committee did note examples of what they considered development adhering to the guidelines included :

1. Everglades Farm Equipment at 13295 Southern Blvd.
2. Groves Medical Plaza at 13475 Southern Blvd.
3. Town Hall at 155 F Rd.

The newer development tended to fall short of the committee's retrospective review of the projects but the committee did acknowledge attempts to incorporate elements of the guidelines. At this meeting we will review the Red Barn site and County Fire Station with an eye as to whether they appear to meet the spirit and intent of the guidelines.



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A commonality with respect to those developments and a criticism of some of the newer developments is the increase in landscaped area between the development's parking lot and the roadway. The current landscaping buffer perimeters are rather minimal and the committee will be asked to weigh in on how much impact that additional vegetative buffer adds to the feel and appearance of the development as rural. A copy of the existing buffer requirements in the ULDC are attached here for your review.

We will also review and confirm the committee's consensus recommendations with respect to a number of issues including:

1. Projects should have consistent architecture meeting the guidelines on 270 degrees to 360 degrees around the building with the exception being when the building's service area is shielded from view from adjacent properties and roadways by a sufficient landscape or walled barrier.
2. Pedestrian friendly amenities such as porches, benches and boardwalks are desirable features in proposed projects.
3. Existing trees and vegetative preserves should be maintained, when possible, even in the midst of parking areas.
4. Regimented parking lots with landscaping limited to a certain number of cars does not create a rural feeling or enhance the rural character of the project.
5. Rooflines need to be broken up and avoid the look of a flat roof.
6. Wide walkways around buildings with covered porches accented by fences or landscaping should be part of the rural standard. Once again, the walkway and porch should not be limited to just the front of the building.
7. Exteriors should have a textured appearance and not be too uniform if they are of sufficient size. (Any material no matter how aesthetically pleasing will need to be accented on a building of commercial size)
8. Exposed flat roofs, concrete, flat clay and barrel tile roofs should be prohibited.
9. Asphalt shingles should be prohibited.
10. The guidelines comments on railings at porches and entryways are well taken.
11. Screening of utility components of projects in materials consistent with the architectural style of the project is necessary. Use of concrete walls as a screening device should only be permitted when the walls are sufficiently landscaped.
12. More innovative parking areas are needed to avoid the feeling of a sea of cars. Maintenance of existing native tree canopy and liberal use of shrubbery and parking screens, including consideration of parking in the rear rather than the front of the project is encouraged.
13. Invasive species should be explicitly prohibited.
14. With respect to the materials list products that have the look of acceptable identified materials should be allowed.
15. Rock and stone (actual or appearing as such would be and acceptable exterior material.
16. There is general consensus with the previous guidelines.





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17. A new color palette will have to be developed and adopted to reflect updated paint samples. The general palette is acceptable.

The committee should discuss whether these guidelines will only be applicable in commercial zoning districts and PUD's or whether they would be applicable to commercial activities in AR.

Based on this discussion, we anticipate bringing forward a revised rural guidelines document and proposed adoption ordinance, including necessary revisions to the related ULDC sections for consideration at the committee's next meeting.

**Recommendation:**

Committee review, discussion, and direction.

# Loxahatchee Groves

Rural Vista Committee



## Guidelines for Loxahatchee Groves' Non-Residential Projects

**Loxahatchee Groves Landowners  
Association**

**RURAL VISTA COMMITTEE**

Doreen Baxter  
Rob Crawford  
Dennis Lipp  
Rita Miller  
Jerry Sacoulas

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# Rural Vista

## Loxahatchee Groves.

This community has endured for nearly a century. Protecting the lifestyle in areas designated rural residential encompasses protecting watersheds and water supplies; wilderness and scenic areas; conservation areas and wildlife. Our rural/residential neighborhood accepts a variety of activities and land-uses that require non-urban locations. Non-residential projects should share our definition and keep development in line with neighborhood goals.

The following is a list of ideas, ideals and descriptions that define the rural nature of Loxahatchee Groves.

### UNIQUE IDENTITY:

A live and let live attitude pertains to the way we treat our neighbors as well as the native tree canopy and eco-system. Our one/two lane dirt roads help preserve the agricultural/residential identity.

### UNITY:

We all moved here for the same reason - ITS RURAL ! Loxahatchee Groves provides a transition of land uses from eastern urban sprawl and congestion, to western agricultural and conservation areas.

### SECURITY & PRIVACY:

Loxahatchee Groves' population density of one family unit per 5 or 10 acres results in fewer cars and less traffic. Our one/two lane dirt roads discourage non-resident visitors. Our community is a refuge from the hectic urban east. We have the only Nudist Camp, Sun Sport, in the county.

### INDEPENDENT:

Loxahatchee Groves does not provide traditional city government. Fewer services, i.e sewer & water, keep taxes down.

### HISTORY:

Loxahatchee is Seminole and means "Turtle Creek". Settled by pioneers in 1917, our rural/ country lifestyle has endured.

### VARIETY:

The variety of activities that diversify our community include: equestrian; farming; animal husbandry; gardening; fishing; bird watching; nature trails; small home-based businesses; aviaries; and arts & crafts studios.

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## VISION

The essential foundation of beauty in Loxahatchee Groves is harmony with nature and the preservation of the native tree canopy. It is the intent of this committee to achieve a pleasant and unified character in our (non-residential) development. Non-residential enterprises in Loxahatchee Groves must meet the standards set by the residents and serve the needs of the neighborhood.

## MISSION

Maintaining rural character, balance of land use and lifestyle are some of the goals of the Loxahatchee Groves Landowners Association (L. G. L. A.). In order to help preserve and define our rural character, the L.G.L.A. established the Rural Vista Committee. If development occurs, the residents of Loxahatchee Groves would like to see well-planned, thoughtful design concepts that will maintain our rural nature.

## SCOPE

All proposed non-residential development within Loxahatchee Groves will be evaluated for compatibility and consistency with rural character as defined herein. The Rural Vista Committee determines if the intentions of the developer are actually achieved in the proposed project. The developer's deed to the land upon which the project will be constructed shall be restricted solely to building the project which has been approved by the Rural Vista Committee.

## DEVELOPMENT AND DESIGN STANDARDS:

It is our desire that non-residential projects serve the needs of the immediate neighborhood. Developments of regional impact (D. R. I.'s) such as warehouse distribution centers, truck stops, amusement parks, department stores, etc. are not acceptable in Loxahatchee Groves. We wish to promote a lifestyle which reflects rural character. All projects shall have a similar architectural treatment on all sides. Planning projects around the existing tree canopy will preserve the natural beauty of this eco-system. Building designs should be residential in scale and reflect rural character, such as, Colonial, Victorian, Farmhouse, Rustic and Bungalow (see Appendix A). Pedestrian amenities such as walkways, porches, benches and boardwalk's are desirable features in any proposed project. These amenities will provide a common thread that will define Loxahatchee Groves' southern boundary.

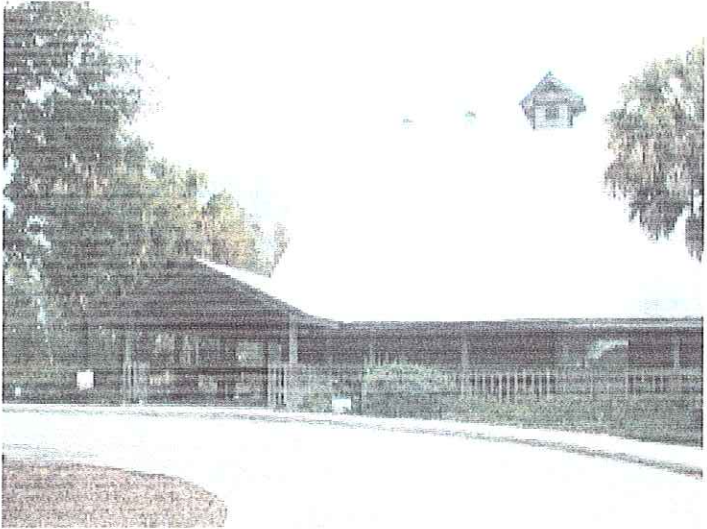
# Projects with Rural Character



# Projects with Rural Character



# Projects with Rural Character





# Projects with Rural Character



# Exteriors

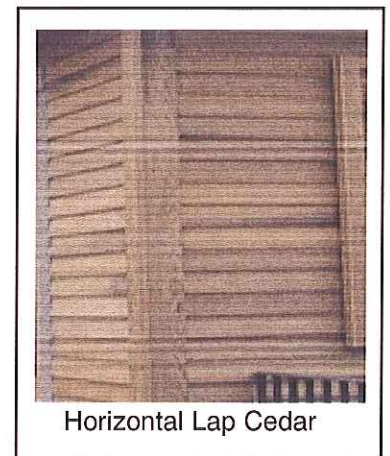
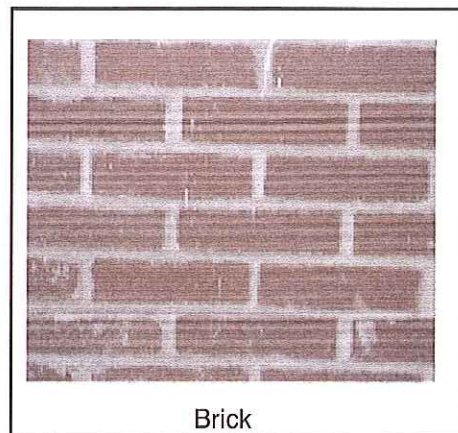
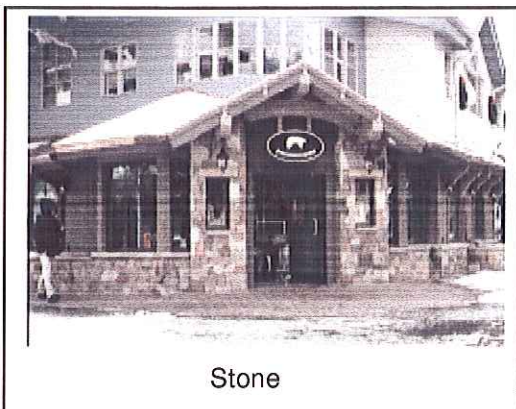
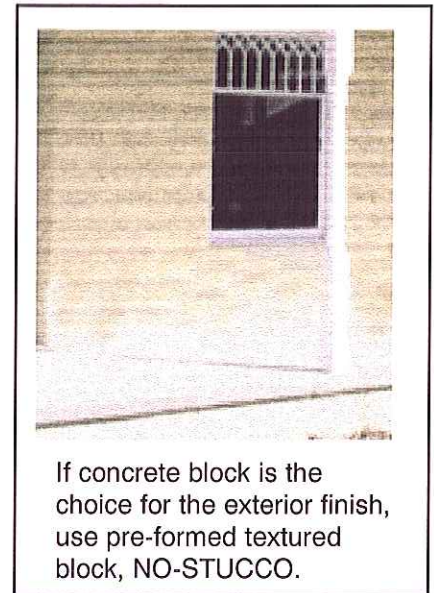
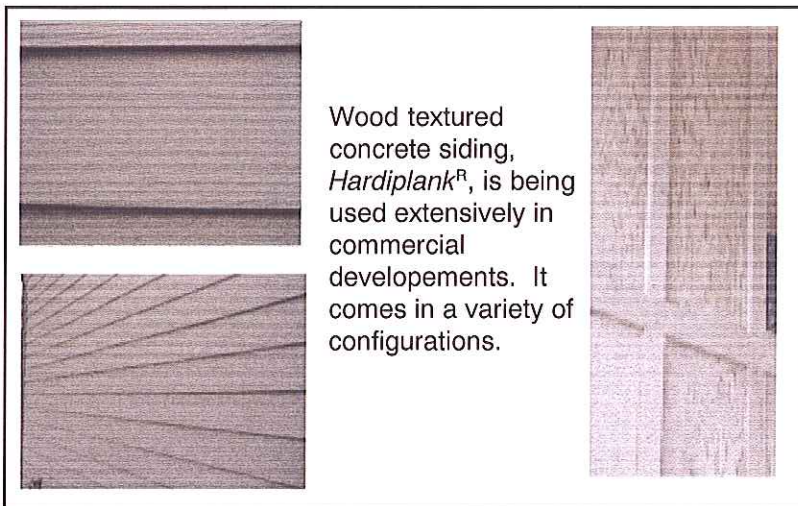
## DESIGN DETAILS & BUILDING MATERIALS:

Acceptable materials include finished wood ( painted or stained) or materials which have a wood appearance such as, cement based fiberglass wood textured products (Hardiplank<sup>®</sup>); brick or brick veneer; and wood textured metal siding. Other approved materials are stone and tinted textured concrete masonry (Cemplank<sup>®</sup>). All wood exposed to the weather shall be of high quality and properly finished to prevent rotting. Siding pattern may be rough or smooth horizontal planks, 6 in. Lap siding, shingles or vertical board and batten. Trim shall be 4" or 6" at the corners, windows and doors. Large walls or walls of 2 story height shall have breaks (i.e. canopy, molding, overhang, balcony, banding or projections) approximate 10 feet above grade. Non-residential projects must be built to human and residential scale.

HUMAN SCALE is a structure's proportions that relates directly to its use by a person, i.e. door size, etc.

RESIDENTIAL SCALE is the use of materials, proportions and massing of a structure that is used in traditional housing.

The following photographs are examples of design details that the Rural Vista Committee endorses. Use of these in non-residential developments in Loxahatchee Groves is encouraged.

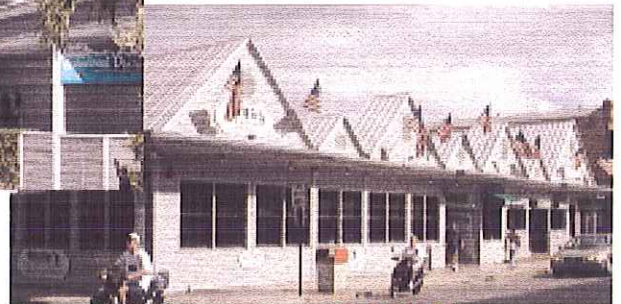


# Roofs & Roofing Materials

All structures shall have either a hip, gambrel, mansard, a.k.a. hip on deck roof, (See Appendix C). Dormers and Cupolas are encouraged. When designing small, multiuser projects, distinguishing one business from the next can be accomplished with breaks in the roof design. Roof proportion and pitch shall be relative to Residential Scale. Hip on Deck roofs must be a minimum height of 3 feet to a maximum of 8 feet. The pitch of the Hip on Deck roof may vary between 30° to 60°. Roof mounted equipment must be hidden from view. The roof must work as a parapet to screen mechanicals. Acceptable roofing materials include: metal shingle; standing seam sheet metal; corrugated sheet metal; 5-V crimp metal and copper. Metal roofs may be unpainted or painted (a color approved by the Rural Vista Committee - see Appendix B: Color Chart). Box-shaped exposed flat roofs, concrete, flat clay and barrel tile roofs are not permitted.



The roofs on these structures are examples of Hip on Deck roof styles.



Adding dormers and changing the roof line adds character to buildings.



Combination Gambrel & Mansard with Cupolas & Dormers

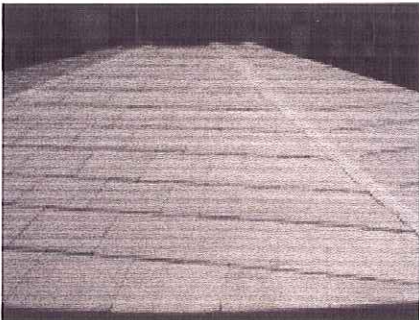
# Roofs & Roofing Materials



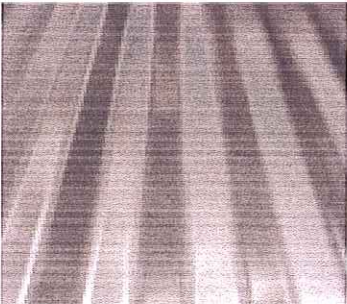
Breaking up the roof-line adds to the charm of these buildings.



Hip on Deck



Metal Shingle



Corrugated



Copper Shingle



5V Crimp



Metal Shingle



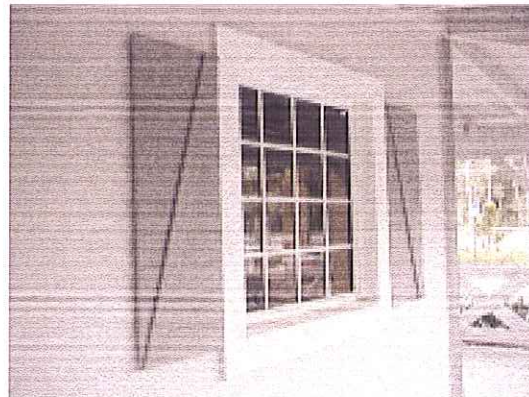
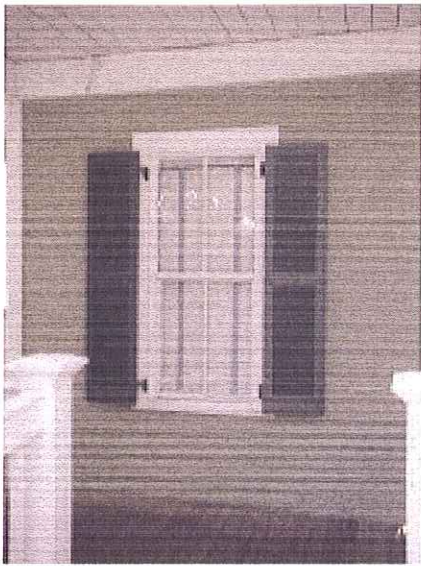
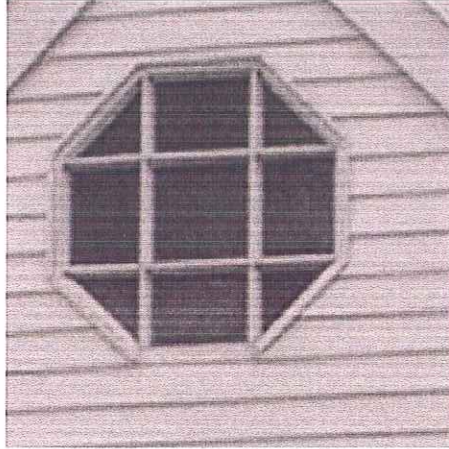
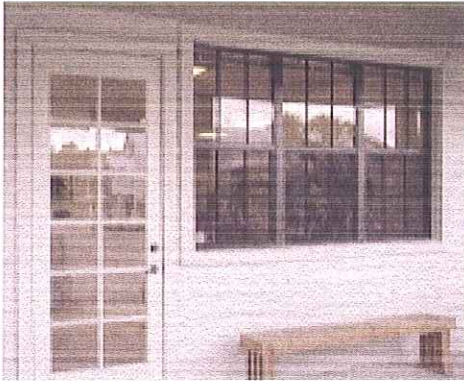
Standing Seam Sheet Metal



Standing Seam Sheet Metal

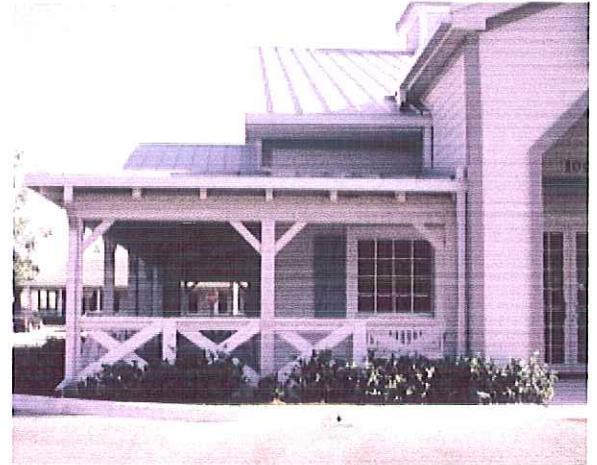
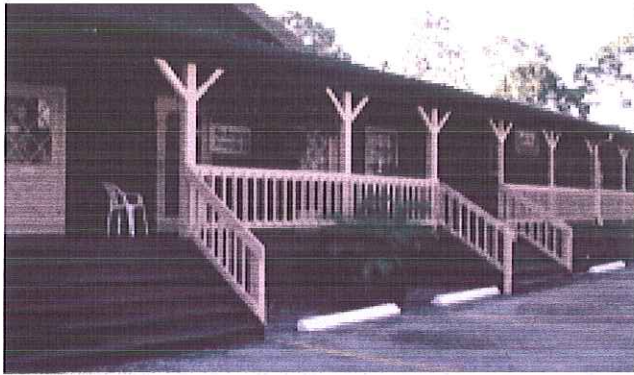
# Windows

Windows shall be complex and give a sense of occupancy. Bay windows, moldings, pilasters, vents and decorative shutters may be incorporated where appropriate to add architectural character. Muntins on windows add to rural character. Rectangular windows shall have proportion of no less than 1:1.5 ratio, width to height. Horizontal strips of windows (a.k.a. ribbon windows) are not allowed. To discourage a ribbon window appearance, a minimum of six inches between windows with 4" or 6" trim is required. The maximum window size allowable is 24 square feet. Reflective window coatings or film is prohibited. Security bars on windows may be deployed after business hours .



# Porches & Entryways

Entryways should be well defined with porches and railings. Porches must be a minimum of 8 ft. deep and of at least 150 square feet. Wooden railings with wood or wood textured, stone or brick columns provide continuity between projects and promote rural character. Porches with railings emphasize a building's entryway, inviting customers to come in. Porches also serve as a welcome refuge from sun and rain.

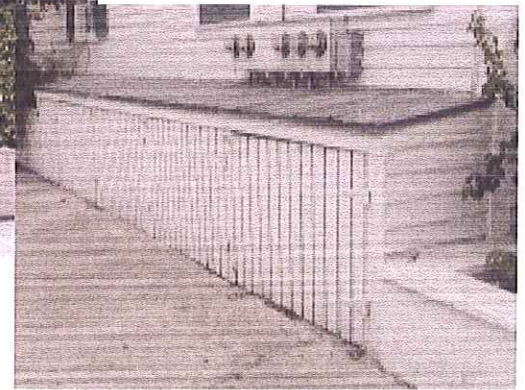
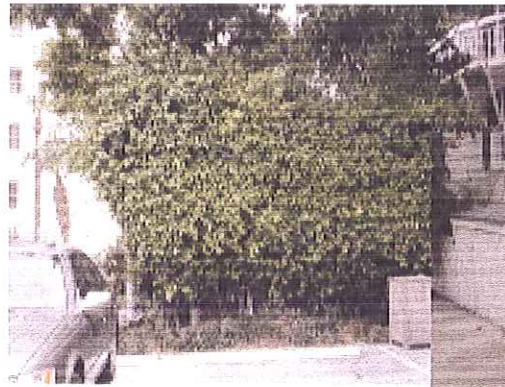


# Screening

SCREENING means the total (100%) masking out or concealing of any objectionable area. To achieve this, project developers can use fences with vegetation, planted mounds of earth or vegetation alone. The appearance achieved must be complementary to the whole. Concrete walls are prohibited due to their imposing, unfriendly nature.

## MECHANICAL & WASTE SCREENING:

Screening shall be employed to mask objectionable areas from public view whether freestanding or mounted on roofs or walls, outside equipment of unaesthetic character and accessory buildings or areas not enhancing or in keeping with the aesthetics of the project or neighborhood. Screening of air conditioning units and other mechanical equipment shall be accomplished in a manner that does not interfere with proper operation and/or maintenance of such equipment. Screening from view shall be on all sides and exceed the vertical height of the object by at least 6 inches. Equipment needing screening includes, but is not limited to: Storage areas, garbage or rubbish collection sites, dumpsters, air conditioning compressors, pool pumps, sprinkler pumps, electrical transformers, satellite dishes, antennas, compressors, generators, tanks, etc. Waste disposal areas shall not be located within 50 ft of any residential property.



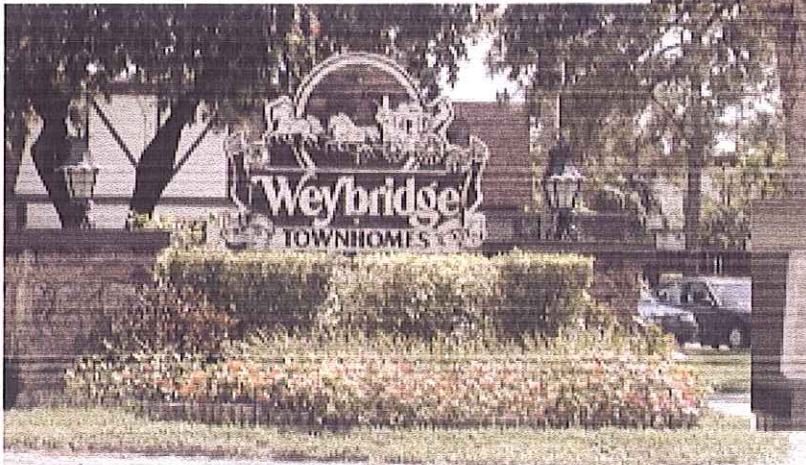
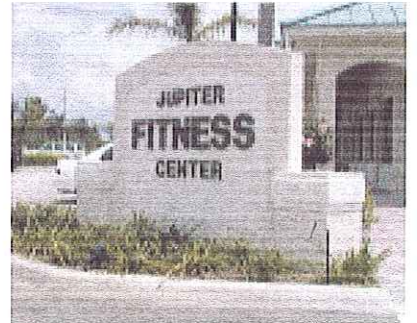
## PROPERTY SCREENS:

Buffering the rear of the project from the neighborhood can be accomplished with natural vegetation, berms and fences (no walls). Visual barriers between projects would interrupt the continuity of the landscape and are unacceptable.

Dumpster Shed

# Signs

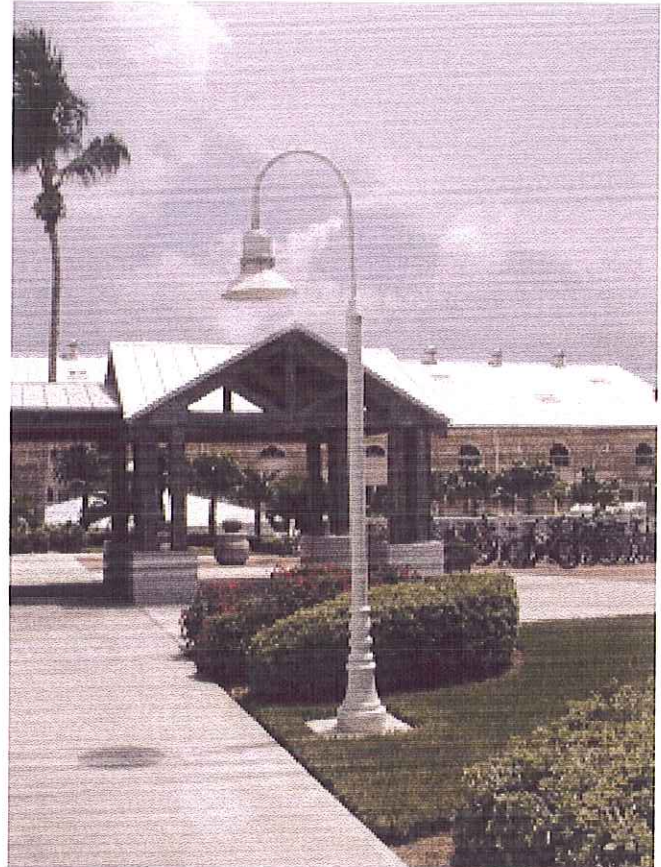
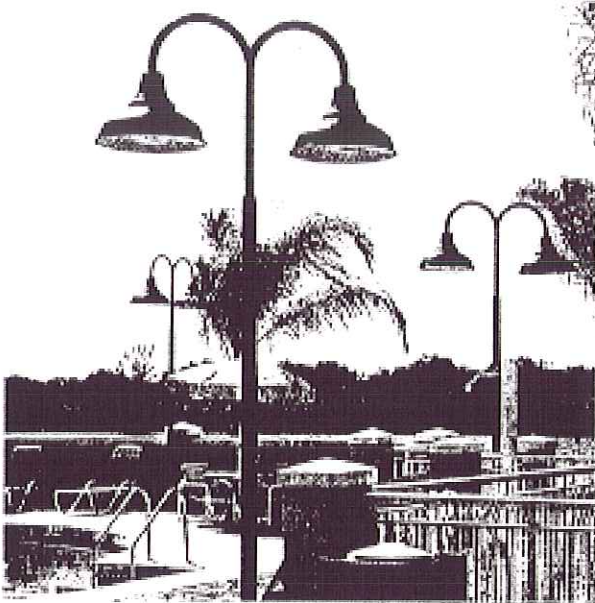
Decorative signs with raised lettering and/or with carved images are preferred. Low profile monument type signs are allowed with a maximum size of 50" high by 96" wide. Lighting of the sign will be with shielded direct lighting or "task" lighting, no neon signs. Billboard signs, bifold sandwich boards, posters on stakes and other types of temporary signage must be removed after business hours. The use of high-intensity, metallic, or fluorescent colors is prohibited. Backlit, Plexiglas signs of any type are not allowed. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers. All signs, free standing or attached to building surfaces shall enhance rural design and character.



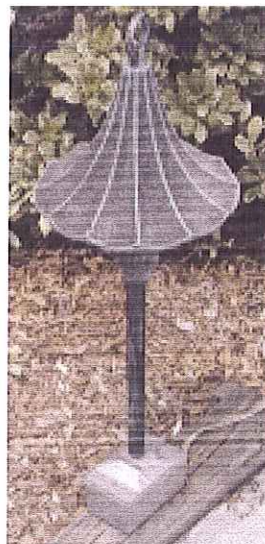


# Lighting

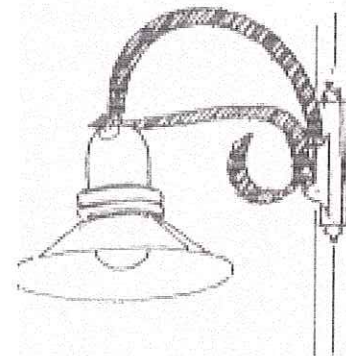
Aesthetic exterior lighting may be used to illuminate a building and its grounds for safety purposes. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lights that following the form of the building or part of the building will not be allowed if the overall effect will be garish or detrimental to the environment. Parking lot lighting on polls shall not exceed 20 feet. All exterior lighting must direct downward and be blinded to contain light within the project as much as possible.



Flag Pole Light



Pathway Light



# Parking

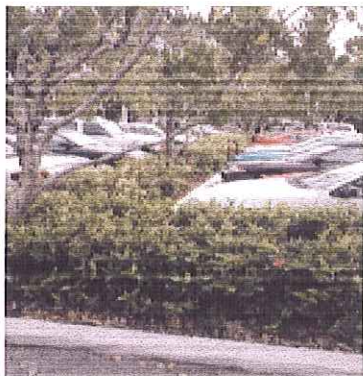
Parking must be configured to incorporate and preserve the maximum amount of existing native vegetation for shading and screening. Restricting the number of parking spaces and the liberal use of tree wells will aid in tree preservation. Serpentine, angled parking is preferred and can be planned around existing native vegetation. Limited grass parking as well as parking shared between projects will help to maintain our greenspace. Curbs or landscape timbers are required. Landscape brick, paver stone, grass block or stamped concrete, pedestrian walkways, benches, etc., should be incorporated into the design of the project.

The proposed non-residential buildings should comply with the following standards:

- No more than 2 rows of parking should be provided between the building and the roadway, and all additional parking spaces should be provided to the rear or side of the building;
- Encourage the use of trees and shrubs where applicable;
- To have maximum on-site tree preservation, the number of parking spaces shall be restricted to the minimum allowed for the use. (See pg. 4, **SCOPE**); and
- All parking lots and vehicular use areas shall be screened from all abutting residential properties with a landscaped fence, hedge or other durable vegetative landscape barrier.



Preserving the native tree canopy and providing places for cars to park is challenging. Although the grade of this parking area is higher than it was originally, thoughtful use of barriers have managed to keep portions of the parking area shaded with native old growth trees.



Liberal Use of Shrubbery & Trees

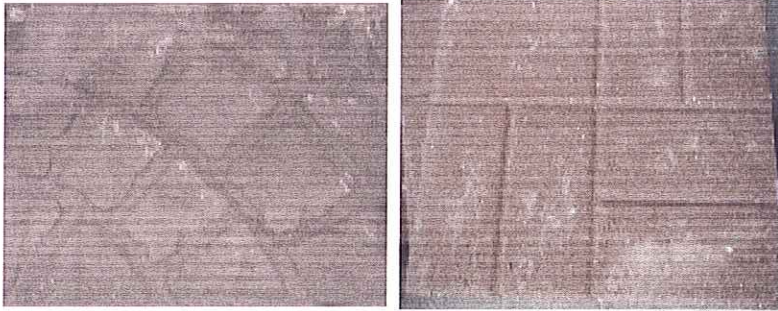


Parking Screens

# Parking and Pavers



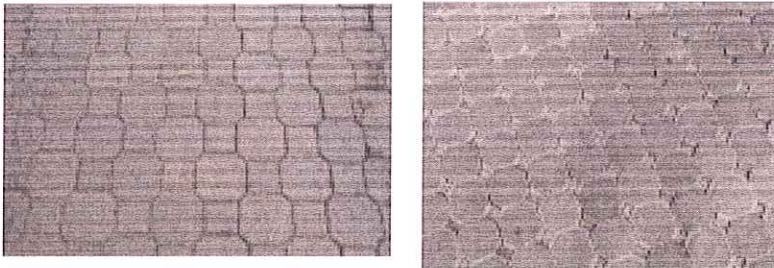
Colored Pavers to Mark Parking Places



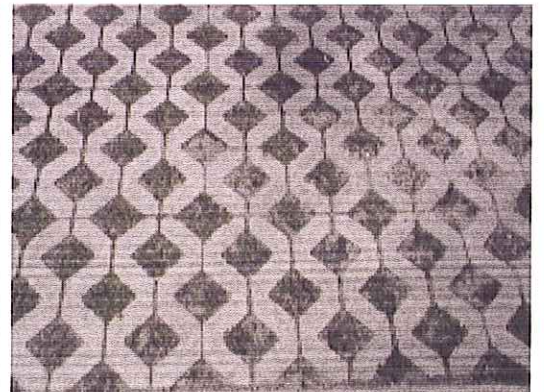
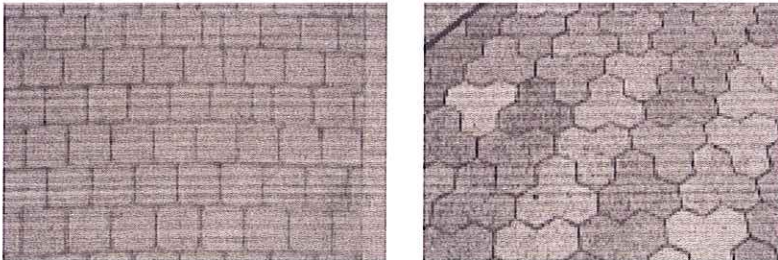
Stamped Concrete



Brick Pavers



Shaped Pattern Pavers

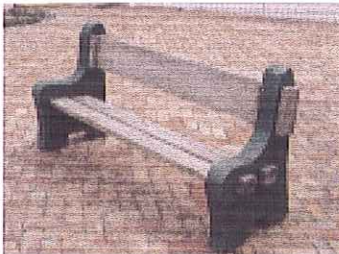


Grass Block

# Non-Vehicular Pathways and Pedestrian Amenities

## NON-VEHICULAR PATHWAYS:

For reasons of ecology and the preservation of community values, non-residential developers are to provide safe and attractive places for pedestrian, bicycle and equestrian traffic. Landscaped vistas and pedestrian amenities must be incorporated into each project. Roofed and landscaped bus stops, benches, fountains, etc., reflecting rural character shall be integrated into the pedestrian paths to the rear of each project as well as in front along the access road north of Southern Blvd. Oak, Pine and other native canopy trees shall be used in a natural pattern to landscape these paths at 4 trees to every 30 ft. In order to encourage safe non-vehicular travel, a pedestrian activated signal should be installed where warranted. All non-vehicular crossings should be well marked with advance warning signs and painted striping of the road pavement per County specification. Proper signage should be installed to emphasize speed limits and caution for pedestrian, bicycle and equestrian traffic. The pathway should have minimal negative impact in terms of environmental disturbance.



Bike Rack



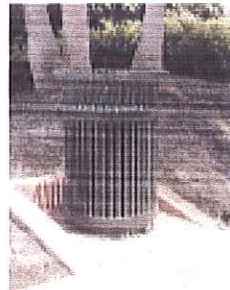
Bus Stop



Drinking Fountain



Fountain



Tree Box-Bench

# Landscaping

Non-residential projects shall incorporate the existing vegetation into their design. Natural looking landscaped berms may be used for buffers where existing trees will not be disturbed. Foundation plants or grade level planters shall be provided along the front and sides of all structures. Trees must be planted in natural groupings, avoiding straight lines. Trees must be: #1 Preserved in place; #2 Relocated on site and #3 Replaced. Palm trees will not substitute for canopy trees since they do not provide the appearance and shade. Native canopy, under story, and groundcover landscape buffers between non-residential projects in Loxahatchee Groves are required and shall have 50 ft at minimum on the sides and 100 ft in the rear. Projects must be 100% opaque screened from residential properties using landscaping, landscaped fences or berms. The finished side of fences must face residential property. Installation of native tree canopy and under story is required where none exists to provide continuity between projects.



Tree Well

Trees and vegetation are credited with the following attributes: carbon dioxide absorption; oxygen production; dust filtration; wind and noise reduction; soil erosion prevention; beach erosion protection; wildlife habitat; surface drainage improvement; beautification and aesthetic enhancement of improved and vacant lands and the general promotion of the health, safety, welfare and well-being of the community.



Parking & Property Screens

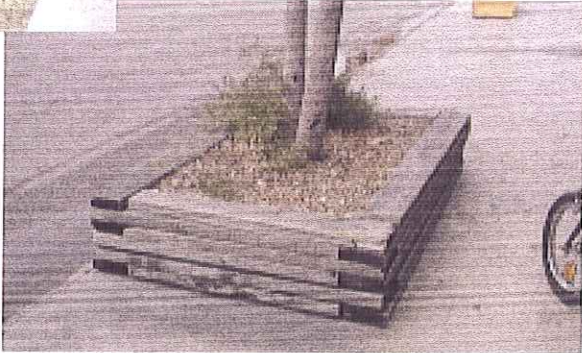
# Landscaping & Setbacks



The native trees and undergrowth next to this fast food restaurant have been preserved. (See Appendix D for a listing of plants native to southern Florida.)

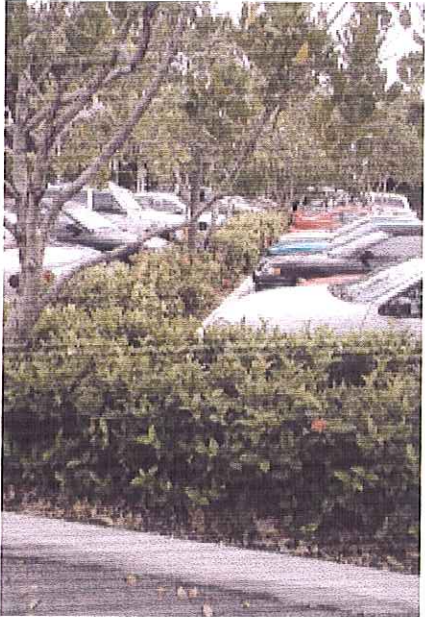


The use of landscape timbers forms a rustic barrier between the paved and native growth areas.



### SETBACKS:

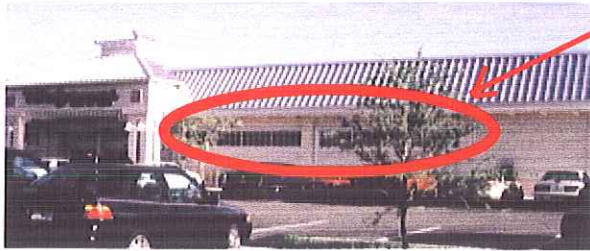
To ensure a vibrant pedestrian-oriented business area, the aim is to cluster and front projects closer to Southern Blvd at the access road. The rear of the property will allow for a linked greenway system connecting each project. Conservation of the native tree canopy and understory is our primary concern.



Vegetation within parking areas should not obstruct a driver's vision.

# “Unacceptable’s”

The following pictures are of design elements that the Rural Vista Committee would not like to see in our community.



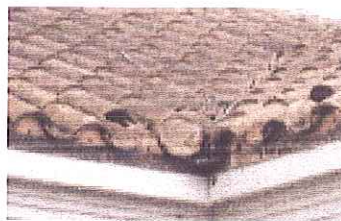
Long, thin windows or “Ribbon Windows”



Towers.



Arches and long colonades



Barrel Tiles



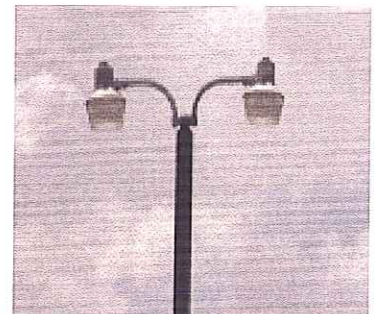
Uninteresting Roof Line  
Individuality of the stores is lost.



Backlit plexiglass signs



Flat Roofs



Unshielded lighting is disturbing to neighboring homes.



Unacceptable Hip on Deck  
Too Tall



Screening Needed



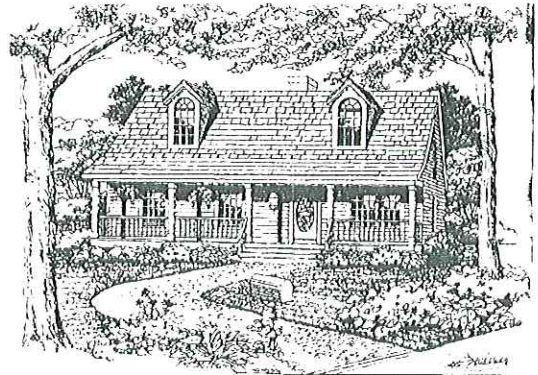
Too Contemporary

# Appendix A

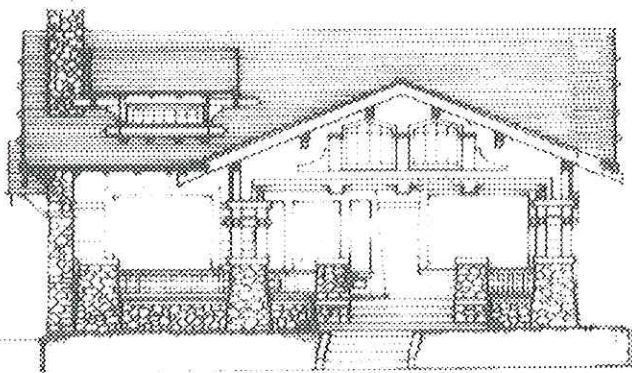
This appendix contains examples of Colonial, Country, Bungalow, Farmhouse, Victorian and Rustic.



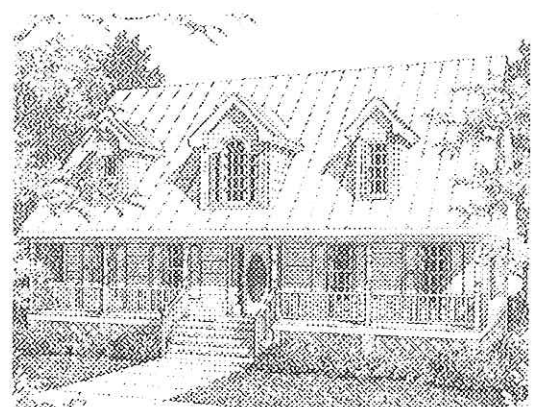
Colonial



Country



Bungalow



Farmhouse



Victorian

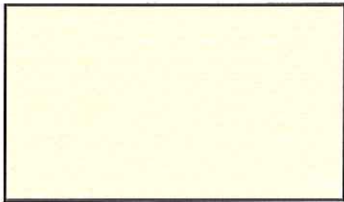


Rustic

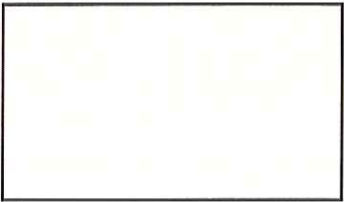


# Appendix B

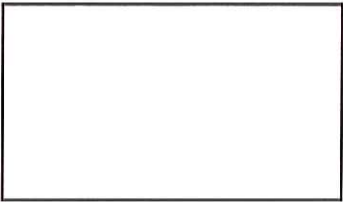
## Colors



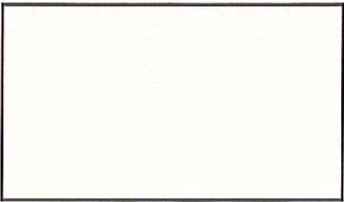
Pantone 1215 CVP



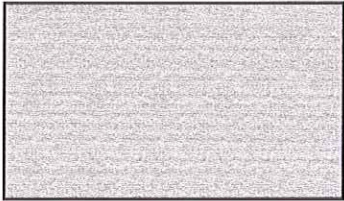
Pantone 608 CVP



Pantone 600 CVP



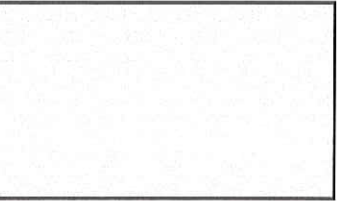
Pantone 155 CVP



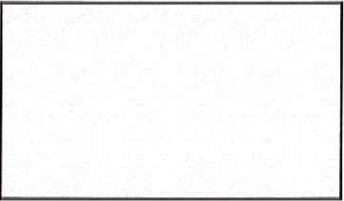
Pantone Grey 6 CVP



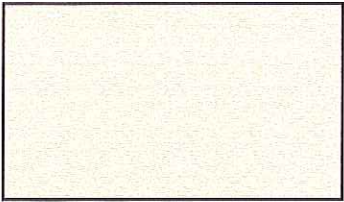
Pantone Grey 4 CVP



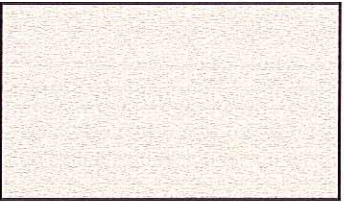
Pantone Gray 1 CVP



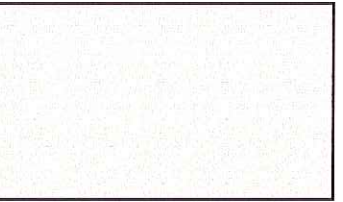
Pantone 454 CVP



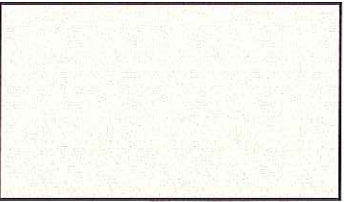
Pantone 467 CVP



Pantone 4665 CVP



Pantone 4685 CVP



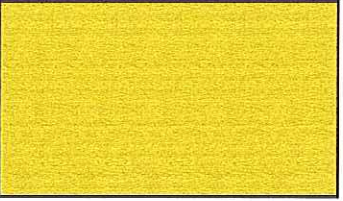
Pantone 615 CVP



Pantone 105 CVP



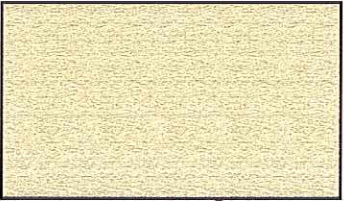
Pantone 451 CVP



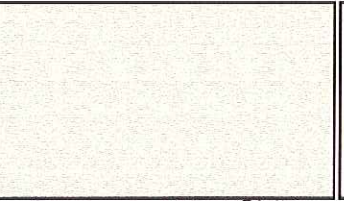
Pantone 3975 CVP



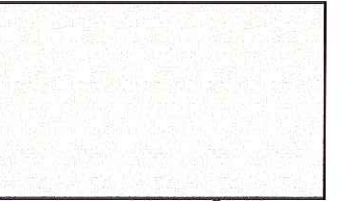
Pantone 3985 CVP



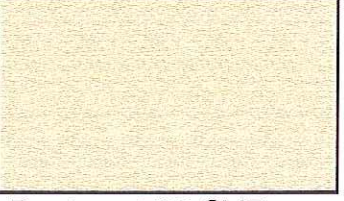
Pantone 4515 CVP



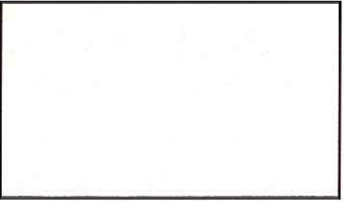
Pantone 4535 CVP



Pantone 4545 CVP



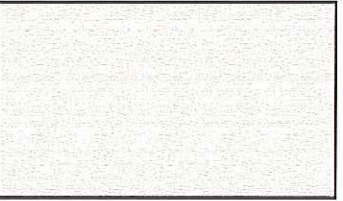
Pantone 728 CVP



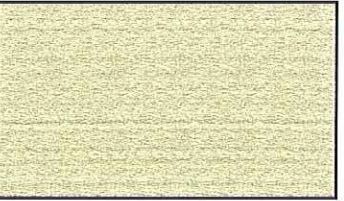
Pantone 712 CVP



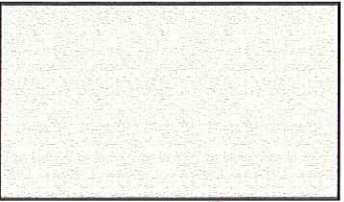
Pantone 5773 CVP



Pantone 5803 CVP



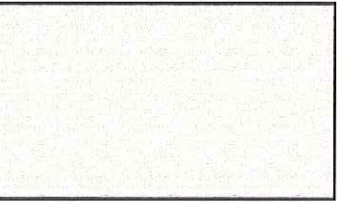
Pantone 5777



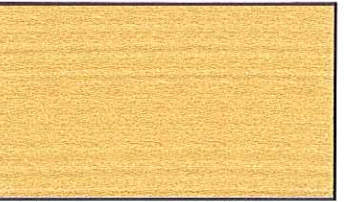
Pantone 5797 CVP



Pantone 730 CVP



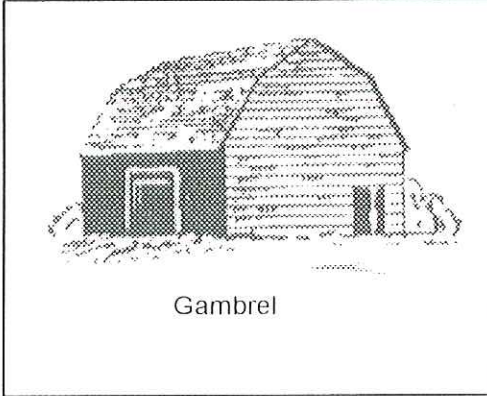
Pantone 726 CVP



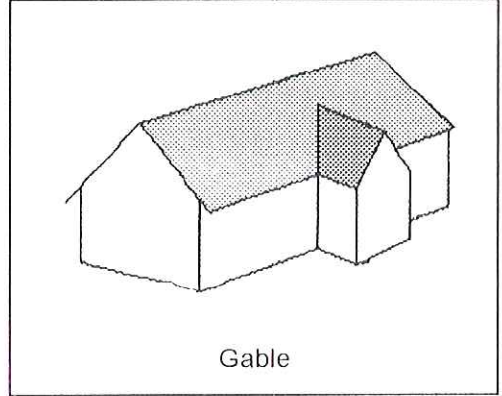
Pantone 722 CVP

# Appendix C

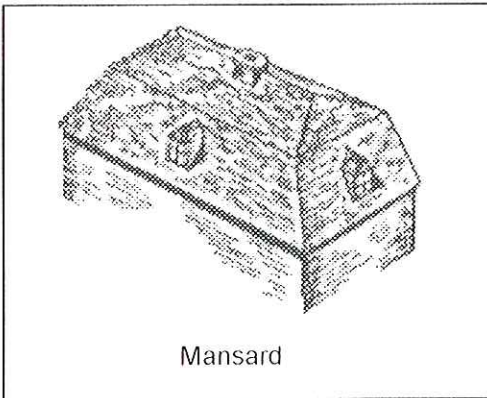
Examples of roof designs: Hip, Gable, Gambrel, Mansard, Hip on Deck.



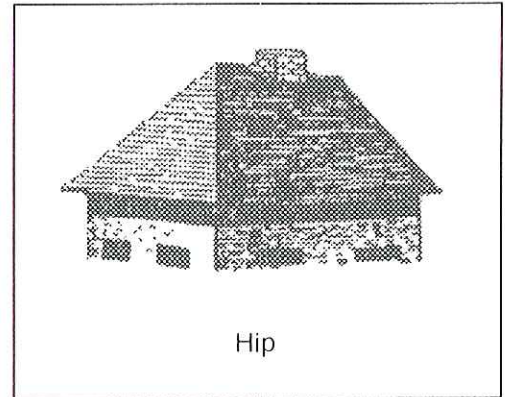
Gambrel



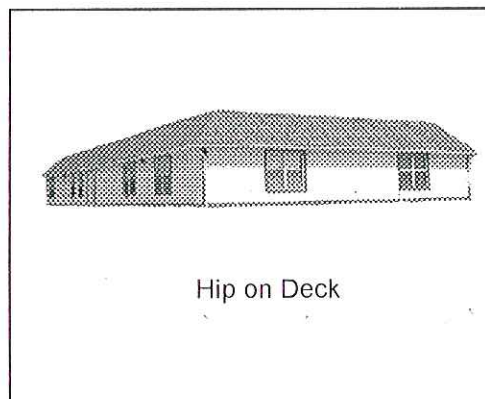
Gable



Mansard



Hip



Hip on Deck

# Appendix D

## VEGETATION NATIVE TO SOUTH FLORIDA

### LARGE TREES

Greater than 30' at maturity.  
30' setback from power lines

<u>Common/Botanical Name</u>	<u>Height</u>
Red Maple / <i>Acer rubrum</i>	35' - 50'
Gumbo Limbo / <i>Bursera simaruba</i>	40' - 60'
Pecan / <i>Carya illinoensis</i>	80' - 90'
Hackberry/Sugarberry / <i>Celtis laevigata</i>	60' - 80'
Satinleaf / <i>Chrysophyllum oliviforme</i>	30' - 40'
Green Buttonwood / <i>Conocarpus erectus</i>	30' - 50'
Strangler Fig / <i>Ficus aurea</i>	40' - 50'
Shortleaf Fig / <i>Ficus citrifolia</i>	40' - 50'
Loblolly Bay / <i>Gordonia lasianthus</i>	30' - 40'
Blolly / <i>Guapira discolor</i>	35' - 50'
American Holly / <i>Ilex opaca</i>	40' - 50'
Jacaranda / <i>Jacaranda acutifolia</i>	40' - 50'
Black Walnut / <i>Juglans nigra</i>	60' - 70'
Southern Red Cedar / <i>Juniperus silicicola</i>	30' - 40'
Sweet Gum / <i>Liquidambar styraciflua</i>	70' - 80'
Tuliptree/Tulip Polpar / <i>Liriodendron tulipifera</i>	70' - 80'
Wild Tamarind / <i>Lysiloma bahamensis</i>	40' - 50'
Southern Magnolia / <i>Magnolia grandiflora</i>	60' - 80'
Sweetbay Magnolia / <i>Magnolia virginiana</i>	40' - 60'
Mastic Tree / <i>Masticodendron foetidissimum</i>	45' - 70'
Red Mulberry / <i>Morus rubra</i>	40' - 50'
Black Gum/Tupelo / <i>Nyssa sylvatica</i>	50' - 90'
Redbay / <i>Persea borbonia</i>	50' - 60'
Slash Pine / <i>Pinus elliotii</i> var. "densa"	80' - 90'
North Florida Slash Pine / <i>Pinus elliotii</i> var. <i>elliotii</i>	80' - 90'
Spruce Pine / <i>Pinus glabra</i>	80' - 90'
Longleaf Pine / <i>Pinus palustris</i>	80' - 90'
Loblolly Pine / <i>Pinus taeda</i>	80' - 90'
Jamaican Dogwood / <i>Piscidia piscipula</i>	35' - 50'
Sycamore / <i>Platanus occidentalis</i>	90' - 95'
Cherry Laurel / <i>Prunus caroliniana</i>	30' - 40'
Laurel Oak / <i>Quercus laurifolia</i>	60' - 80'
Shumard Oak / <i>Quercus shumardii</i>	90' - 95'
Live Oak / <i>Quercus virginiana</i>	50' - 60'
Coastal Plain Willow / <i>Salix caroliniana</i>	30' - 40'
Paradise Tree / <i>Simarouba glauca</i>	35' - 50'
West Indian Mahogany / <i>Swietenia mahagoni</i>	35' - 60'
Bald Cypress / <i>Taxodium distichum</i>	40' - 90'
Florida Basswood/FL Linden / <i>Tilia floridiana</i>	30' - 70'
Winged Elm / <i>Ulmus alata</i>	65' - 75'
Florida Elm / <i>Ulmus americana</i> var. <i>floridana</i>	45' - 50'

### MEDIUM TREES

20' to 30' in height at maturity  
20' setback from powerlines

<u>Common/Botanical Name</u>	<u>Height</u>
Serviceberry/Shadbush / <i>Amelanchier arborea</i>	20' - 30'
Pitch Apple / <i>Clusia rosea</i>	25' - 30'
Hop Hornbeam / <i>Carpinus caroliniana</i>	25' - 30'
Redbud / <i>Cercis canadensis</i>	25' - 30'
White Fringe Tree / <i>Chionanthus virginicus</i>	20' - 25'
Pigeon Plum / <i>Coccoloba diversifolia</i>	25' - 30'
Seagrape / <i>Coccoloba uvifera</i>	20' - 30'
Flowering Dogwood / <i>Cornus florida</i>	25' - 30'
East Palatka Holly / <i>Ilex x attennata</i>	20' - 30'
Dahoon Holly / <i>Ilex cassine</i>	25' - 30'
Yaupon Holly / <i>Ilex vomitoria</i>	25' - 30'
Black Ironwood / <i>Krugiodendron ferreum</i>	20' - 30'
Chickasaw Plum / <i>Prunus angustifolia</i>	20' - 25'
Bluejack Oak / <i>Quercus Incana</i>	20' - 30'
Drake Elm / <i>Ulmus parvifolia</i> 'Drake'	20' - 30'

### SMALL TREES

Less than 20' high at maturity

Can be planted adjacent to power lines.

<u>Common/Botanical Name</u>	<u>Height</u>
Sweet Acacia / <i>Acacia farnesiana</i>	10' - 15'
Silver Buttonwood / <i>Conocarpus erectus</i> var. 'sericeus'	15' - 20'
Orange Geiger / <i>Cordia sebestena</i>	15' - 20'
Hawthorn / <i>Crataegus</i> spp.	15' - 20'
Coral Bean / <i>Erythrina</i> spp.	15' - 20'
Stoppers / <i>Eugenia</i> spp.	15' - 20'
Lignum Vitae / <i>Guaiacum sanctum</i>	15' - 20'
Witch Hazel / <i>Hamamelis virginiana</i>	15' - 20'
Flowering Crabapple / <i>Malus</i> spp.	15' - 20'
Wax Myrtle / <i>Myrica cerifera</i>	15' - 20'

### LARGE PALMS

Greater than 20' at maturity

<u>Common/Botanical Name</u>	<u>Height</u>	<u>Fron</u>
Paurotis/Everglades Palm / <i>Acoelorrhaphe wrightii</i>	15' - 25'	5'
Royal Palm / <i>Roystonea regia</i>	50' - 70'	15'
Cabbage/Sabal Palm / <i>Sabal Palmetto</i>	45' - 70'	7'

### SMALL PALMS

Less than 20' height at maturity

<u>Common/Botanical Name</u>	<u>Height</u>
Silver Palm / <i>Coccothrinax argentata</i>	15' - 20'
Needle Palm / <i>Rhapidophyllum hystrix</i>	5' - 10'
Dwarf Palmetto / <i>Sabal Minor</i>	10' - 15'
Saw Palmetto / <i>Serenoa repens</i>	10' - 15'
Thatch Palm / <i>Thrinax</i> spp.	15' - 20'

# Appendix E

## Acceptable Businesses

Businesses which could be developed on the Southern Blvd corridor which would not require sewer and water.

### Retail

convenience store(w/o gas)  
 restaurants (no fast food)  
 florist  
 video rental  
 gourmet food store  
 sports equipment  
 coin shop  
 gift shop  
 auto parts  
 accessories  
 shoe store  
 antiques  
 music store  
 kitchen appliances  
 computer sales  
 clothing store  
 jewelers  
 bicycle shop  
 book store  
 feed store  
 hardware store  
 bait & tackle  
 office supplies  
 craft/art supplies

### Services

banks  
 day care center  
 travel agent  
 realtor  
 fitness center  
 accountant  
 insurance  
 financial services  
 title company  
 doctor's office  
 optometrist  
 chiropractic office  
 orthopedic clinic  
 veterinarian  
 tailor  
 printer  
 copy service  
 shoe repair  
 photo studio  
 dance studio  
 family counselor  
 lawyer

### Other

post office  
 business office  
 architect  
 artist studio  
 non profit organization  
 newspaper office  
 governmental office

# Appendix F

## Definitions

**Access:** Means a way to enter or exit a facility or property.

**Accessory Building or Structure:** A detached subordinate building meeting all property development regulations, the use of which is clearly incidental and related to that of the principal building or use of the land, and which is located on the same lot as that of the principal building or use.

**Agriculture:** Any lot of land where the principle use consists of the raising of crops, the raising of animals inclusive of apiculture, aquiculture, horses and livestock; the production of animal products such as eggs, honey or dairy products, or the raising of plant material inclusive of a retail or wholesale nursery.

**Agricultural Sales & Service:** An establishment primarily engaged in the sale or rental of farm tools and small implements, feed and grain, tack, riding attire, animal care products, farm supplies and the like.

**Berm:** A ledge or shoulder, as along the edge of a paved road.

**Buffer, Landscape:** See Landscape Buffer.

**Buildable Area:** The portion of the lot remaining after the setbacks have been provided.

**Building:** Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.

**Building Site:** A portion or parcel of land considered as a unit, devoted to a certain use or occupied by a building or group of buildings that are united by a common interest or use and customary accessory buildings and open spaces belonging to the same.

**Bungalow:** A one story house with a large encircling porch; a house reduced to its simplest form.

**Canopy, Tree:** The upper portions of trees consisting of limbs, branches, and leave which constitute the upper layer of a forested community.

**Code:** Code of laws and ordinances of Palm Beach County, Florida, including the Unified Land Development Code (ULDC).

**Colonial:** A tradition of building in wood that was brought to New England by Puritan Colonists from eastern English colonies. The main features are a steep roofline, decorative overhang, massive central chimney, casement windows, and two story height.

**Commercial:** made or done primarily for sale or profit.

**Community:** the people living in the same district, city, etc., under the same laws.

**Compatibility:** Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.

**Conservation:** the official care and protection of natural resources, as forests.

**County:** Palm Beach County, Florida.

# Appendix F

## Definitions

**Density:** The ratio of the number of dwelling units per acre of land.

**Developer:** Any person, including a governmental agency, undertaking any development.

**Development:** The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of land, or the dividing of land into two or more parcels.

**Development of Regional Impact (DRI):** A specific type of development as defined in Sec 380.06, Fla Stat.

**Dumpster:** A refuse container of one (1) cubic yard or larger.

**Ecosystem:** An assemblage of living organisms (plants, animals, microorganisms, etc.) and non-living components (soil, water, air, etc.) that functions as a dynamic whole through which organized energy flows.

**Enhancement:** A human activity which increases one or more natural functions of an existing wetland.

**Fence:** An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

**Freestanding Sign:** A detached sign which shall include any sign supported by uprights or braces placed upon or in or supported by the ground and not attached to any building.

**Front Facade:** The wall of a building parallel with and facing a frontage line.

**Glare:** A discomforting condition which occurs when the brightness of a light contrasts with a low brightness background and makes it difficult for the human eye to adjust.

**Grassed Parking:** That portion of a developments required off-street parking requirement that meets the standards of Sec 7.2 (Off street parking regulations)

**Greenway:** Multipurpose open space corridors of private and public lands, which may be located within a public right of way, and edge area, a landscape buffer, or an easement, and may contain pedestrian paths, bicycle facilities, jogging paths, equestrian paths and fitness trails. Greenways are employed to provide useable open space close to residential areas, and provide alternative access ways connecting a variety of uses, such as residential areas, parks, school, cultural facilities and employment centers. Greenways also provide aquifer recharge, preserve unique features or historic or archaeological sites, and can link to urban areas.

**Ground Cover:** Plant material, other than turf grass, which normally reaches a maximum height of not more than eighteen (18) inches.

**Hedge:** An evenly spaced planting of shrubs to form a compact, dense, visually opaque living barrier or screen.

**Home Occupation:** A business, profession, occupation or trade conducted within a dwelling unit for gain or support by a resident of the dwelling unit pursuant to the limits of this code.

**Human Scale:** A structures proportion that relates directly to its use by a person.

# Appendix F

## Definitions

**Illuminated Sign:** A sign in which a source of light is used in order to make the message readable and shall include internally and externally lighted signs.

**Include:** The use of "include" shall not limit a term to the specified examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

**Incompatibility of Land Uses:** The undesirable health and safety effects rising from proximity or direct association of contradictory, incongruous, or discordant land uses or activities, including aesthetics, noise, vibration, smoke, hazardous odors, radiations, and other land use and environmental conditions such as the intensity, character, impact or amount of traffic.

**Landscape Barrier:** A landscape design feature constructed within a landscape buffer that is intended to channel pedestrian movement and impede vehicular access and to provide an abrupt transition between otherwise incompatible uses. A landscape barrier may consist of living plants (such as a hedge), structures (such as a wall or fence), or changes in grade (such as a berm).

**Landscape Buffer:** A continuous area of land along the perimeter of a lot or parcel in which existing native vegetation, relocated native vegetation, and landscaping is used to provide a transition between and to reduce the negative environmental, aesthetic, compatibility and other impacts of one use upon another.

**Landscaping:** Any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) or nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials). Landscaping may include the preservation and incorporation of existing trees, vegetation, or ecosystems into site development.

**Landscaping Material:** Any of the following or a combination thereof such as, but not limited to: Grass, ground cover, shrubs, vines, hedges, trees or palms; other materials such as rocks, pebbles, sand, but not including paving.

**Monument Sign:** A freestanding, point of purchase sign, erected on the ground without a visible pole, and placed upon or supported by the ground.

**Natural Area:** An area identified on an approved site plan containing natural vegetation which will remain undisturbed when the property is fully developed.

**Neighborhood:** the people living near one another; community.

**Non-Residential:** A building, structure, or open area which is not used primarily as a private residence or dwelling.

**Open Space:** Unbuilt land reserved for but not limited to one or more of the following uses: conservation, passive recreation, protection, ornamentation (i.e., scenic corridor), linkage and buffer/development area use and water retention.

**Palm:** A monocot tree which normally attains an overall height of at least twenty (20) feet.

**Park:** A tract of land within a municipality or unincorporated area which is (1) kept for ornamental or recreation, and which is open to the public, whether or not the land is publicly owned, or (2) land privately owned which is kept for ornament or recreation purposes and which is limited to surrounding landowners. A playground shall be considered a park.

# Appendix F

## Definitions

**Parking Lot:** An off-street, private or public area constructed at grade which is used for temporary parking of automobiles, motorcycles and trucks. Parking lots include access aisles, ramps, maneuvering and all vehicle use areas.

**Parking Space:** A surfaced or grassed area, enclosed or unenclosed, sufficient in size and approved to store one motor vehicle.

**Plastic Sign:** Any sign, embellishment or sign area made of flat sheet, corrugated panels, formed or molded plastic on one (1) or more faces.

**Porch:** An unairconditioned, roofed structure attached to a dwelling unit.

**Preserve or Preserve Area:** That portion of native vegetation which is required to be set aside from development to be retained in its natural state in perpetuity.

**Privacy Fence or Wall:** A structural barrier of an opaque quality, constructed such that the privacy of the area to be enclosed is maintained.

**Project:** a proposal of something to be done; scheme.

**Residential Scale:** Materials, proportions and massing of structure that is used in traditional housing.

**Sandwich Sign:** "A" Frame sign; a portable sign which is in the shape of an "A" or some variation thereof that usually has no wheels and no permanent foundation.

**Setback:** The required minimum horizontal distance between any structure and the related front, side, or rear property lot line or base building line.

**Shade Tree:** A tree that reaches a minimum height of 15 ft at maturity, provides relief from direct sunlight for at least 6 months each year, and is indicated as a shade tree on the Recommended Tree List.

**Shall:** Means mandatory.

**Shared Parking:** The approved use of the same off-street parking spaces for two or more businesses.

**Shopping Center:** A group of commercial establishments planned, developed, managed and operated as a unit, with off-street parking provided on the property, and related in its location, size and type of shops to the trade area which the unit serves.

**Shrub:** A self supporting woody perennial plant more than 30 inches in height at maturity, characterized by multiple stems and branches continuous from the base.

**Sign, Advertising:** A sign representing or directing attention to a business, commodity, service, or entertainment, conducted, sold, or offered.

**Storage Area:** Any exterior area used for keeping of garbage or trash cans, dumpsters, newspaper containers, oil and bottled gas tanks, swimming pool equipment, air conditions and mechanical appurtenances.

**Story, Building:** That part of a building between the surface of the floor and the ceiling immediately above. The maximum height shall be 14 ft measured from the finished floor to the finished ceiling. Attics and raised basements shall not be included in calculations of a building story unless they are used for residential or parking purposes.

**Temporary Sign:** Any sign erected and maintained for a specific length of time.



# Appendix F

## Definitions

**Tree:** A woody perennial plant commonly with a single stem and having a minimum diameter at breast height of 3 inches, having more or less a defined crown, that usually grows to at least 13 ft of height at maturity.

**Understory:** The structural, component of a forest community below the canopy and above the ground layer composed of a complex of woody, fibrous or herbaceous plant species.

**Vegetation, Native:** A plant species with a geographic distribution indigenous to all or part of the State of Florida. Plant species which have been introduced by man are not native vegetation.

**Visual Screen:** A physical obstruction used to separate two (2) areas or uses which is at least 75% opaque. Visual screens shall be living plant material, natural or manmade construction material or any combination thereof.

**Waste:** Discarded material including but not limited to garbage, rubbish, yard trash, litter, non-combustible refuse and industrial wastes.

**Watershed:** The land area which contributes to the total flow of water entering a receiving stream or water body.

**Wetland:** Any persistent or intermittent water body or area characterized by the dominance of those submerged or transitional wetland species listed in the Florida Administrative Code, Rule 17-301, or located within or up to 3 miles directly offshore of Palm Beach County. Dominance shall be defined in accordance with Florida Administrative Code Rule 17-301 and shall be determined in the appropriate plant stratum (canopy, subcanopy, or ground cover) as outlined in Florida Administrative Code Rule 17-301.

**Wilderness:** an uncultivated, uninhabited region; waste; wild.

# Appendix G

## Materials

### EXTERIOR CLADDING:

Stone  
 Wood textured concrete horizontal lap siding  
 Wood textured concrete simulated board and batten  
 Wood horizontal lap siding  
     Cedar  
     Pine  
     PT Pine

Wood Board and Batten  
 Textured Concrete Block (No Stucco)  
 Brick

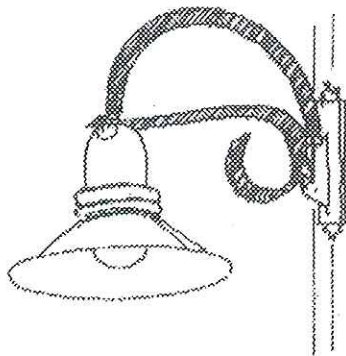
### WINDOW AND BUILDING TRIM:

4" or 6" Pine  
 4" or 6" Cedar  
 4" or 6" PT Pine

### ROOF CLADDING:

5V Crimp Sheet Metal  
 Corrugated Sheet Metal  
 Metal Shingle  
     Galvanized Steel  
     Copper  
 Standing Seam Sheet Metal

### OUTSIDE LIGHTING:



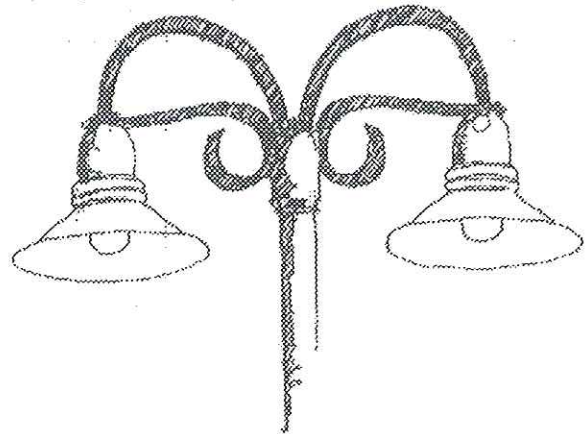
Street Lighting

### POSTS OR COLUMNS:

4" x 4", 6" x 6", 8" x 8", 10" x 10", 12" x 12"  
 PT Pine  
 Pine  
 Cedar  
 Concrete with simulated  
 wood texture.

### Porch Railings:

Wooden  
 Height of 42"



Street Lighting  
 Dual Lamps

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**Section 85-050. Landscape plan requirements for non-residential/non-agricultural land uses.**

- (A) Professional landscape plans shall be required for all proposed non-residential/non-agricultural developments.
- (B) Landscape plans shall be submitted with all site plan and site plan modification applications, and any building permit application that requires additional landscaping, or which may affect or conflict with on-site landscaping, including but not limited to, permits for parking lot lighting, addition or relocation of impervious area, and drainage improvements.
- (C) Landscape plans shall be prepared by a Florida registered landscape architect, or other person authorized pursuant to F.S. Chapter 481, Part II, as amended.
- (D) Landscape plans shall be no larger than 24 by 36 inches and include the following information.
  - (1) A minimum scale of one inch equals 20 feet.
  - (2) Tree survey indicating the type (common and scientific name), quality, and location of existing vegetation.
  - (3) Trees to be removed or relocated with proposed relocations shown on plan.
  - (4) Location of existing and proposed structures, site improvements and uses, water bodies, dimensioned and referenced to property lines.
  - (5) Existing and proposed site elevations, grades and major contours, including water retention areas. No landscaping shall be indicated in retention areas.
  - (6) Location of existing or proposed utilities and easements, including drainage easements, drainage features, drainfields and septic tanks, underground utilities and overhead power lines. No landscaping shall be indicated within utility easements.
  - (7) Location of all landscape material to be used, including height, caliper and canopy spread of species at time of planting.
  - (8) Proposed landscape material schedule listing all vegetation according to its scientific and common name, their quantity and size, and degree of drought tolerance (as determined by the South Florida Water Management District Xeriscape Plant Guide II, as amended) and indication of whether native to South Florida.
  - (9) Spacing of plant material where a given spacing is required by Code, including but not limited to, center to center distance between individual shrubs, and center to center distance between trees within landscape buffers.
  - (10) Description of landscape installation and removed or relocated trees protection best management practices to be utilized.
  - (11) A Town land clearing permit application per Article 87 Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal, including an inventory of trees to be removed, if existing vegetation is to be removed or relocated.
  - (12) Illustrations, including area calculations, of the locations of the following: vehicle use area; interior open space; and impervious area.
- (E) If an irrigation system is to be installed, an irrigation plan shall be submitted along with a landscape plan which meets the following requirements.
  - (1) Landscape Plan Requirements (1) through (6), above.

- (2) Main or well location, size and specifications, including appropriate permits.
  - (3) Valve location, size and specifications.
  - (4) Pump location, size and specifications or water source.
  - (5) Backflow prevention device type and specifications.
  - (6) Controller locations and specifications.
  - (7) Zone layout plan (minimum scale 1" = 20') indicating head type, specifications and spacing; methods used to achieve compliance with xeriscape principles as required by F.S. § 125.568, as amended. The plan shall provide 100% coverage with a minimum fifty-percent overlap.
- (F) Quality. Plant materials used in accordance with this article shall conform to the standards for Florida Fancy or Grade One, or better, as provided for in the most current edition of Grades and Standards for Nursery Plants, 2nd edition, Feb. 1998, State of Florida Department of Agriculture and Consumer Services, as amended.
- (G) Native vegetation required. Fifty percent of all vegetation required by this article to be planted, excluding all turfgrass, shall be from the Town's List of Preferred Plant Species, with the balance indigenous to South Florida.
- (H) Preserved/created ecological communities. Plots of two acres or more shall preserve, or create if there is no longer an existing ecological community, a minimum of three percent of the plot to be planted and maintained as an ecological community, pursuant to the conservation goals, objectives and policies of the Town of Loxahatchee Groves Comprehensive Plan, as may be amended from time to time. The ecological community shall be selected from the list of native plant communities identified by the Florida Plant Society. Plots that consist of two to five acres may incorporate an ecological community into the landscape buffer or interior landscaping requirements. For plots of five acres or greater, this shall constitute an additional requirement. An ecological community environment shall be selected from the preferred community list provided by the Town.
- (I) Xeriscape. All landscape designs in the Town shall incorporate the principles of xeriscaping. These include the following, which shall be noted on the landscape plans if applicable:
- (1) Soil improvements. Improve the soil with organic materials prior to the installation of any irrigation system.
  - (2) Efficient irrigation. Plan irrigation system according to water needs and group planting according to water requirements. Irrigation design shall also include efficiency technologies (i.e. rain shut-off valve, moisture sensor, electric or hydraulic solenoid valves).
  - (3) Drought tolerant plants.
  - (4) Mulches. Place mulch directly on the soil or on a breathable or biodegradable material. Use around trees, shrubs, and in the planting beds.
  - (5) Appropriate maintenance best management practices. Use proper mowing, pruning, and weeding techniques and limit the use of fertilizer and pest control to further water savings.

( Ord. No. 2018-09 , § 3(Exh. B), 9-7-2018)

### **Section 85-055. Landscape requirements for non-residential/non-agricultural interior open spaces, vehicular use areas, and vehicular use area landscape strips.**

All non-residential/non-agricultural (refer to definition) plots shall conform to the following requirements:

- (A) *Shrub and tree requirements.* Shrubs and trees shall be planted in non-residential/non-agricultural developments to meet the requirements of Section 85-020 unless otherwise stated below.
- (B) *Additional interior open space requirements.*
- (1) Groundcover, pursuant to Section 85-20(E), and shrubs, pursuant to Section 85-020(B), shall be installed to cover all interior open space areas not covered by paving or structures. No substance that prevents water percolation shall be used in areas not approved for paving or structures.
  - (2) Primary structures shall be treated with landscaping to enhance the appearance of the structure and to screen any unattractive or unsightly appearance, with a minimum of 40 percent of the lineal frontage of the structure being planted with shrubs at a minimum of two and one-half feet in height.
- (C) *Additional vehicular use area requirements.* For sites that contain a vehicular use area, the following shall be provided: (1) parking lot divider strips; and (2) single or double terminal islands.
- (1) *Perpendicular divider strips* (Ref: Exhibit 2) shall be provided between parking bays in which any two facing parking rows contain more than ten parking spaces.
    - a. Shall run perpendicular to the long dimension of the parking space and shall be a minimum of eight feet in width, exclusive of walkways and vehicular encroachment where wheel stops are used. If vehicular encroachment is controlled by a curb rather than wheel stops, the minimum width of dividing strip shall be nine feet, exclusive of walkways and curbing.
    - b. There shall be a minimum of one tree planted on center for every 20 lineal feet of the strip planted with one shrub and one ground cover for every two lineal feet and planted with sod. At time of planting, each tree shall be 18 feet to 20 feet in height and four inch to six inch caliper with a minimum six feet of clear trunk and 14 foot to 16 foot spread.
    - c. Pedestrian cross access shall be provided within the dividing strips within 30 to 50 foot intervals.
  - (2) *Parallel divider strips* (Ref: Exhibit 2) shall be provided between parallel rows of parking spaces.
    - a. The dividing strip shall run parallel to the long dimension of the parking spaces and shall be provided after each row of ten parking spaces. This dividing strip shall be at least eight feet wide, exclusive of walkways and curbing, and shall run the length of two parking spaces back-to-back.
    - b. There shall be a minimum of two trees in each dividing strip planted with one shrub and one (1) ground cover for every two lineal feet and planted with sod.
  - (3) *Single terminal islands.* There shall be landscaped starters provided at the beginning and end of each parking row.
    - a. Each terminal island shall be at least the length of one parking space.
    - b. Each starter shall be at least eight feet wide, exclusive of walkways and curbing.
    - c. Each shall contain at minimum one tree meeting the requirements of Section 85-055(C).1.b, and contain one shrub and/or one ground cover for every two lineal feet.
  - (4) *Double terminal islands:*
    - a. Each terminal island shall be at least the length of two parking spaces.
    - b. Each starter shall be at least eight feet wide, exclusive of walkways and curbing.

- c. Each shall contain at minimum two trees and contain one shrub and/or one ground cover for every two lineal feet.
- (5) *Curbing:*
- a. Curbing shall be incorporated into all interior portions of vehicle use areas and interior landscape areas and inner perimeter of buffer yard areas.
  - b. Curbing may extend two feet into each standard, 20 foot long parking stall for an allowable two foot bumper overhang onto the perpendicular divider strips or perimeter landscape buffer as a replacement or alternative method of preventing damage to plant material through the replacement of wheel-stops. If vehicular encroachment is controlled by a curb rather than a wheelstop adjacent to a perimeter landscape buffer, the required minimum width of the perimeter landscape buffer shall be increased by an additional two feet to allow for such vehicle overhang, exclusive of walkways and curbing.
  - c. Wheel-stops, if chosen to be installed by the applicant, shall be required to be placed or permanently mounted two feet from the end of each standard, 20 foot long parking stall.
  - d. Mountable curb may only be used in conjunction with wheel-stops.
  - e. Weep holes or breaks should be provided through curbs or other appropriate means shall be provided for storm water runoff to be absorbed by landscape areas.
  - f. Catch basins for stormwater runoff shall be encouraged to be located within grassy areas.
- (D) *Additional vehicular use area landscape strip requirements.* On the site of a building or lot providing a vehicular use area where such area will not be entirely screened visually by an intervening building or structure from any abutting street, a vehicular use area landscaped strip of land at least 25 feet in depth adjacent to arterial or collector roads and 25 feet in depth adjacent to local streets, measured inward from the abutting street right-of-way toward the vehicular use area, shall be provided. This landscape strip shall not be counted toward meeting the landscape requirement for interior open space or vehicular use area.
- (1) The vehicular use area landscape strip shall contain one tree for each 20 to 25 feet of interface between the vehicular use area and the street right-of-way. Trees may be clustered, consistent with Section 85-020, but no closer than the mature canopy of the species.
  - (2) The remainder of the required landscape area shall be landscaped with turfgrass, groundcover or other landscape treatment, excluding paving or other impervious material.
  - (3) Public streets. Trees used in the required landscaping adjacent to a public street are subject to approval by the Town so that the character of the public street can be maintained.
- (E) *[Accessways.]* Necessary accessways from a street or adjoining property through all such landscaping buffers and barriers shall be permitted, and such accessways may be subtracted from the lineal dimension used to determine the number of trees required. Otherwise, the required landscape buffers and materials required therein shall be continuous and unperforated.
- (F) *Screening of equipment.* Dumpsters, mechanical equipment and electrical transformers shall be screened on at least three sides by landscape material that is a minimum of four feet in height at time of planting. Such screening shall not interfere with normal operation of equipment.
- (G) *Signs.* All freestanding sign installations require the installation and establishment of plant material to enhance the structure, at a minimum of one shrub on each side of the sign for every two lineal feet of sign structure width; and ground cover, a minimum of five feet around the perimeter of the sign base, designed in such a manner so as to not block the message on the sign.

- (H) *Existing vegetation.* Requested credit for any existing vegetation (as provided in Section 85-020, "Plant material") shall be calculated and submitted along with landscape plans.
- (I) *Tree mitigation.*
  - (1) *Mitigation.* Mitigation, through tree replacement as specified under this section, shall be required for the removal of native trees that are three inch DBH or greater. A tree replacement table identifying and quantifying all replacement trees to be installed shall be submitted with the permit application. The tree replacement plan shall also identify the size of each replacement tree and location for installation. The tree replacement plans shall maximize tree and vegetative buffering between properties. Tree replacement can be done by the landowner.
  - (2) *Tree replacement.* Removed native trees shall be mitigated through replacement in accordance with the Tree Replacement [Table], shown below. For relocated trees which die within one year of relocation, the replacement value shall be that as shown in the Tree Replacement Table. Those trees less than six inches DBH shall be replaced with the same size tree as the relocated tree.

<b>Tree Replacement Table</b>	
<b>Tree Height and DBH</b>	<b># of Replacement Trees Required</b>
24 ft. up or 9" DBH with a 6 inch or greater DBH	1 at same size, or two at 18 feet to 20 feet in height
16 feet to less than 24 ft. with a 4 inch to 6 inch DBH	1 at 18 feet to 20 feet in height, with a 4 inch to 6 inch DBH
12 feet to less than 16 feet, with a 2 inch to 4 inch DBH	1 at 12 to 16 feet in height, with a 2 inch to 4 inch DBH
Less than 12 ft., with less than 2 inch DBH	0

- (a) Replacement trees greater than 30 feet tall in Table A-2 shall be at least ten feet in height and two and one-half inches DBH. Replacement trees less than 30 [feet] tall shall be at least ten inches in height and one and one-half inches DBH. Palm replacement trees shall have an overall height of no less than ten feet and approved for Zone 10a.
- (b) Tree mitigation may be addressed by the use of Florida Friendly Landscaping and/or the introduction of wetlands and upland pines areas and may include mid size and smaller trees.
- (c) All replacement trees shall consist of native vegetation indigenous to the area, and have an appropriately sized root ball and be free of disease, defects or damage that will prohibit the tree from attaining its natural growth habit. Pine trees that are selected as replacement trees shall be South Florida Slash Pine trees only. Five-gallon container native trees may be used for mitigation.
- (d) If the required replacement trees cannot be purchased within 60 miles of the parcel, an alternate replacement may be approved by the Town.
- (e) At least 50 percent of the trees planted as mitigation shall be the same species as the trees removed.
- (f) All replacement plants specified in the general permit are required to be accepted prior to the release of the Certificate of Occupancy, unless otherwise approved by the Town.
- (g) Monitoring time frames for all replacement plants specified in the general permit shall be established as permit conditions.
- (h) Mitigation vegetation, other than trees, may be approved by the Town providing the vegetation is native and indigenous to the area.

- (i) For parcels that have a conservation easement requirement from the SFWMD, where the dedication of upland buffers around a wetland is included as wetland mitigation, any trees installed within the dedication upland buffer may apply to the tree replacements required in Table A-2.
  - (j) All replacement trees must survive at least within one year of planting and must be replaced as often as necessary for the replacement to live beyond one year.
  - (j) Specimen or champion trees are not subject to cutting, relocation or mitigation without approval of the Town Council.
- (3) *Mitigation waivers.* Mitigation requirements may be waived for residential single family properties for the clearing area of the house pad and attached structures, the septic system, driveway and a 50 foot buffer area around the house. This shall be determined by the Town on a case-by-case basis, after determination that the parcel owner is providing a building location that minimizes impacts to native vegetation to maximum extent practicable.
- (4) *Mitigation deferrals.* The Town shall provide for a parcel to be cleared for agriculture use consistent with state requirements without concurrent mitigation. The cost to comply with the requirement to quantify the complete tree mitigation specification or a tree survey may be a deterrent to agriculture in some cases. The Town may shall require that the parcel owner record a restrictive covenant on a Town approved form limiting the parcel to agriculture use, and requiring the parcel owner to make a cash donation to the Loxahatchee Groves Tree Mitigation Trust Fund, or to mitigate in accordance with Table A-2 at the time of a zoning or land use change. The restrictive covenant shall include language quantifying the complete tree mitigation specifications required at the time of conversion. Any restrictions presently in place by county or state must be included.
- (5) *Alternative mitigation.* Alternative mitigation proposals that meet the purpose and intent of this article may also be submitted and will be reviewed on a case-by-case basis. Alternative mitigation proposals require approval by the Town Council prior to issuance of a general permit. Any alternative mitigation which is proposed must remain within the Town.
- (6) *Mitigation for violations.* When native trees that are three inches DBH or greater are removed or are damaged without a permit, or when trees that were to be preserved in place are damaged or destroyed by activities conducted with a permit, those native trees shall be replaced at double the rate shown in the Table A-2 and may be subject to additional fines at the discretion of the Town Council.

( Ord. No. 2018-09 , § 3(Exh. B), 9-7-2018)

Editor's note(s)—Exhibit 2, referenced above, is not set out herein, but is on file and available for inspection in the town offices.

### **Section 85-060. Perimeter landscape buffer requirements for non-residential/non-agricultural perimeters.**

- (A) *Applicability.* The perimeters of all non-residential and non-agricultural uses and plots shall conform to the minimum landscaping requirements hereinafter provided.
- (B) *Incompatible use perimeters.* Any non-residential/non-agricultural use that is contiguous to, or separated only by a canal right-of-way from, a residential zoning district or parks and recreation zoning district, shall provide an incompatibility perimeter landscape buffer along the entirety of the common plot line which meets the following:



- (1) The incompatibility perimeter landscape buffer shall be no less than six feet in height for the purposes of screening and buffering the non-residential/non-agricultural use from the residential use or parks and recreation use.
  - (2) The incompatibility perimeter landscape buffer shall be a wall or berm and wall or other opaque, durable landscape barrier approved by the Town, and shall be placed along the inside perimeter of the common property line. If such durable barrier is a wall, the barrier shall be set back from the property line a distance of five feet to allow for the planting and maintenance of trees, per Section 85-20(A) along the outside edge of such wall. Incompatibility perimeter landscape buffers containing a berm and wall shall be a minimum of ten feet in width and comply with Section 85-020(B).
  - (3) The Town Council may require an incompatibility perimeter landscape buffer eight feet in height if the additional height would more effectively screen the nonresidential/nonagricultural buildings and associated improvements from adjacent residential or parks and recreation uses. In making this determination, the Town Council shall consider the height and setbacks of buildings and resulting site lines of adjacent uses, potential noise impact from the proposed use, the type and effectiveness of the incompatibility perimeter landscape buffer proposed, and other such relevant factors the Council deems appropriate for determining the appropriate height of the buffer.
  - (4) Where a required incompatibility perimeter landscape buffer would abut an existing wall on adjoining property, it shall be desirable to avoid the creation of parallel walls and/or a non-accessible, ineffective strip of land running between parallel walls. In this event, a proposed perimeter buffer shall not contain a nonliving barrier.
  - (5) It is strongly encouraged that incompatibility perimeter landscape buffers be designed with soft edges (rather than hard or strictly linear) requiring less maintenance and using gradual transitions in plant texture, height, and width to reinforce the rural character of the Town.
- (C) *Compatible use perimeters.* Any non-residential/non-agricultural use that is contiguous to, or separated only by a canal right-of-way from, another non-residential/non-agricultural use, shall provide a compatibility perimeter landscape buffer along the entirety of the common plot line which meets the following:
- (1) The compatibility perimeter landscape buffer shall be no less than eight feet in width measured inward from the common property line.
  - (2) The compatibility perimeter landscape buffer. Compatibility perimeter landscape buffers shall consist of one hedge meeting the requirements of Section 85-20(C) and trees meeting the requirements of Section 85-20(A)(1).

( Ord. No. 2018-09 , § 3(Exh. B), 9-7-2018)