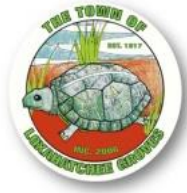


**TOWN OF LOXAHATCHEE GROVES**  
**TOWN HALL COUNCIL CHAMBER**  
**UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE**

**AGENDA**

**MONDAY, AUGUST 12, 2024**



**Jo Siciliano (Seat 1)**

**Robert Austin (Seat 2)**

**Paul Coleman (Seat 3)**

**Robert Sullivan (Seat 4)**

**Karen Plante (Seat 5)**

**Administration**

Town Manager Francine L. Ramaglia, MPA, ICMA-CM, CPA

Town Clerk Valerie Oakes, CMC

Committee Staff Liaison: Jeffrey Kurtz, Esq, 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 Americans 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.

## **CALL TO ORDER**

## **ROLL CALL**

## **APPROVAL OF THE AGENDA**

### **REGULAR AGENDA**

1. Swearing in Committee members
2. Election of Officers (Chair and Vice Chair)
3. Presentation of Florida Sunshine Law
4. Introductory Meeting of newly reconstituted ULDCR Committee

### **COMMENTS FROM THE PUBLIC**

*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 6:00 PM 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 Town Council meeting will be live-streamed and close-captioned for the general public via our website, instructions are posted there.*

### **COMMENTS FROM COMMITTEE MEMBERS**

### **CONFIRM NEXT REGULAR MEETING DATE**

### **ADJOURNMENT**



155 F Road Loxahatchee Groves, FL 33470

**TO:** Unified Land Development Code Review Committee of Town of Loxahatchee Groves

**FROM:** Francine Ramaglia, Town Manager

**DATE:** August 12, 2024

**SUBJECT:** Swearing in of Committee Members

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**Background:**

It is necessary for all committee members to be sworn in.

**Recommendation:**

Town Clerk administers the Oath of Office.



155 F Road Loxahatchee Groves, FL 33470

**TO: Unified Land Development Code Review Committee of Town of Loxahatchee Groves**

**FROM: Francine Ramaglia, Town Manager**

**DATE: August 12, 2024**

**SUBJECT: Election of Officers (Chair and Vice Chair)**

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**Background:**

Each year the appointed committee members select a Chair and Vice Chair of the Unified Land Development Code Review Committee.

**Recommendation:**

Committee members select a Chair and Vice Chair of the Unified Land Development Code Review Committee.





155 F Road Loxahatchee Groves, FL 33470

**TO:** ULDCR Committee  
**FROM:** Jeff Kurtz, Project Coordinator  
**DATE:** August 12, 2024  
**SUBJECT:** Presentation of Florida Sunshine Law

---

**Background:**

Town Attorney Glen Torcivia will appear via Zoom and give a presentation on the Florida Sunshine Law.

**Recommendation:**

Receive and File.



155 F Road Loxahatchee Groves, FL 33470

**TO: ULDCR Committee**

**FROM: Jeff Kurtz, Project Coordinator**

**DATE: August 12, 2024**

**SUBJECT: Introductory meeting of the newly reconstituted ULDCR Committee**

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**Background:**

The Council reestablished the ULDCR committee and our first meeting will be on August 12, 2024. A copy of the Resolutions re-establishing the Unified Land Development Code Review Committee (ULDCR) and appointing the Committee members are attached.

At this organizational meeting, the Committee members will be asked to introduce themselves to each other, so we understand each other's background and interest in serving on the Committee.

The purpose of the Committee is to review and advise the Town Council on sections of the Town's currently adopted Unified Land Development Code (ULDC) and the Comprehensive Plan, as directed by the Town Council or Town Manager. To that end we will briefly do an overview of the ULDC so Committee members know where to find the relevant information. A link to the ULDC is found here.

[https://library.municode.com/fl/loxahatchee\\_groves/codes/unified\\_land\\_development\\_code](https://library.municode.com/fl/loxahatchee_groves/codes/unified_land_development_code)

The first two items for review are the sign code and the rural vista guidelines. Copies of the current versions of those documents are attached for your ready reference.

The current plan is to schedule monthly meetings until at least the end of the calendar year. It is proposed that the meetings take place on the second Monday of the month which would be:

1. August 12, 2024
2. September 9, 2024
3. October 14, 2024
4. November 11, 2024
5. December 9, 2024

Please bring your calendars with you in case these dates are not convenient for the majority of the Committee. The meetings will begin at 6 pm and the goal is to have the meetings completed by 8 pm. This introductory meeting, is just that and we do not expect to solve all the world's



155 F Road Loxahatchee Groves, FL 33470

problems on Monday, just introduce you to a few. While the meetings are open to the public and will be recorded and televised, we do not anticipate formal public hearings to be held. I look forward to meeting you and working with you.

**Recommendation:**

Committee review and discussion.



# TREASURE COAST REGIONAL PLANNING COUNCIL

## INDIAN RIVER – ST. LUCIE – MARTIN – PALM BEACH

MEMORANDUM	
<b>TO</b>	Francine Ramaglia, Interim Town Manager Town of Loxahatchee Groves
<b>FROM</b>	Kim DeLaney, Ph.D. Director of Strategic Planning and Development
<b>DATE</b>	June 27, 2022
<b>RE</b>	Resident Listening Workshops - Summary

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*NOTE TO READERS: This memorandum provides summary information regarding two Resident Listening Workshops focused on the Okeechobee Boulevard corridor and associated Okeechobee Overlay that were organized by the Town of Loxahatchee Groves in May and June 2022. For more information, contact Kim DeLaney, Ph.D., Treasure Coast Regional Planning Council, [kdelaney@tcrpc.org](mailto:kdelaney@tcrpc.org).*

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### OVERVIEW

For the past several years, the Town of Loxahatchee Groves has been evaluating land use/transportation patterns along the Okeechobee Boulevard Corridor, including consideration of an overlay zone to help guide land development activity. The Town's efforts include draft amendments to the Town's comprehensive plan (Future Land Use and Transportation Elements) to create a new "Okeechobee Rural" (OR 5) overlay zone for properties along Okeechobee Boulevard. The Overlay defines "low-impact non-residential" land uses and includes locational and site design criteria. Key components of the OR 5 Overlay would include:

- List of permitted "low-impact non-residential uses"
- Minimum 5-acre parcel size
- Maximum floor-area ratio (FAR) of 0.10
- Design and architectural standards to control the allocation, location, appearance, and scale of development along the corridor
- Compliance with the Town's Agricultural Residential zoning district regulations unless otherwise specified
- Staff coordination protocol for addressing non-conforming uses

*"Bringing Communities Together" • Est. 1976*  
 421 SW Camden Avenue - Stuart, Florida 34994  
 Phone (772) 221-4060 - Fax (772) 221-4067 - [www.tcrpc.org](http://www.tcrpc.org)

The draft amendments have been reviewed by the Town’s advisory committees and Town Council and were adopted on first reading and transmitted to the Florida Department of Economic Opportunity (DEO) for review in August 2020. DEO’s review was completed in September 2020, and the Town has continued to evaluate the draft amendments since that time. DEO has indicated the Town must either complete second reading by July 2022 or begin a new series of hearings for consideration of the amendments. It should be noted that Florida Statutes require the Town to complete an “evaluation and appraisal” of its comprehensive plan that is anticipated later in 2022, and the OR 5 amendments could otherwise be included as part of that process.

Prior to the Town’s incorporation in 2006, the Loxahatchee Groves Rural Vista Committee developed the “Guidelines for Loxahatchee Groves’ Non-Residential Projects,” which provide design guidance intended to protect and enhance the area’s agricultural/rural identity. The guidelines include general architectural standards addressing building exteriors (e.g., roofs, windows, porches) and site design elements (e.g., signage, lighting, parking, landscaping) as well as photographs of both desirable and undesirable examples of development. These guidelines are voluntary and referenced in the Town’s Comprehensive Plan, Unified Land Development Code (ULDC), and the draft OR 5 amendments. The Town also developed a more detailed version of the guidelines in conjunction with the OR 5 amendments called the “Architectural Design Guidelines for Commercial Projects”. This more advanced set of guidelines is more specific regarding building and site development standards; however, they were not adopted into the ULDC and therefore are only advisory in the Town’s decision-making process.

Okeechobee Boulevard is a component of the Palm Beach County thoroughfare network. Through the Town limits, the roadway right-of-way varies from 100’ to 120’, and it is currently a two-lane paved facility. There has been extensive Town/County coordination regarding roadway configuration, posted and design speed, traffic controls and calming (e.g., roundabouts, stop signs, traffic signals), bicycle/pedestrian facilities (e.g., multi-use paths, unpaved paths), and beautification. Several years ago, the Town was awarded grant funding from the Palm Beach Transportation Planning Agency to construct various traffic calming and bicycle/pedestrian/equestrian amenities. However, in May 2022, the Town Council rejected the grant award. While there is no immediate funding for roadway improvements, discussions with Palm Beach County Engineering Department staff indicate the roadway is anticipated to be widened to four lanes within a ten-year timeframe.

## RESIDENT LISTENING WORKSHOPS

To solicit additional public input regarding the OR 5 Overlay, the Town requested TCRPC provide meeting facilitation assistance for two “Resident Listening Workshops,” which were organized by the Town on May 25 and June 11, 2022. In coordination with Town staff and the Town’s planning consultant (Jim Fleishmann, Land Research Management, Inc.), TCRPC developed an overview presentation (included as Attachment 1) that integrated Mr. Fleishmann’s materials and led discussions at both workshops. The workshops were well-attended, with more than one hundred participants in all. A significant majority of participants in both workshops indicated they were homeowners within the Town. Further, nearly a quarter of participants in both workshops indicated they operated businesses in the Town as well.

## FINDINGS

A considerable majority of participants in both workshops voiced concerns regarding the draft amendments, citing desires to limit commercial, industrial, and other non-residential development along the corridor and protect the Town from commercial encroachment. A general summary of public comments is provided below:

- Desire to protect and enhance the agricultural/rural character of Town
- Desire to keep Okeechobee Boulevard as a two-lane road
- Concern regarding increases in traffic, light pollution, and noise generated from new development
- Concern and confusion regarding Town's regulations and code enforcement activities relative to existing non-conforming commercial and light industrial uses (e.g., mining, rock crushing)
- Desire to retain tree canopy and native landscape
- Concern regarding clearing of properties
- Concern regarding businesses operating without permission from Palm Beach County and ability to continue as historic "legacy business"
- Desire to limit commercial encroachment and uses that would be regional in scale and market area rather than neighborhood-serving
- Objections to commercial uses being allowed on Okeechobee Boulevard
- Confusion regarding ability of businesses to continue operations if they cannot demonstrate continuous operations since the Town's incorporation
- Desire for expanded code enforcement by the Town
- Mixed comments regarding addition of roundabouts, multi-use paths, and beautification along Okeechobee Boulevard
- Desire for crosswalks on Okeechobee Boulevard with equestrian features
- Desire for Southern Boulevard to further develop as the Town's commercial corridor but for Okeechobee Boulevard as an agricultural/rural (neighborhood) corridor
- Suggestions that the Town review continued commercial development along Southern Boulevard prior to making changes along Okeechobee Boulevard

## POTENTIAL NEXT STEPS

The Town of Loxahatchee Groves represents a vestige of Palm Beach County's historic agricultural/rural heritage in an area of the County that has become increasingly urbanized in the past twenty years. In the area immediately surrounding the Town, the County and adjacent municipalities have approved dozens of large and medium-scale residential and mixed-use development applications that could produce more than 15,000 new residential units and millions of square feet of non-residential development. Over time, new development and redevelopment outside the Town will likely influence land development patterns and transportation demands on the roadway network within the Town, including the Okeechobee Boulevard corridor.

The Town has undertaken considerable effort and public outreach to develop the draft OR 5 Overlay and define and detail potential non-residential uses by type, style, and character. The previously adopted Rural Vista Guidelines provide thoughtful design guidance with a goal of protecting and enhancing the Town's agricultural/rural heritage. The Architectural Design Guidelines for Commercial Projects go further in addressing the scale and compatibility challenges of potential commercial development on the corridor. However, based on input derived from the resident listening workshops, there appears to be considerable concern regarding changes that are perceived to threaten the Town's agricultural/rural character.

To address these concerns, it may be appropriate for the Town to revisit the list of non-residential uses contained in the draft OR 5 Overlay regarding compatibility, appropriateness, and anticipated market area (regional versus neighborhood-serving). Additionally, it may be beneficial for the Town to codify all or a portion of the architectural design guidelines to strengthen their implementation and further address resident concerns regarding design aesthetics and scale.

Residents indicated confusion regarding the continuation of non-conforming uses that existed prior to the Town's incorporation. Due to the complexity of this issue, it may be beneficial for the Town to develop a simplified, resident-focused explanation that can help clarify this challenge and what the Town can and cannot legally do regarding this issue.

In summary, the following recommendations are provided:

- Further evaluate the list of allowable “low-impact non-residential” uses for agricultural/rural compatibility and scale and eliminate those that are not appropriate for the corridor or those that could generate, with particular consideration of the potential for unforeseen impacts and detrimental interpretations.
- Consider simplifying terminology to refer to “neighborhood serving uses” in place of “low impact non-residential”.
- Consider codifying portions or all of the “Rural Vista Guidelines” or “Architectural Design Guidelines for Commercial Development” into OR 5 Overlay Zone as a component of the Town's ULDC with reference in the Comprehensive Plan and require the guidelines be followed to enable utilization of the overlay.
- Develop a simplified, concise, resident-focused explanation of the status of non-conforming uses along the corridor and the code enforcement process for distribution to residents and property owners.

- Make the “Rural Vista Guidelines” and “Architectural Design Guidelines for Commercial Development” available to the public and developers on the Town’s website.
- Incorporate site lighting regulations into the ULDC that address light pollution and “dark skies,” limit light trespassing across property lines, reduce light fixture heights, and narrow the allowable color spectrum.



# 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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## 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

Item 4.





# 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.

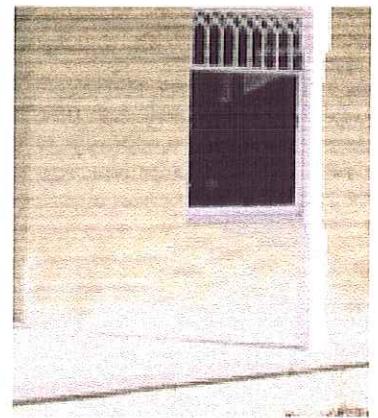
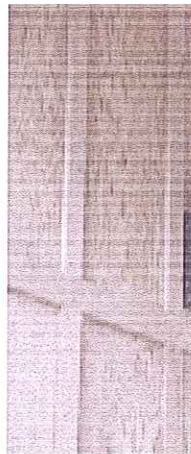
HUMAN SCALE is a structure's proportions that relates directly to its use by a person, i.e. door size, etc.

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

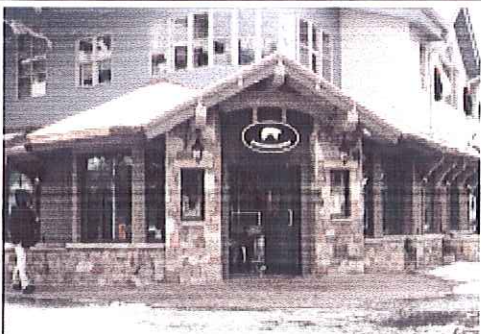
The following photographs are examples of design details that the Rural Vista Committee endorses. Use of these in non-residential developments in Loxahatchee Groves is encouraged.



Wood textured concrete siding, *Hardiplank<sup>®</sup>*, is being used extensively in commercial developments. It comes in a variety of configurations.



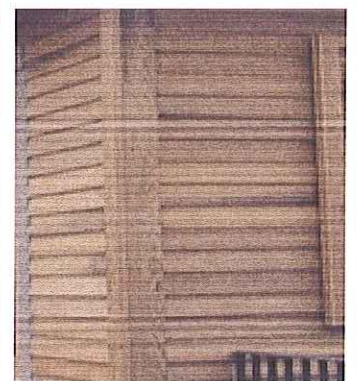
If concrete block is the choice for the exterior finish, use pre-formed textured block, NO-STUCCO.



Stone



Brick



Horizontal Lap Cedar

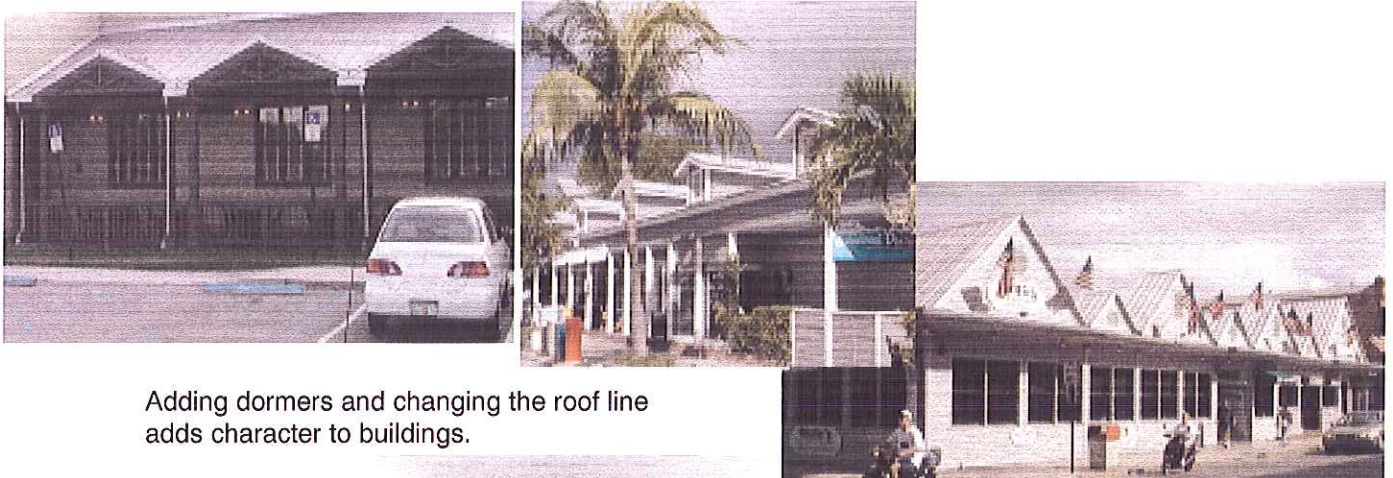


# Roofs & Roofing Materials

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.

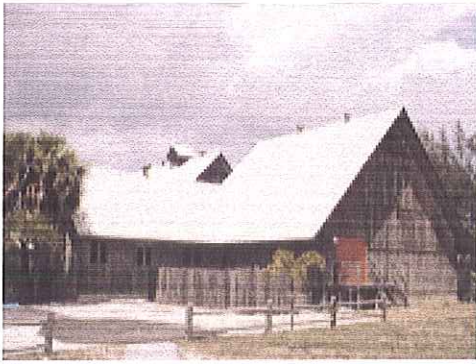


Adding dormers and changing the roof line adds character to buildings.



Combination Gambrel & Mansard with Cupolas & Dormers

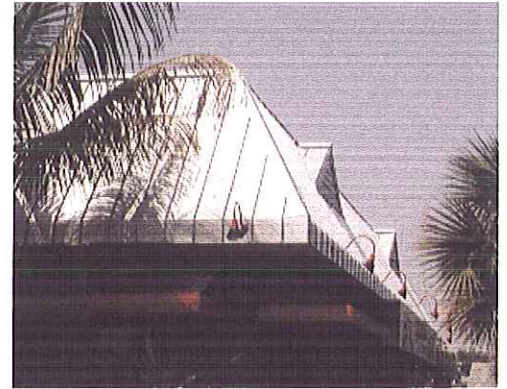




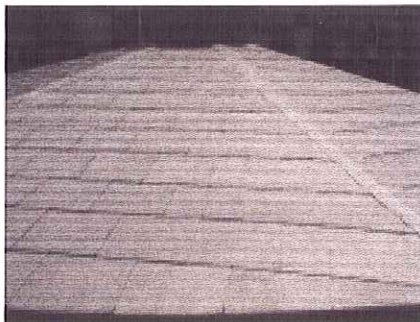
## Roofs & Roofing Materials



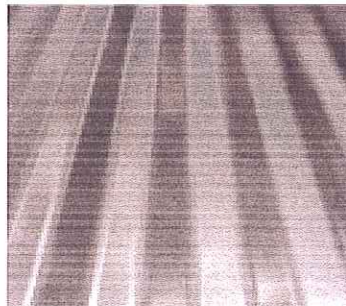
Breaking up the roof-line adds to the charm of these buildings.



Hip on Deck



Metal Shingle



Corrugated



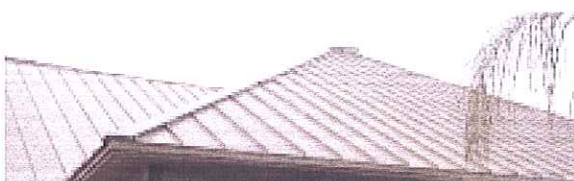
Copper Shingle



Metal Shingle



5V Crimp



Standing Seam Sheet Metal

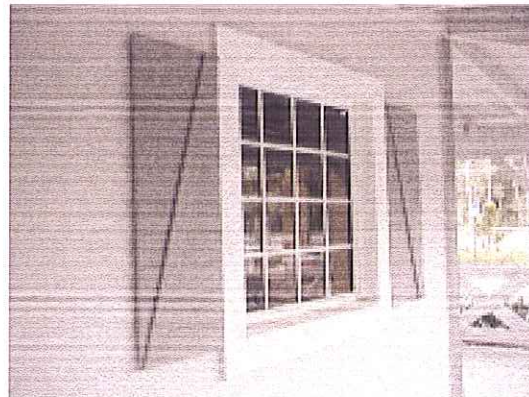
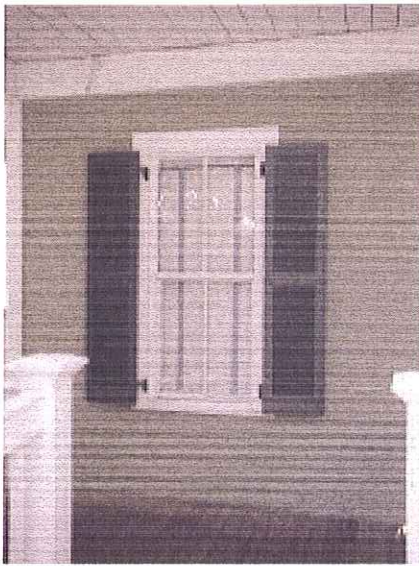
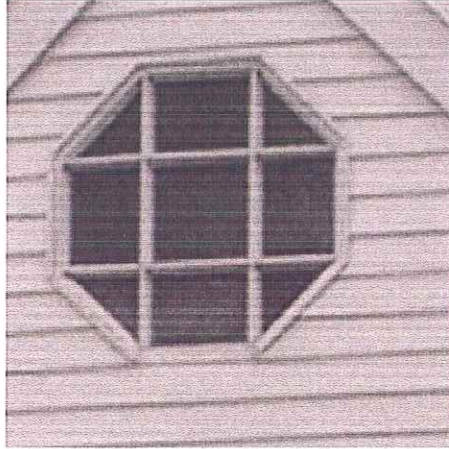
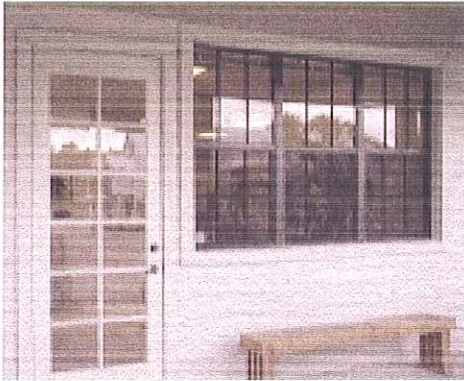


Standing Seam Sheet Metal



# Windows

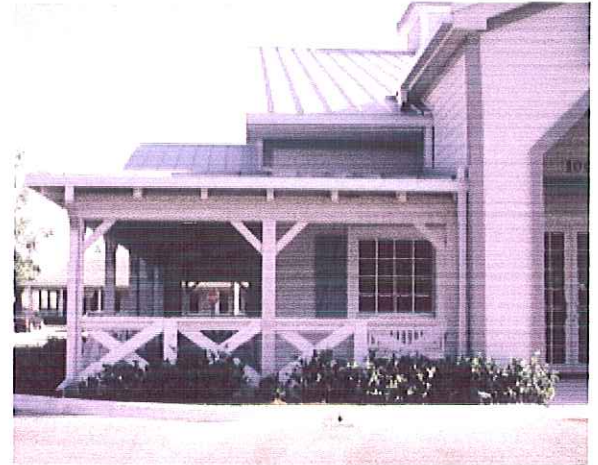
Windows shall be complex and give a sense of occupancy. Bay windows, moldings, pilasters, vents and decorative shutters may be incorporated where appropriate to add architectural character. Muntins on windows add to rural character. Rectangular windows shall have proportion of no less than 1:1.5 ratio, 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.



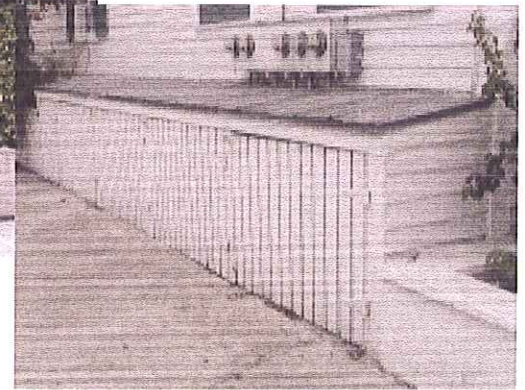
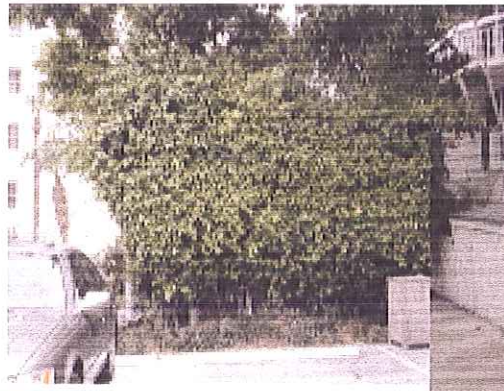


# Screening

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:

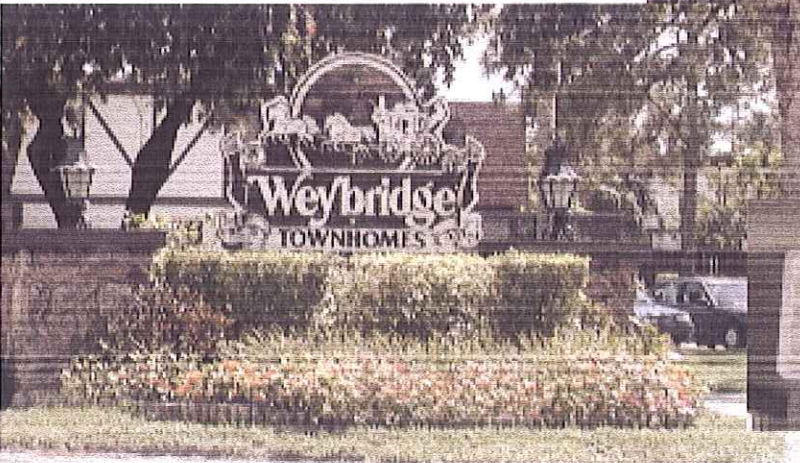
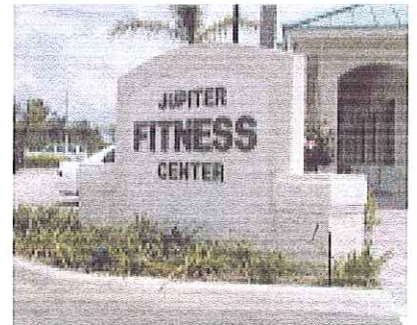
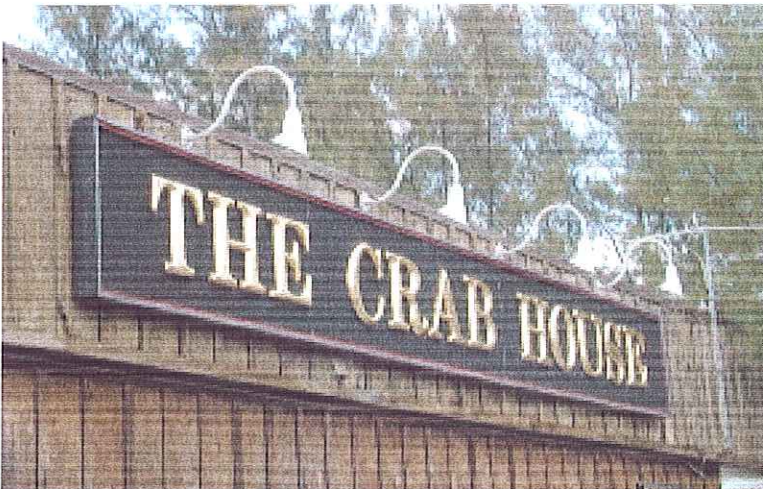
Buffering the rear of the project from the neighborhood can be accomplished with natural vegetation, berms and fences (no walls). Visual barriers between projects would interrupt the continuity of the landscape and are unacceptable.

Dumpster Shed



# Signs

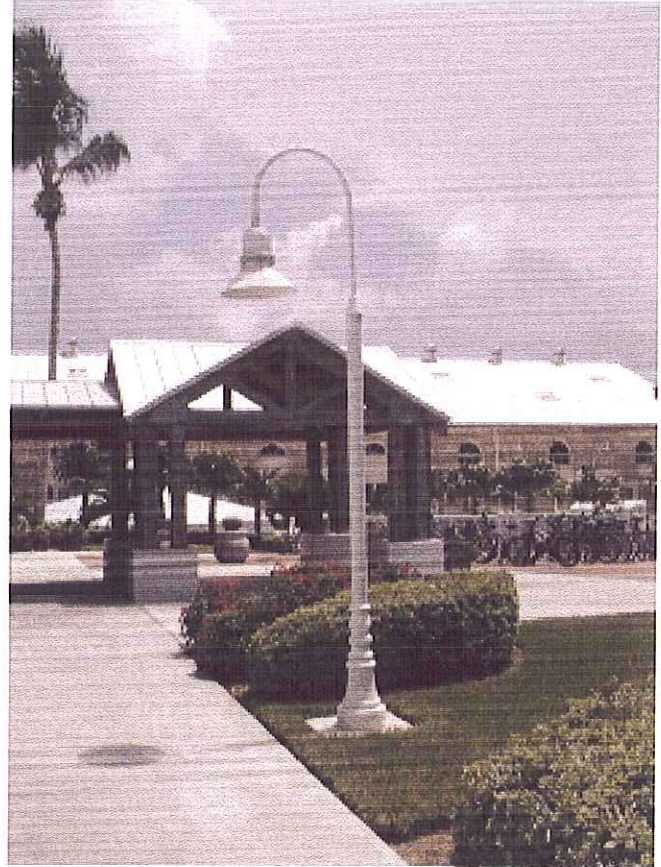
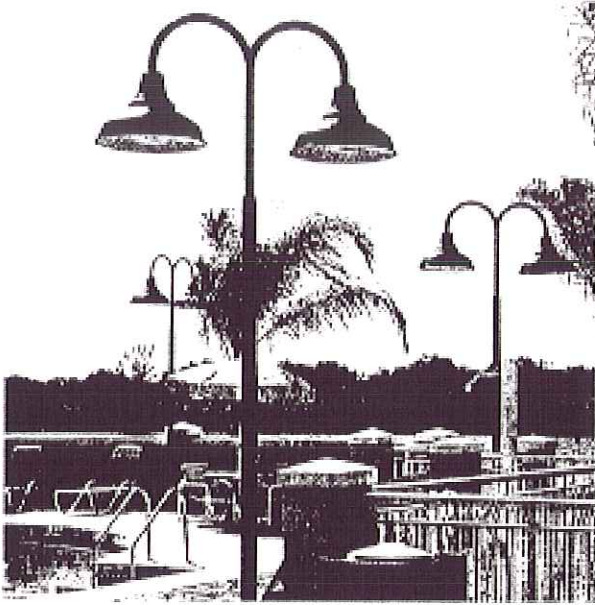
Decorative signs with raised lettering and/or with carved images are preferred. Low profile monument type signs are allowed with a maximum size of 50" high by 96" wide. Lighting of the sign will be with shielded direct lighting or "task" lighting, no neon signs. Billboard signs, bifold sandwich boards, 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

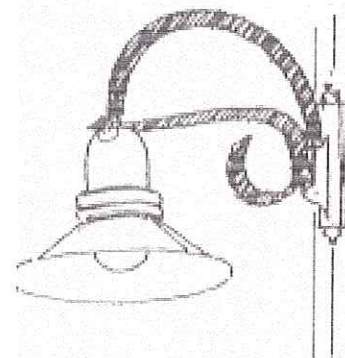
Aesthetic exterior lighting may be used to illuminate a building and its grounds for safety purposes. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than 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

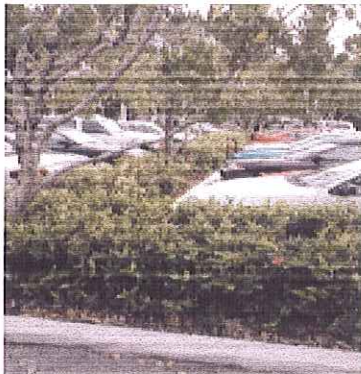
Parking must be configured to incorporate and preserve the maximum amount of existing native vegetation for shading and screening. Restricting the number of parking spaces and the liberal use of tree wells will aid in tree preservation. Serpentine, angled parking is preferred and can be planned around 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.



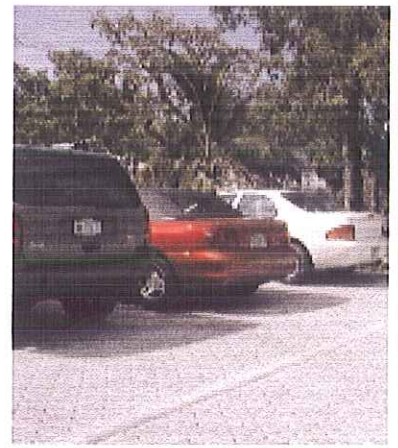
Liberal Use of Shrubbery & Trees



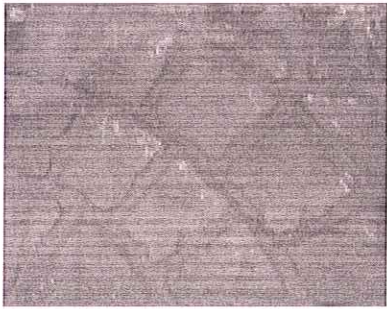
Parking Screens



# Parking and Pavers



Colored Pavers to Mark Parking Places



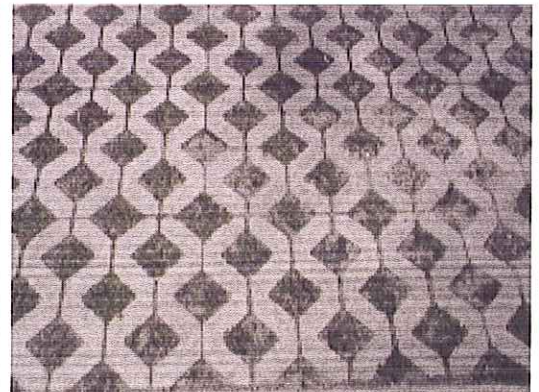
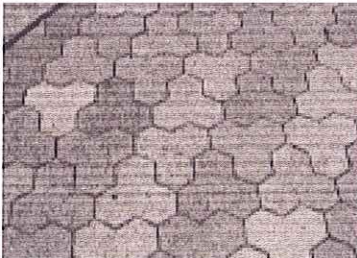
Stamped Concrete



Brick Pavers



Shaped Pattern Pavers



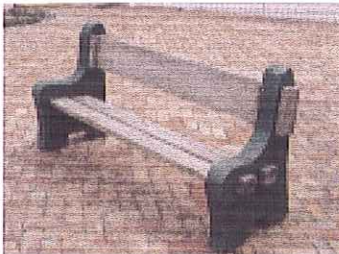
Grass Block



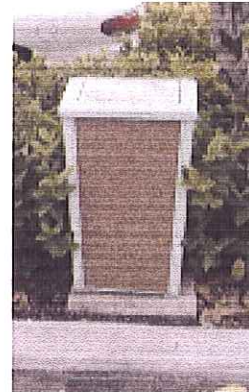
# Non-Vehicular Pathways and Pedestrian Amenities

## 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



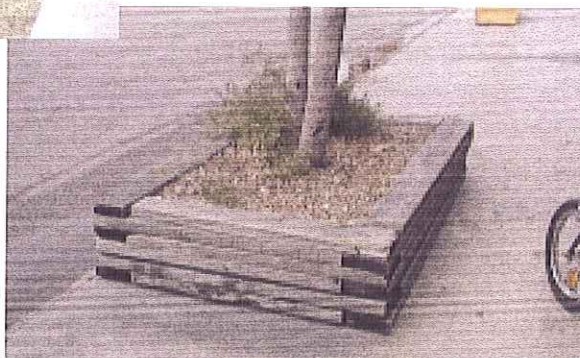
# Landscaping & Setbacks



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.)

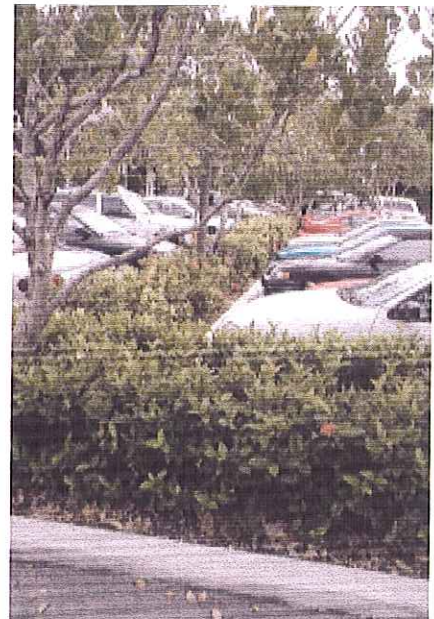


The use of landscape timbers forms a rustic barrier between the paved and native growth areas.



## 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.

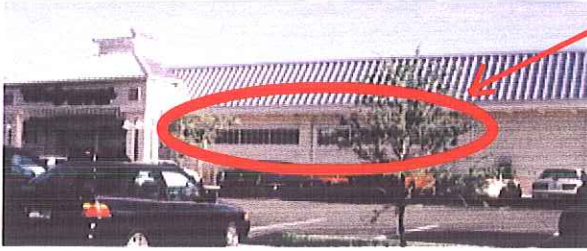


Vegetation within parking areas should not obstruct a driver's vision.



# "Unacceptable's"

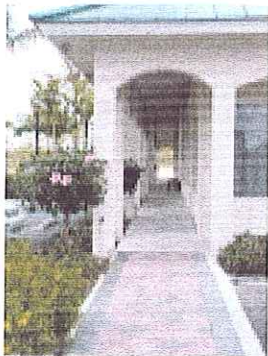
The following pictures are of design elements that the Rural Vista Committee would not like to see in our community.



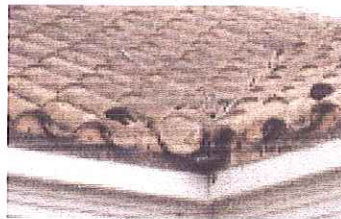
Long, thin windows or "Ribbon Windows"



Towers.



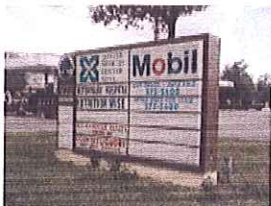
Arches and long colonades



Barrel Tiles



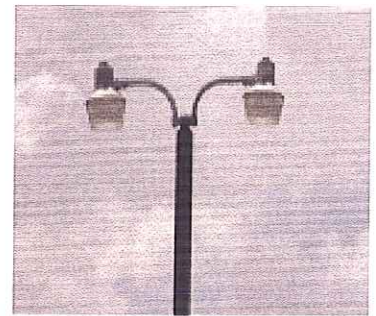
Uninteresting Roof Line  
Individuality of the stores is lost.



Backlit plexiglass signs



Flat Roofs



Unshielded lighting is disturbing to neighboring homes.



Unacceptable Hip on Deck  
Too Tall



Screening Needed



Too Contemporary



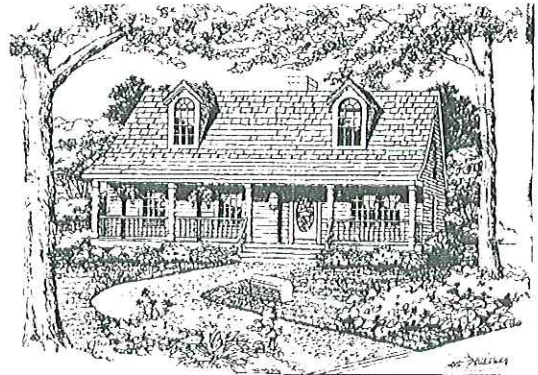
# Appendix A

Item 4.

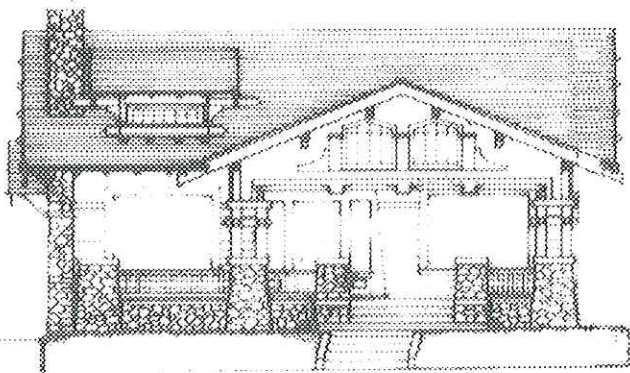
This appendix contains examples of Colonial, Country, Bungalow, Farmhouse, Victorian and Rustic.



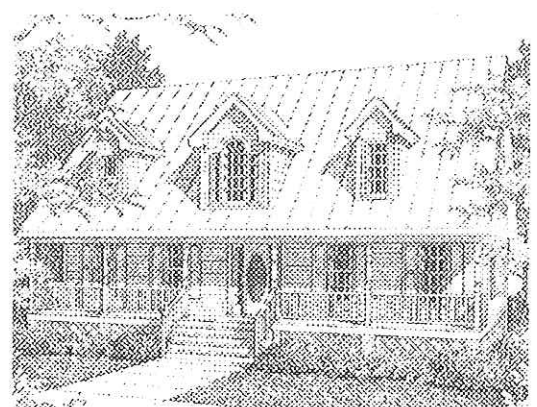
Colonial



Country



Bungalow



Farmhouse



Victorian



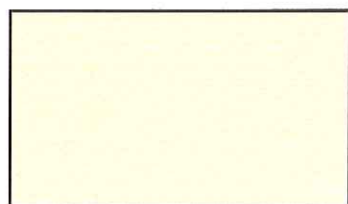
Rustic

22

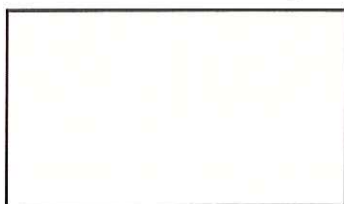


# Appendix B

## Colors



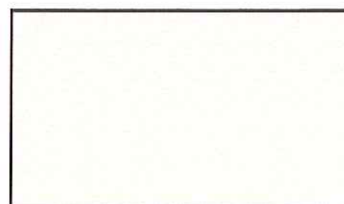
Pantone 1215 CVP



Pantone 608 CVP



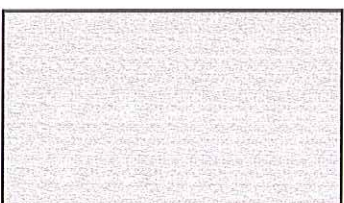
Pantone 600 CVP



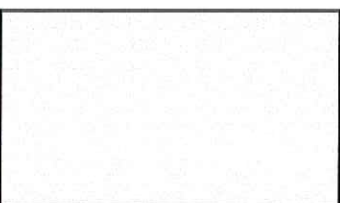
Pantone 155 CVP



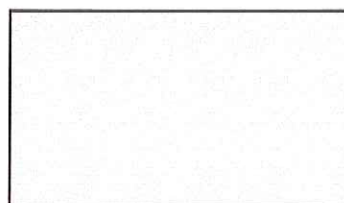
Pantone Grey 6 CVP



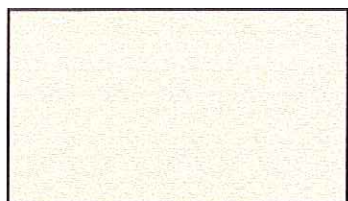
Pantone Grey 4 CVP



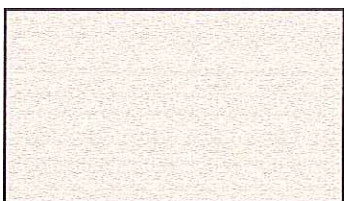
Pantone Gray 1 CVP



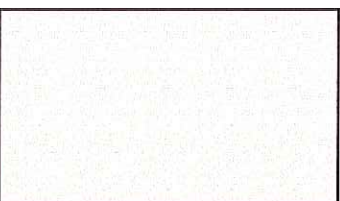
Pantone 454 CVP



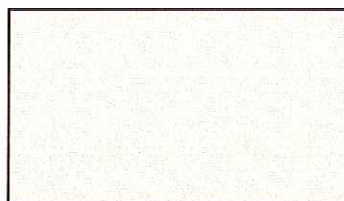
Pantone 467 CVP



Pantone 4665 CVP



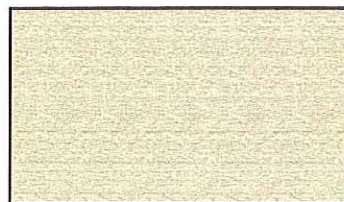
Pantone 4685 CVP



Pantone 615 CVP



Pantone 105 CVP



Pantone 451 CVP



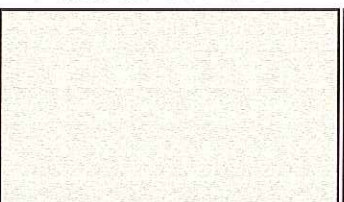
Pantone 3975 CVP



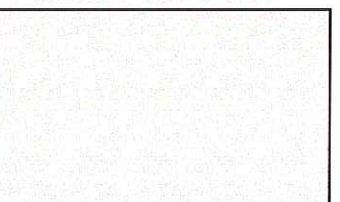
Pantone 3985 CVP



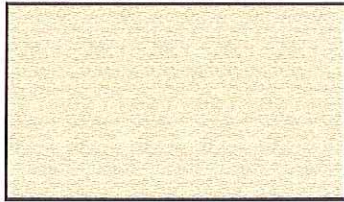
Pantone 4515 CVP



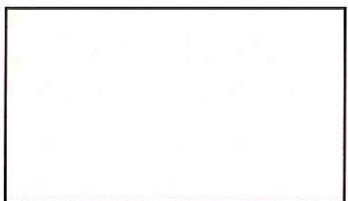
Pantone 4535 CVP



Pantone 4545 CVP



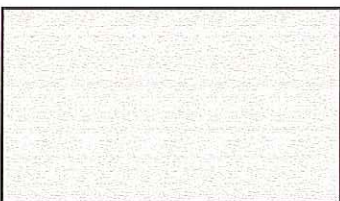
Pantone 728 CVP



Pantone 712 CVP



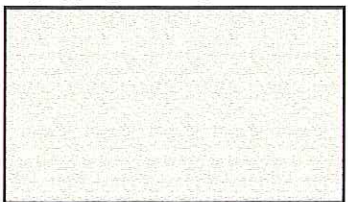
Pantone 5773 CVP



Pantone 5803 CVP



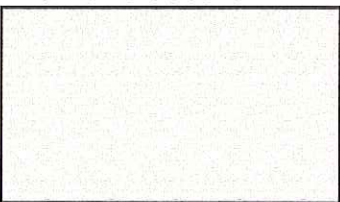
Pantone 5777



Pantone 5797 CVP



Pantone 730 CVP



Pantone 726 CVP



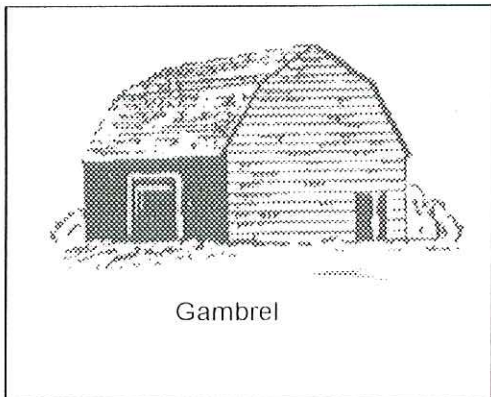
Pantone 722 CVP



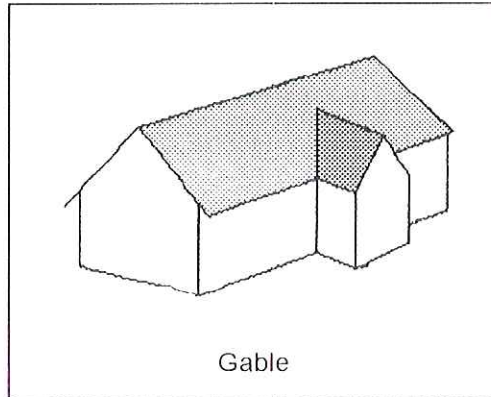
# Appendix C

Item 4.

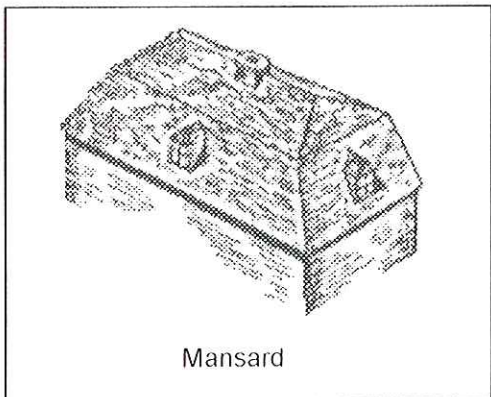
Examples of roof designs: Hip, Gable, Gambrel, Mansard, Hip on Deck.



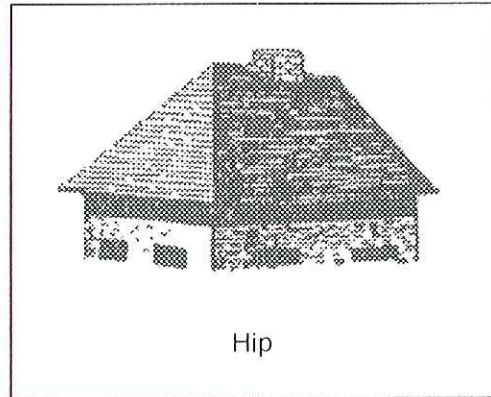
Gambrel



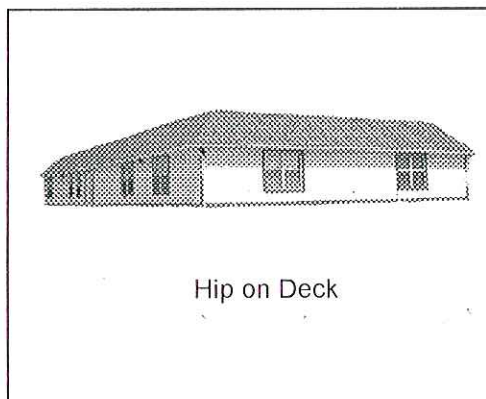
Gable



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>elliottii</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>Guaiaacum 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

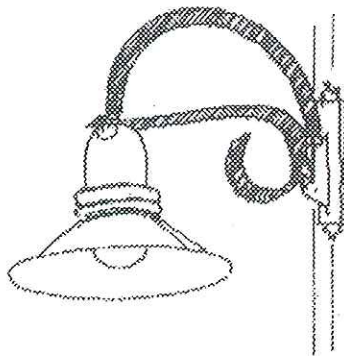
### WINDOW AND BUILDING TRIM:

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:



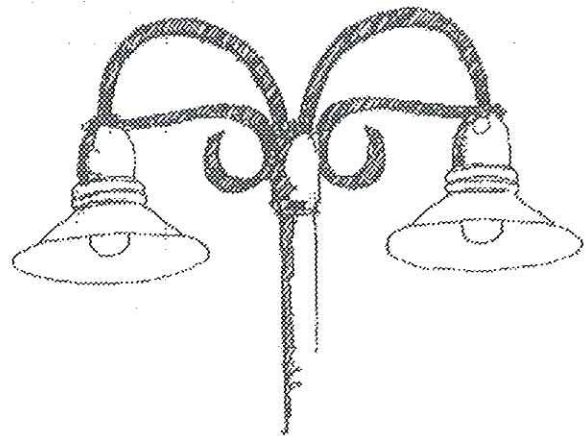
Street Lighting

### POSTS OR COLUMNS:

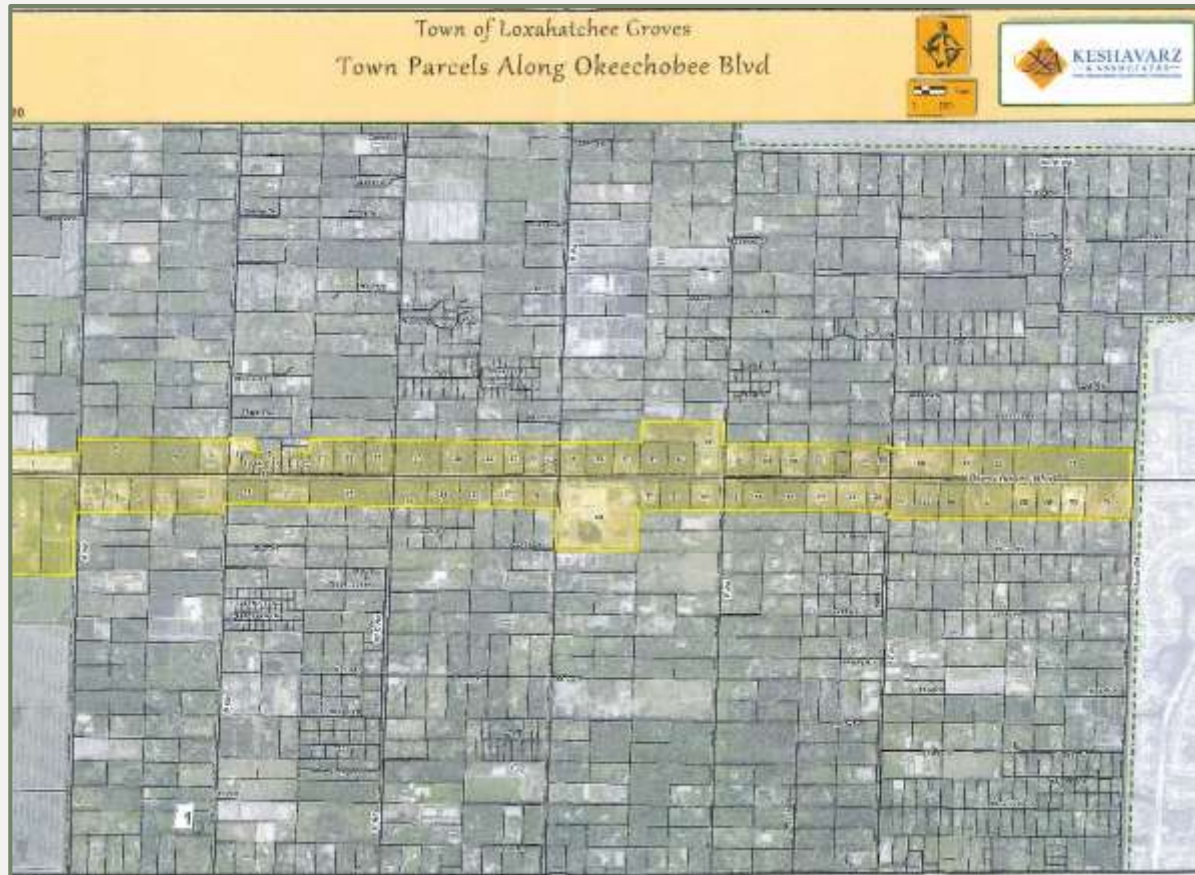
4" x 4", 6" x 6", 8" x 8", 10" x 10", 12" x 12"  
 PT Pine  
 Pine  
 Cedar  
 Concrete with simulated wood texture.

### Porch Railings:

Wooden  
 Height of 42"



Street Lighting  
 Dual Lamps



## Okeechobee Blvd. Overlay

## Resident Discussion Workshops

Treasure Coast Regional Planning Council

May/June 2022

# Who Are Regional Planning Councils?



## Fun Facts

- Public Agencies
- Diversified board -- elected officials & gubernatorial appointees
- Specialists in Visioning, Community Meetings, Planning & Complete Streets
- Provide Technical Assistance to Local Governments, Agencies & the Public



***RESIDENT DISCUSSION WORKSHOPS  
OF THE OKEECHOBEE BOULEVARD OVERLAY***



Please join your fellow residents and Town Councilmembers  
to discuss the Okeechobee Blvd Overlay.  
*Refreshments will be served.*

***- PICK FROM TWO DATES -***

DATES & LOCATIONS	
Wednesday, May 25 <sup>th</sup>   6 pm to 8 pm Royal Palm Beach Cultural Center 151 Civic Center Way Royal Palm Beach, FL 33411 (Subject to change)	OR Saturday, June 11 <sup>th</sup>   10 am to 12 pm Village of Wellington Council Chambers 12300 Forest Hill Blvd Wellington, FL 33414 (Subject to change)





# Town Parcels along Okeechobee Blvd.



ID No	PCN	LandUse	PROPUSE	ACRES
1	4140432500001000	Agriculture	AG Classification CR	27.57
2	41404325000001610	Institutional	PUB CTY SCHOOL	29.91
4	41414317011110010	Vacant	VACANT	14.00
5	41414317011120020	Vacant	VACANT	8.96
6	41414317011120010	Commercial	WAREH/DIST TERM	5.00
7	41414317011090030	Residential	SINGLE FAMILY	5.00
8	41414317011090020	Residential	SINGLE FAMILY	5.00
9	41414317011090010	Residential	SINGLE FAMILY	4.30
10	41414317011100020	Residential	SINGLE FAMILY	5.00
11	41414317011100010	Agriculture	AG Classification CR	9.00
12	41414317012130010	Residential	SINGLE FAMILY	3.65
13	41414317012130020	Agriculture	AG Classification OR	1.52
14	41414317012130050	Residential	SINGLE FAMILY	0.76
15	41414317012130060	Agriculture	AG Classification OR	0.76
16	41414317012130070	Vacant	VACANT	0.76
17	41414317012130080	Residential	SINGLE FAMILY	0.98
18	41414317012130090	Residential	SINGLE FAMILY	0.98
19	41414317012130100	Vacant	VACANT	1.50
20	41414317012130120	Residential	SINGLE FAMILY	0.75
21	41414317012120030	Residential	SINGLE FAMILY	5.00
22	41414317012120010	Residential	SINGLE FAMILY	6.00
23	41414317012120020	Agriculture	AG Classification OR	5.00
24	41414317012110010	Vacant	VACANT	5.56
25	41414317012110020	Agriculture	AG Classification OR	6.12
26	41414317012100010	Vacant	VACANT	12.00
26	41414317013130010	Residential	SINGLE FAMILY	6.56
27	41414317013130020	Institutional	RELIGIOUS	8.85
29	41414317013120030	Residential	SINGLE FAMILY	5.35
30	41414317013120020	Residential	SINGLE FAMILY	3.00
31	41414317013120010	Institutional	PRV SCHL/COLL	4.91
32	41414317013120040	Residential	SINGLE FAMILY	2.00
33	41414317013110010	Agriculture	AG Classification OR	5.08
34	41414317013110020	Agriculture	AG Classification OR	4.88
35	41414317013100010	Agriculture	AG Classification OR	4.88
36	41414317013100020	Agriculture	AG Classification OR	4.88
Subtotal				215.48

ID No	PCN	LandUse	PROPUSE	ACRES
37	41414317013100030	Agriculture	AG Classification OR	4.90
38	41414317014130040	Agriculture	AG Classification OR	4.94
39	41414317014130020	Vacant	VACANT	5.00
40	41414317014130030	Agriculture	AG Classification OR	5.00
41	41414317014120030	Institutional	RELIGIOUS	5.02
42	41414317014120020	Institutional	RELIGIOUS	5.05
43	41414317014120010	Commercial	VACANT Big dog	13.25
43	41414317014090010	Commercial	SINGLE FAMILY Big dog	20.00
44	41414320010010000	Institutional	RELIGIOUS	15.19
45	41414317014100020	Institutional	CITY INC NONMUNI	3.32
46	41414317014100010	Agriculture	AG Classification EQ	5.00
47	41414317014100030	Institutional	RELIGIOUS	4.48
48	41414317015130030	Residential	SINGLE FAMILY	5.00
49	41414317015130020	Residential	SINGLE FAMILY	5.00
50	41414317015130010	Residential	SINGLE FAMILY	4.76
51	41414321010030000	Institutional	RELIGIOUS	7.84
52	41414317015120010	Vacant	VACANT	5.00
53	41414317015120030	Agriculture	AG Classification OR	1.86
54	41414317015110020	Vacant	VACANT	3.07
55	41414317015110010	Residential	SINGLE FAMILY	5.06
56	41414317015110030	Vacant	VACANT	5.07
57	41414317015100030	Residential	SINGLE FAMILY	5.00
58	41414317015100020	Agriculture	AG Classification GR	5.00
59	41414317015100010	Residential	SINGLE FAMILY	3.21
60	41414317016140030	Residential	SINGLE FAMILY	10.00
61	41414317016140020	Institutional	CLB/DGS/UN HALL	4.78
62	41414317016140010	Vacant	VACANT	5.00
63	41414317016130020	Vacant	VACANT	19.33
64	41414317016130020	Vacant	VACANT	5.00
65	41414317016130030	Institutional	RELIGIOUS	4.91
66	41414317016130040	Institutional	RELIGIOUS	5.00
67	41414317016130010	Agriculture	AG Classification GR	10.00
68	41414317016130020	Institutional	RELIGIOUS	4.91
69	41414317016130030	Institutional	RELIGIOUS	4.91
70	41414317016130040	Commercial	STORES	4.91
71	41414327200010000	Vacant- Commer	VACANT COMMERCIAL	9.17
Subtotal				234.95
Total				450.43

Religious Inst
Institutional
Non-Conformi



# Town Parcels along Okeechobee Blvd.



Property Appraiser Land Use Code	Parcels
Residential	22
Commercial	4
Institutional*	14
Agriculture	17
Vacant	14
Total	71
* - School, Religious Institution, Private School, PBC Fire Rescue, Lodge	



# What is an Overlay Zone?

“An overlay zone is a zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district.

Communities often use overlay zones to protect special features such as historic buildings, local character, environmental features, or wetlands.”

Overlay zones can also be used to promote locally desired outcomes, such as mixed-used developments, design themes, or other local development priorities.

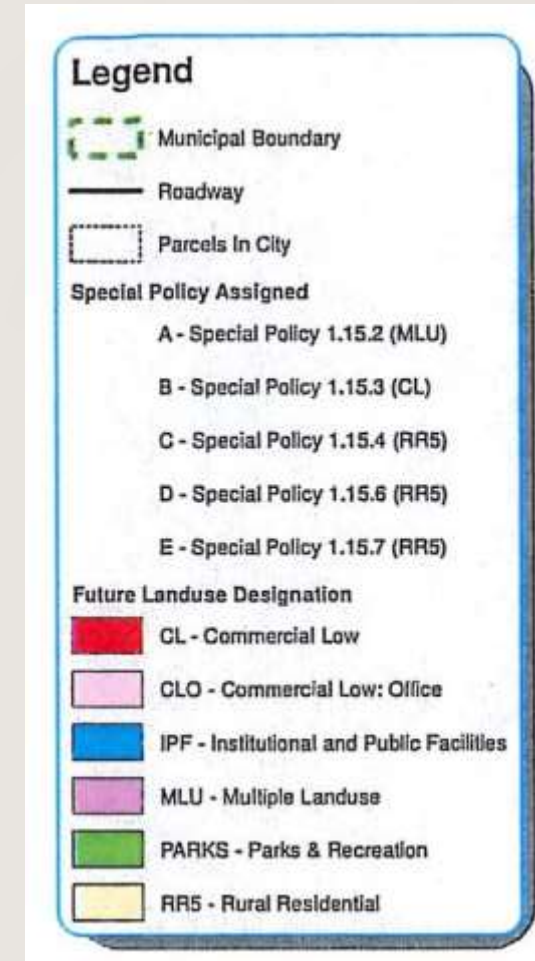
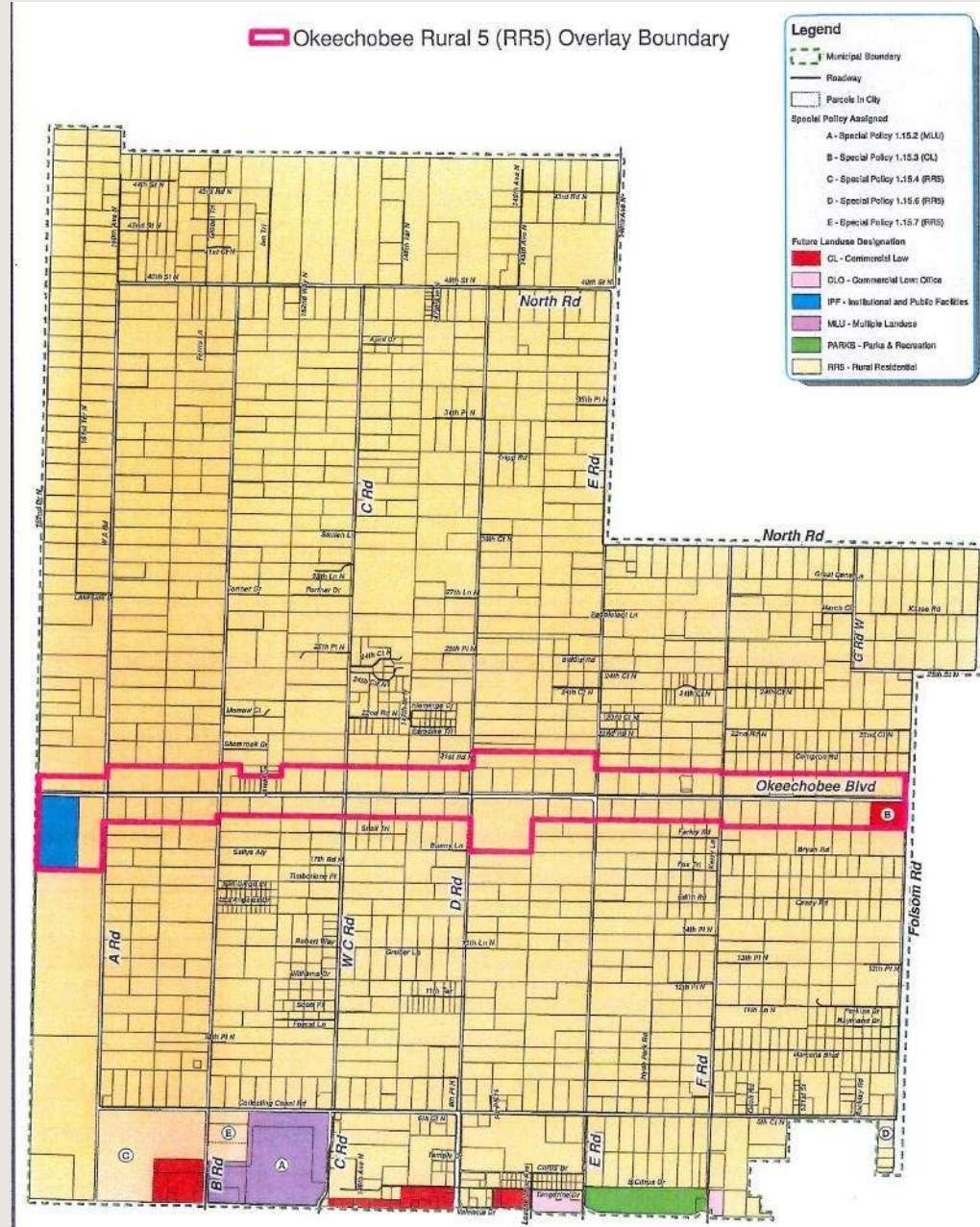
# Typical Overlay Zone Standards ...

- Building Setbacks
- Floor-Area-Ratios
- Building Lot Coverage
- Density Standards
- Lot Sizes
- Buffer Requirements
- Impervious Surface Quantities
- Vegetation Requirements
- Building Floor Height Minimums



# Future Land Use Map

Item 4.



# Okeechobee Boulevard Future Land Use Element

## DRAFT Text Amendments

Item 4.

### Policy 1.1A.1:

In order to maintain the two-lane section, the Town shall support implementation of the following Okeechobee Boulevard improvements:

- a) Designation, in cooperation with Palm Beach County, of the section of Okeechobee Boulevard within Loxahatchee Groves a Rural Parkway; specifically expansion to a two-lane divided median enhanced rural parkway with properly-spaced left-turn lanes.
- b) Traffic calming features, to include but not limited to roundabouts at Folsom Road and the Letter Road intersections with Okeechobee Boulevard.
- c) Implementation and enforcement of reduced speed limits.

*1.16 Objective: Insure compatible, Low impact uses on properties with frontage on Okeechobee Boulevard by establishing and implementing the Okeechobee Rural 5 Overlay (OR 5 Overlay) as a means to control the allocation, location, scale and timing of development along the corridor.*

### Policy 1.16.1:

The minimum parcel size of a development pursuant to Policy 1.16.2 within the OR 5 Overlay shall be 5 acres and comply with the land development regulations of the Town's Agricultural Residential (AR) zoning district, unless specifically stated otherwise by the provisions of this Comprehensive Plan.

### Policy 1.16.2:

Low impact development within the OR 5 Overlay may be granted by Category A Special Exception and Site Plan approvals pursuant to ULDC Sections 170-010(B) and 155-005 only in accordance with designated uses within the following six categories:



# Okeechobee Boulevard Future Land Use Element

## DRAFT Text Amendments

Item 4.

- (1) Residential and non-residential principal and accessory uses permitted on conforming and legal non-conforming parcels within the Town's Agricultural Residential (AR) zoning district.
- (2) Agricultural retail uses not co-located on a bona fide agriculture property including: Agriculture products, including hay, feed, bedding, etc.; retail nursery; lawn and garden sales and services; farmer's market (generally year-round operation five to seven days per week); green market (seasonal and/or weekend operation); and Agri/Eco Tourism, including educational and event venues and tours.
- (3) Low impact commercial uses, including saddle shop/leather goods; coffee shop/breakfast and lunch; family-style restaurant; farm-to-table restaurant; specialty foods (ice cream, yogurt, bakery, butcher, etc.); florist; bed and breakfast; Residential Enterprise; landscape service; and pet grooming.
- (4) Community Serving Uses: Town Center; multi-purpose arena; botanical gardens; and park/public events.

- (5) Historical Legacy Uses, as approved by the Town Council. Certain uses that were in existence as of December 31, 2020 within the OR 5 Overlay are not contained in the table of permitted uses in the Agricultural Residential (AR) zoning district or Policies 1.16.2. (1) – (4), above. Such uses, referred to as "Okeechobee Overlay Historical Legacy Uses", may be allowed to continue to exist, subject to the following:
  - a) The property owner/operator shall apply for a Category A Special Exception and Site Plan approvals pursuant to ULDC Sections 170-010(B) and 155-005;
  - b) The use does not present a threat to public health or safety.
  - c) If the property is currently the subject of a Town code enforcement action, the code violation shall be resolved during the Special Exception and Site Plan approval processes.
  - d) The property owner shall submit an affidavit: (1) limiting the continued operation of the existing business to the current owner/operator; (2) agreeing not to diversify or expand the existing business;

# Okeechobee Boulevard Future Land Use Element

## DRAFT Text Amendments

Item 4.

(3) agreeing to maintain an active annual Town local business tax receipt; (4) acknowledging that, in the event of the transfer of the property to a new owner the right to operate the use shall cease; and (5) agreeing to Site Plan Conditions of Approval approved by Town Council including, but not limited to, landscaping and buffering, access, parking, hours of operation, noise generation, location of the business activities upon the property, number of on-site employees, clients or customers allowed, deliveries, waste disposal, proof of insurance, etc.

- e. Uses determined by the Town Council to be non-compliant with Articles 45: Property Maintenance and/or Article 50: Public Nuisances shall not be eligible for designation as an Okeechobee Overlay Historical Legacy Use under this section unless and until such maintenance and nuisance issues are resolved to the satisfaction of the Town Council.

(6) Multiple Uses, including combinations of (1) – (4), above.

### Policy 1.16.3:

The Maximum Floor-Area-Ratio of a development within the OR 5 Overlay, with the exception of residential and agriculture uses which shall comply with AR zoning district standards shall not exceed 0.10 with a maximum of 25,000 sq. f t. of building per parcel.

### Policy 1.16.4:

The following business and design standards shall apply to non-residential uses in the OR-5 Overlay.

- 1) The business shall not alter the identity of the OR-5 Overlay in a way that detracts from its rural character.
- 2) The business shall contribute to a diverse and appropriate blend of businesses in the OR-5 Overlay.
- 3) The business shall promote and foster the local economic base as a whole.
- 4) The business will be compatible with existing surrounding uses.



# Okeechobee Boulevard Future Land Use Element

## DRAFT Text Amendments

Item 4.

- 5) The business is designed and will be operated in a nonobtrusive manner to preserve the Town's rural character and ambiance and the intensity of use is appropriate given the uses permitted on the site and on adjoining sites.
- 6) The business meets all of the following fixed design criteria:
  - (a) Uses permitted pursuant to Policy 1.16.2 (2) – (6) shall comply with ULDC design requirements applicable to all developments in Loxahatchee Groves, including commercial standards for the following: Setbacks; height; parking; and signage. Pervious parking for required spaces may be considered by the Town Council.
  - (b) The following shall be incorporated within each OR-5 Overlay development approval: Front (Okeechobee Boulevard) – 50-foot wide equestrian/recreation easement including a 20-foot landscape buffer ; rear – 100-foot wide buffer; side – 25-foot buffer; side street – 50-foot buffer.
  - (c) Corporate advertising shall not be used which is visible from Okeechobee Boulevard.

(d) Exterior building facade and colors shall comply with the requirements of the OR-5 Overlay additions to Rural Vista Guidelines as amended.

(e) Signage shall be designed to be in harmony with architectural features and elements of the building as approved by the Town and consistent with the requirements of the OR-5 Overlay additions to Rural Vista Guidelines as amended.

(f) No drive thru windows shall be used.

### Policy 1.16.5:

The owners of parcels within the OR 5 Overlay with minor non-conformities, including lot size, F.A.R., setbacks, density, signage, etc. shall meet with Town staff to establish a program to identify and rectify such non-conformities. The program shall be subject to a Category B Special Exception review and approval process

# Okeechobee Boulevard Future Land Use Element

## DRAFT Text Amendments

Item 4.

**Table 1-8 Future Land Uses**

<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
<b>RESIDENTIAL</b>			
Rural Residential 5 (RR-5)	1 du/5 acres	0.2 (non-residential uses only)	Single-family dwelling units, public schools, and limited institutional and public facilities. Agricultural uses shall be compatible with a rural residential neighborhood.
<b>COMMERCIAL</b>			
Commercial Low Uses (CL)		<del>0.10</del> 0.15. Exception Refer to Policy 1.2.6	A limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas.. Limited institutional and public facilities allowed.
Commercial Office Uses - Commercial Low (CL-O)		0.20	Offices for administrative, professional and business purposes; banking and financial institutions; membership organizations; and, uses that are accessory to the office use including restaurants and public schools. Limited institutional and public facilities allowed.
<b>INSTITUTIONAL</b>			
Institutional and Public Facilities (INST)		0.10	Uses permitted in the Institutional and Public Facilities future land use designation include a full range of regional and community uses such as educational; child care facilities and adult day care facilities; congregate living facilities; medical and accessory offices; hospitals, public health clinics, emergency shelters; governmental, religious, cemetery, civic, cultural, judicial and caretakers' quarters.
<b>PARKS AND RECREATION</b>			
Parks and Recreation (PARK)		0.10	Developed or planned sites owned by a governmental entity that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.



# Okeechobee Boulevard Future Land Use Element

## DRAFT Text Amendments

Item 4.

<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
<b>CONSERVATION</b>			
Conservation (CON)		0.05	Natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/ preservation. The Town shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.
<b>MULTIPLE LAND USE</b>			
Multiple Land Use (MLU)	Ref: Policy 1.1.14	Ref: Policy 1.1.14	Parcels planned to incorporate multiple Town land use categories, as defined herein, within a unified development concept. Uses may vary from parcel to parcel, depending upon the approved mix of Town land use categories incorporated therein, consistent with Policy 1.1.14 and site specific policies, per Objective 1.15.
<b><u>OKEECHOBEE RURAL 5 OVERLAY</u></b>			
<b><u>Okeechobee Rural 5 (OR 5) Overlay</u></b>	<u>1 du/5 acres</u>	<u>0.10</u>	<u>Uses permitted in the Okeechobee Rural 5 Overlay include agriculture, residential and limited commercial and institutional uses consistent with Objective 1.16</u>

*Notes:*

1. The density calculation for a property is based on the property's gross acreage.
2. That portion of a property dedicated for right-of-way in exchange for compensation may not subsequently be included with the parent property or another property for the purpose of a density or intensity calculation.

# Okeechobee Boulevard Future Land Use Element

## DRAFT Text Amendments

Item 4.

### Example Floor-Area Ratios & Maximum Building Sizes

ID_No	PCN	PROPOSE	ACRES	FAR 0.10 Max 25,000	FAR 0.070 Max 20,000	FAR 0.050 Max 15,000
1	41404325000001000	AG Classification CR	27.57	25000	20000	15000
2	41404325000001610	PUBLICITY SCHOOL	29.91	0	0	0
4	41414317011110010	VACANT	14.00	25000	20000	20000
5	41414317011120020	VACANT	8.96	25000	20000	15000
6	41414317011120010	WAREH/DIST TERM	5.00	0	0	0
7	41414317011090030	SINGLE FAMILY	5.00	0	0	0
8	41414317011090020	SINGLE FAMILY	5.00	0	0	0
9	41414317011090010	SINGLE FAMILY	4.30	0	0	0
10	41414317011100020	SINGLE FAMILY	5.00	21780	15246	10890
11	41414317011100010	AG Classification CR	9.00	25000	20000	15000
12	41414317012130010	SINGLE FAMILY	3.65	0	0	0
13	41414317012130020	AG Classification OR	1.52	0	0	0
14	41414317012130050	SINGLE FAMILY	0.76	0	0	0
15	41414317012130060	AG Classification OR	0.76	0	0	0
16	41414317012130070	VACANT	0.76	0	0	0
17	41414317012130080	SINGLE FAMILY	0.98	0	0	0
18	41414317012130090	SINGLE FAMILY	0.98	0	0	0
19	41414317012130100	VACANT	1.50	0	0	0
20	41414317012130120	SINGLE FAMILY	0.75	0	0	0
21	41414317012120030	SINGLE FAMILY	5.00	0	0	0
22	41414317012120010	SINGLE FAMILY	6.00	25000	20000	15000
23	41414317012120020	AG Classification OR	5.00	21780	15246	10890
24	41414317012110010	VACANT	5.56	24219	16954	12110
25	41414317012110020	AG Classification OR	6.12	25000	20000	15000
26	41414317012100010	VACANT	12.00	25000	20000	15000
26	41414317013130010	SINGLE FAMILY	6.56	25000	20000	15000
27	41414317013130020	RELIGIOUS	8.85	0	0	0
29	41414317013120030	SINGLE FAMILY	5.35	23305	16313	11652
30	41414317013120020	SINGLE FAMILY	3.00	0	0	0
31	41414317013120010	PRV SCH/COOL	4.91	0	0	0
32	41414317013120040	SINGLE FAMILY	2.00	0	0	0
33	41414317013110010	AG Classification OR	5.08	22128	15490	11064
34	41414317013110020	AG Classification OR	4.88	21257	14880	10629
35	41414317013100010	AG Classification OR	4.88	21257	14880	10629
36	41414317013100020	AG Classification OR	4.88	21257	14880	10629
Subtotal			215.48	376984	283889	213492

ID_No	PCN	PROPOSE	ACRES	Res		
37	41414317013100030	AG Classification OR	4.90	21344	14941	10672
38	41414317014130040	AG Classification OR	4.94	21519	15063	10759
39	41414317014130020	VACANT	5.00	21780	15246	10890
40	41414317014130030	AG Classification OR	5.00	21780	15246	10890
41	41414317014120030	RELIGIOUS	5.02	0	0	0
42	41414317014120020	RELIGIOUS	5.05	0	0	0
43	41414317014110010	VACANT-Big dog	13.25	0	0	0
43	41414317014090010	SINGLE FAMILY-Big dog	20.00	0	0	0
44	41414320010010000	RELIGIOUS	15.19	0	0	0
45	41414317014100020	CITY INC NONMUN	3.32	0	0	0
46	41414317014100010	AG Classification EQ	5.00	0	0	0
47	41414317014100030	RELIGIOUS	4.48	0	0	0
48	41414317015130030	SINGLE FAMILY	5.00	0	0	0
49	41414317015130020	SINGLE FAMILY	5.00	0	0	0
50	41414317015130010	SINGLE FAMILY	4.76	0	0	0
51	41414321010030000	RELIGIOUS	7.84	0	0	0
52	41414317015120010	VACANT	5.00	21780	15246	10890
53	41414317015120030	AG Classification OR	1.86	0	0	0
54	41414317015110020	VACANT	3.07	0	0	0
55	41414317015110010	SINGLE FAMILY	5.06	22041	15429	11021
56	41414317015110030	VACANT	5.07	22085	15459	11042
57	41414317015100030	SINGLE FAMILY	5.00	0	0	0
58	41414317015100020	AG Classification GR	5.00	21780	15246	10890
59	41414317015100010	SINGLE FAMILY	3.21	0	0	0
60	41414317016140030	SINGLE FAMILY	10.00	0	0	0
61	41414317016140020	CLB/LDG/UN HALL	4.78	0	0	0
62	41414317016140010	VACANT	5.00	21780	15246	10890
63	41414317016320010	VACANT	19.33	25000	17500	12500
64	41414317016130020	VACANT	5.00	0	0	0
65	41414317016130030	RELIGIOUS	4.91	0	0	0
66	41414317016130040	RELIGIOUS	5.00	0	0	0
67	41414317016130010	AG Classification GR	10.00	25000	20000	15000
68	41414317016330020	RELIGIOUS	4.91	0	0	0
69	41414317016330030	RELIGIOUS	4.91	0	0	0
70	41414317016330040	STORES	4.91	21388	14972	10694
71	41414327200010000	VACANT COMMERCIAL	9.17	25000	20000	15000
Subtotal			234.95	292277	209594	151139
Total			450.43	669261	493483	364631

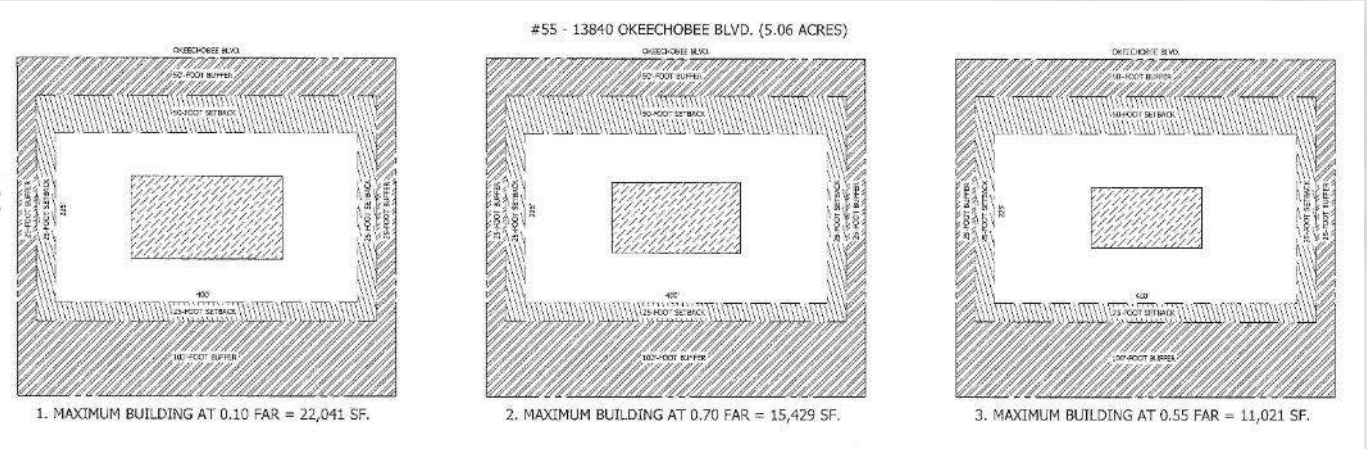
Religious Inst	
Institutional	
Non-Conforming Use	



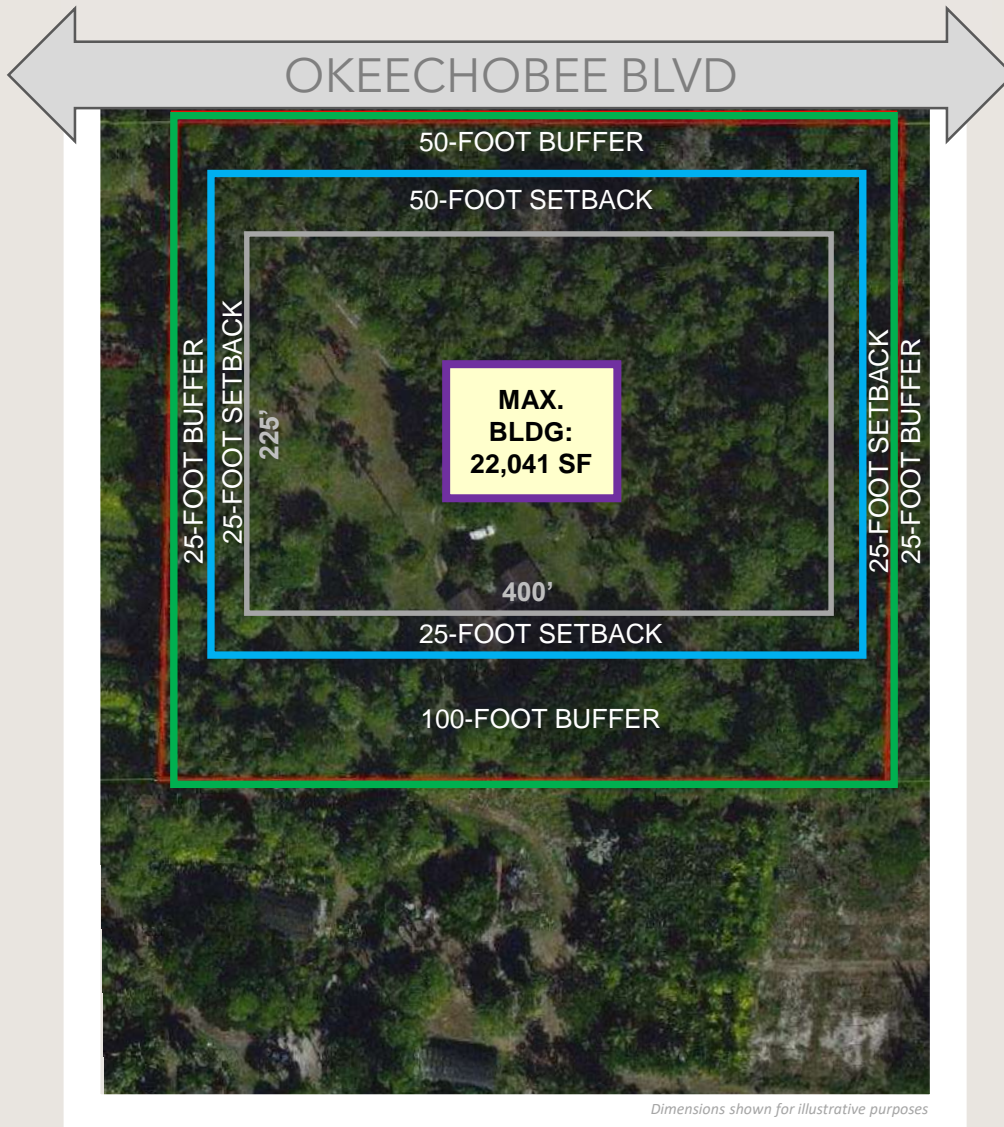
# Illustrative Example: 5.06-Acre Parcel



Example Site: 13840 Okeechobee



## Illustrative Example: 5.06-Acre Parcel

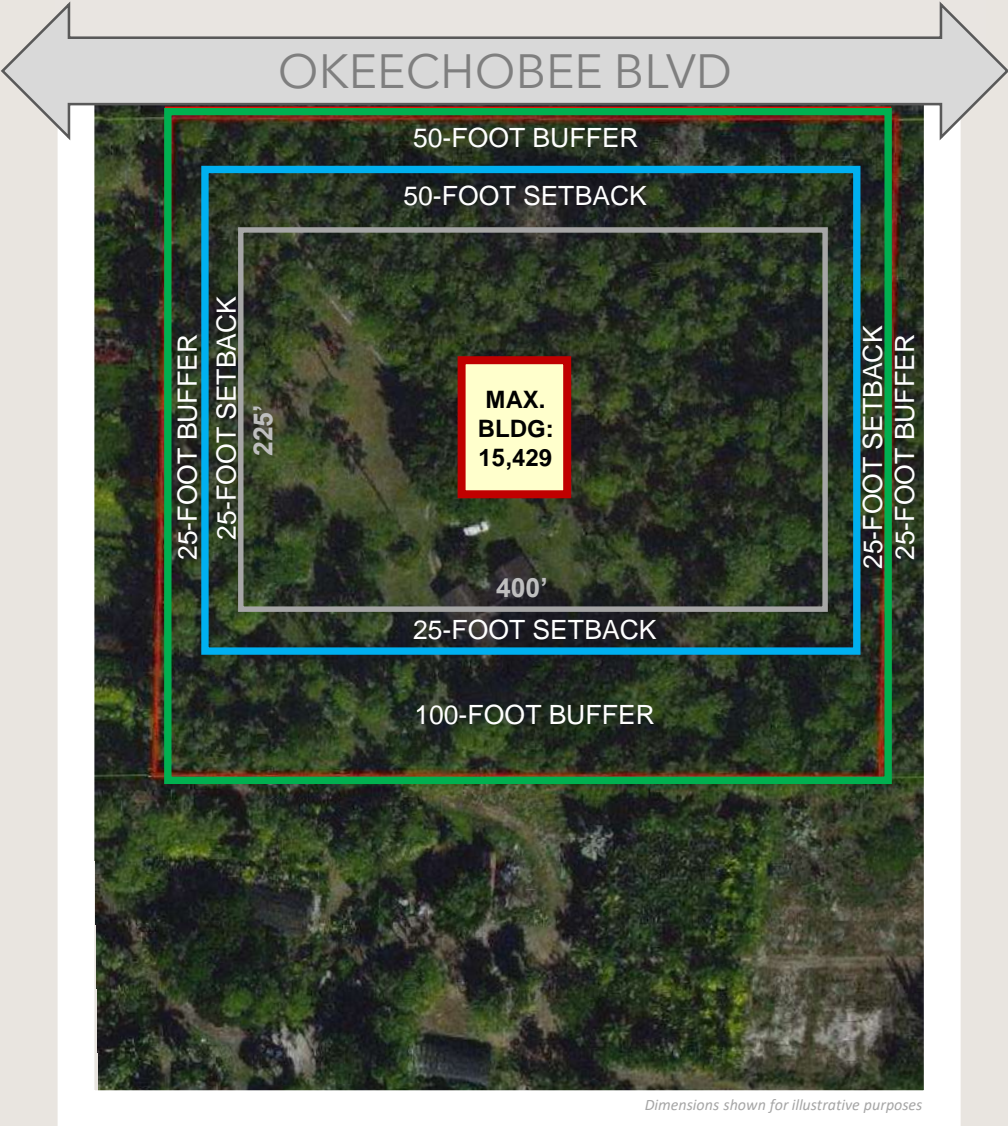


*Example Site: 13840 Okeechobee*

NOTES	
Maximum Building Floor-to-Area (FAR) Ratio	0.10
Maximum Lot Coverage	15%
Maximum Building Footprint for 5-Acre Example:	22,041 SF



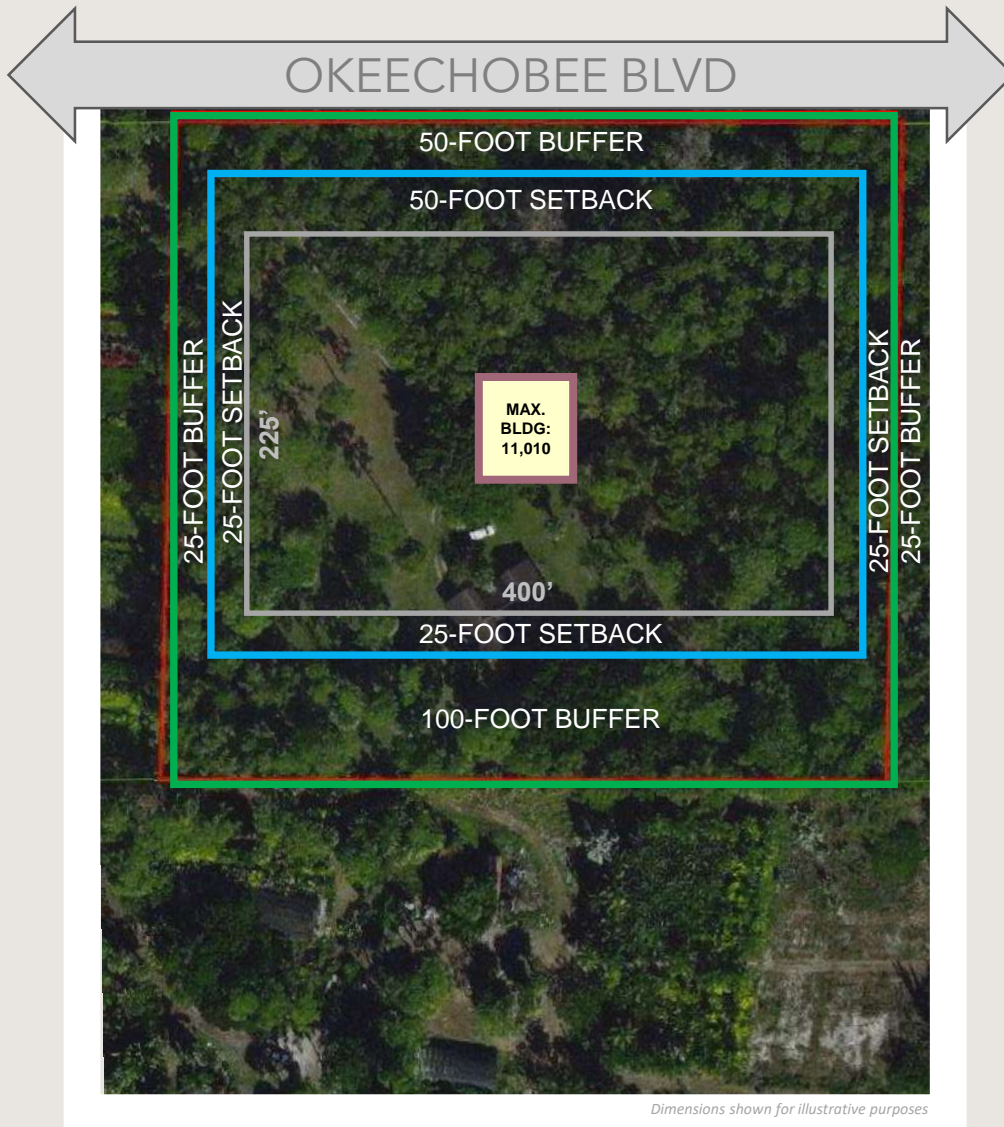
# Illustrative Example: 5.06-Acre Parcel



Example Site: 13840 Okeechobee

NOTES	
Maximum Building Floor-to-Area (FAR) Ratio	0.07
Maximum Lot Coverage	15%
Maximum Building Footprint for 5-Acre Example:	15,429 SF

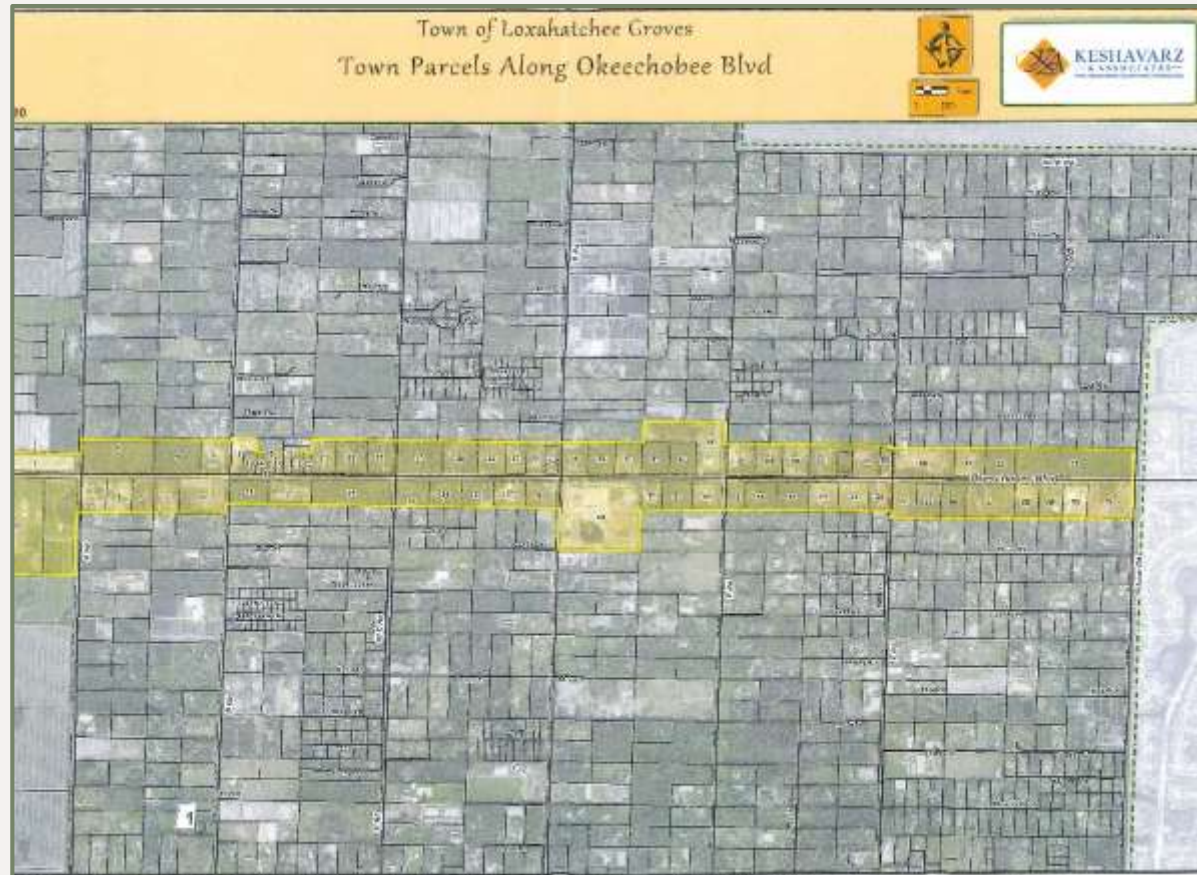
## Illustrative Example: 5.06-Acre Parcel



*Example Site: 13840 Okeechobee*

NOTES	
Maximum Building Floor-to-Area (FAR) Ratio	0.055
Maximum Lot Coverage	15%
Maximum Building Footprint for 5-Acre Example:	11,021 SF





# Resident Discussion

# Resident Discussion

- Start here
- ...
- ...
- ...



# Resident Discussion

- Start here
- ...
- ...
- ...

# Resident Discussion

- Start here
- ...
- ...
- ...



# Resident Discussion

- Start here
- ...
- ...
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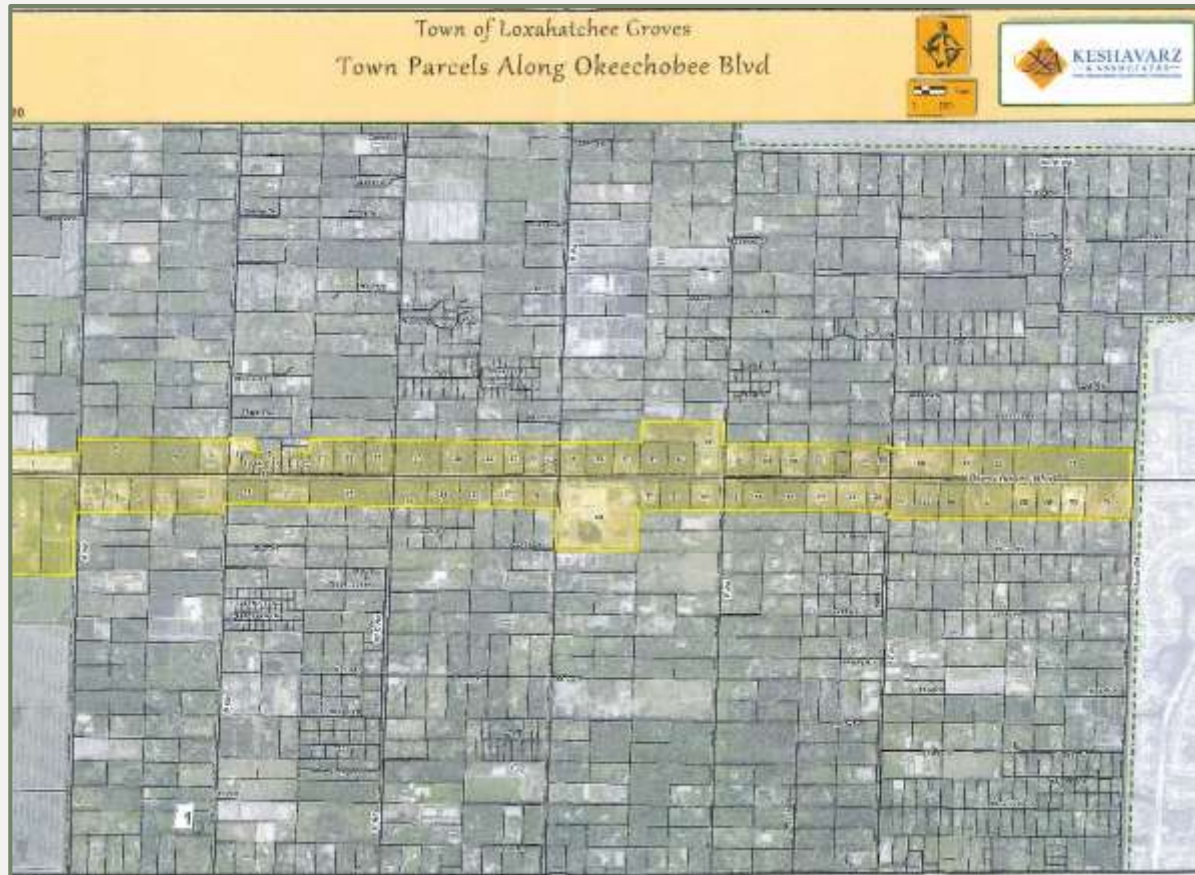
# Resident Discussion

- Start here
- ...
- ...
- ...



# Resident Discussion

- Start here
- ...
- ...
- ...



# Next Resident Discussion Workshop

**Saturday, June 11<sup>th</sup>  
10 AM – 12 PM**

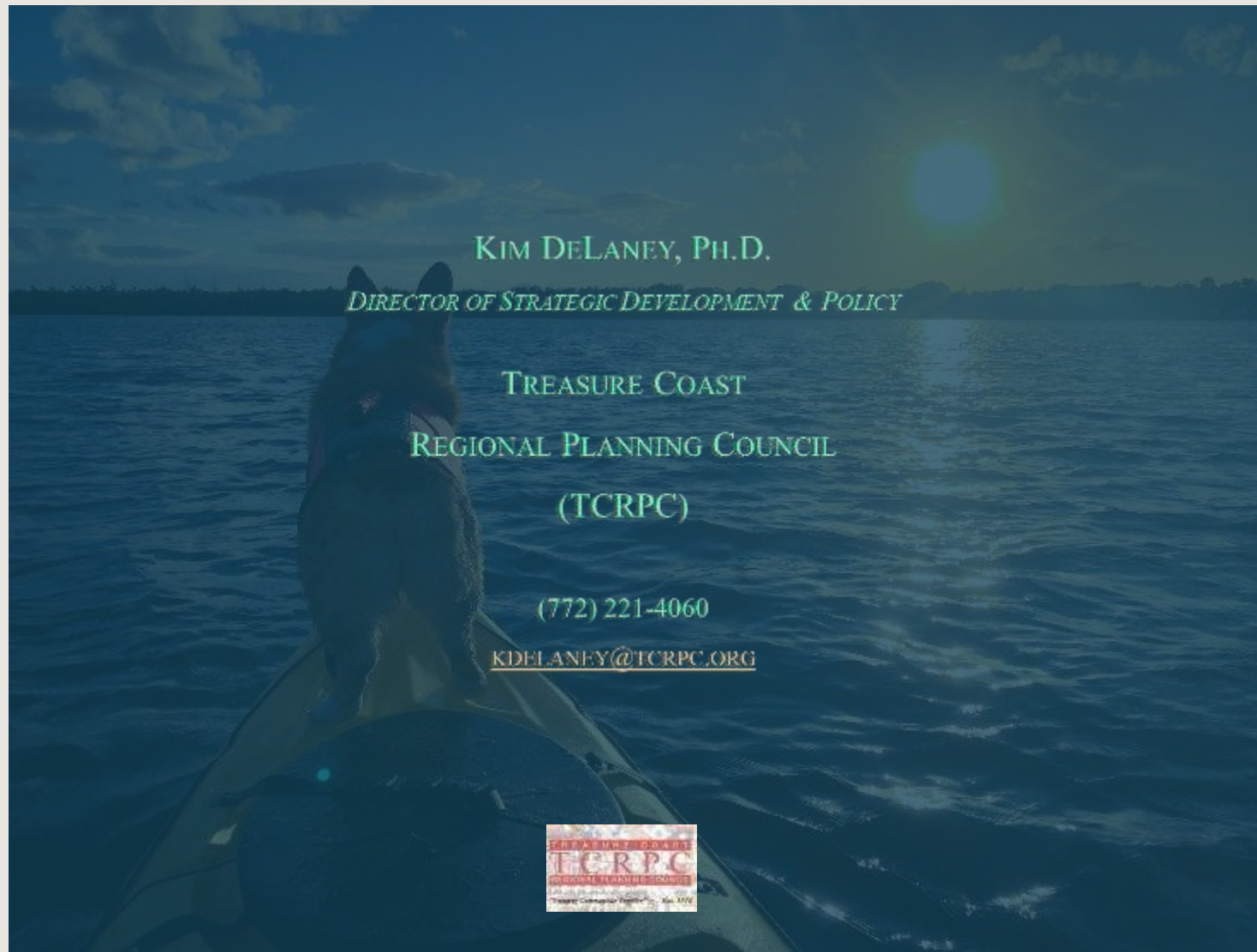
**Village of Wellington  
Council Chambers**

12300 Forest Hill Blvd  
Wellington, FL 33414

FOR MORE INFORMATION:  
[www.loxahatcheegrovesfl.gov](http://www.loxahatcheegrovesfl.gov)



# Thank You!



## Article 90 - SIGNS

## Section 90-005. - Purpose and intent.

The purpose of this section is to establish standards for the placement and use of signs and other advertising consistent with State of Florida and Federal law. These standards are designed to protect the health and safety of the Town of Loxahatchee Groves and to assist in the promotion of local businesses and industries. Specifically, this section is intended to:

- (A) *Identification.* Promote and aid in the identification, location, and advertisement of goods and services, and the use of signs for free speech;
- (B) *Aesthetics.* Preserve the unique character of the Town and protect the Town from visual blight;
- (C) *Compatibility.* Make signs compatible with the overall objectives of the Plan and protect property values by ensuring compatibility with surrounding land uses;
- (D) *Safety.* Promote general safety and protect the general public from damage or injury caused by, or partially attributed to, the distractions, hazards, and obstructions that result from improperly designed or located signs.

## Section 90-010. - Definitions.

In addition to terms defined in Article 10, "Definitions, Abbreviations, and Construction of Terms," the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

*Abandoned sign.* Any sign, except a billboard sign, which no longer pertains to any person, organization, product, service, activity or business located on or available at the premises where such sign is displayed; any sign, except a billboard sign, which no longer contains a message; and/or any sign in a state of disrepair.

*Aggregate frontage.*

- a. *Interior plots:* The actual lineal street frontage;
- b. *Through plots:* The total actual lineal street frontage on both streets;
- c. *Corner plots:* The sum of the straight line lineal distances along both streets extended beyond corner chords, radius and turn lanes to the point of intersection;
- d. *Interrupted corner plots:* The sum of the actual street frontages exclusive of outparcels.



*Animated sign.* A sign designed to utilize motion of any part by any means, including wind power, designed to display changing colors, flashing, oscillating or intermittent lighting, electronic messages or moving images, or which emits visible smoke, vapor, particles, noise or sounds. The definition of animated sign shall not include changeable copy signs, as defined herein.

*Area of sign.* The total area of each sign face which may be used to display copy, including background, but not including the frame and structural supporting elements. Where a sign is composed of individual letters, characters or symbols applied directly to a building, canopy, marquee, mansard, fascia, facade, parapet, awning, wall or fence, the area of the sign shall be the smallest rectangle, triangle or circle which will enclose all of the letters, characters or symbols. The area of a double-faced sign shall be the total area of each sign face.

*Awning or umbrella.* A shelter made of fabric, plastic, vinyl or other non-rigid material supported by a metal frame.

*Awning sign.* A type of sign that is painted, stitched, stamped, perforated or otherwise affixed to an awning or umbrella.

*Balloon sign.* A type of sign that is temporary, three-dimensional, and usually made of non-rigid material, inflated by air or other means to a point of semi-rigidity and used for advertising purposes, with or without copy.

*Banner or pennant sign.* A type of sign, with or without a frame and with or without characters, letters, symbols or illustrations, made of cloth, fabric, paper, vinyl, plastic or other non-rigid material for the purpose of gaining the attention of persons.

*Bench sign.* Any sign painted on or affixed to a bench or to a shelter for persons awaiting public transportation.

*Billboard sign.* A type of sign which directs attention to a business, commodity, service, product, activity or ideology not conducted, sold, offered, available or propounded on the premises where such sign is located and the copy of which is intended to be changed periodically.

*Building frontage.* The wall extending the length of the building or lease lines of any building, the legal use of which is one of commercial or industrial enterprise and including the location of public entrance(s) to the establishment.

*Building identification sign.* A mandatory sign providing the address of the structure, dwelling unit, or business to which it is attached. All building identification signs must be attached to the structure and easily identifiable. Building identification signs for non-residential structures may be in the form of an awning sign.

**Building wall sign.** A type of sign where its entire area is displayed upon or attached to any part of the exterior of a building wall, facade or parapet, approximately parallel to and not more than 12 inches from the face of the wall upon which it is displayed or attached.

**Cabinet sign.** Any sign, other than a banner or pennant sign, which is designed so that the sign face is enclosed, bordered or contained within a boxlike structure or cabinet, frame or other similar device. This definition shall not include individual channel letters.

**Campaign sign.** See "opinion sign."

**Canopy.** A permanent, unenclosed shelter attached to and extending from a building or a free-standing permanent shelter.

**Canopy sign.** A type of sign that is painted on or otherwise affixed to the fascia of a canopy, marquee or mansard roof.

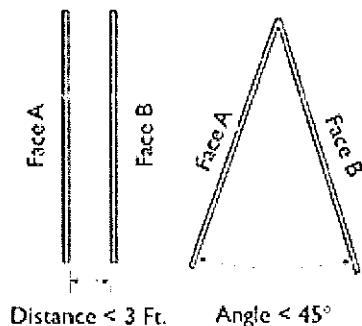
**Changeable copy sign.** A sign designed in a manner that allows the copy to be changed either manually, electronically or by any other method through the use of attachable letters, numbers, symbols or changeable pictorial panels, and other similar characters, or through internal rotating or moveable parts which can change the visual message without altering the sign face.

**Copy.** The linguistic or graphic content of a sign, either in permanent or removable form.

**Directional sign.** A sign, with or without a directional arrow, designed to direct the public to a facility or service or to direct and control traffic, such as entrance and exit signs, and which does not contain any other commercial advertising.

**Directory sign.** A sign, which may consist of an index, designed to provide the names of tenants in an office building, shopping center or other multi-tenant complex.

**Double-faced sign.** A sign with two sign faces which are parallel and less than three feet of each other or are not parallel but are connected and within 45 degrees of each other. See diagram.



**Façade.** That portion of any exterior building elevation extending from grade to the top of the parapet wall or eaves along the entire width of the business establishment building frontage.



*Fascia.* The flat, outside horizontal member of a cornice, roof, soffit, canopy or marquee.

*Fence or wall sign.* A type of sign attached to and erected parallel to the face of or painted on a fence or free-standing wall and supported solely by such fence or free-standing wall.

*Flag.* A piece of fabric, often attached to a staff, containing distinctive colors, patterns or symbols, identifying a government or political subdivision.

*Frontage.* The total distance along any street line.

*Garage sale sign.* A sign designed to advertise the sale of personal property by the person or family conducting the sale in, at or upon residentially zoned or residentially used property. Garage sale signs shall include lawn sales, yard sales or any similar designation.

*General information sign.* A sign designed to provide information on the location of facilities or a warning to the public regarding the premises where the sign is located, such as entrance or exit signs, caution, no trespassing, no parking, tow-away zone, parking in rear, disabled parking, restrooms, etc., and containing no commercial advertising.

*Grand opening sign.* A temporary sign designed to announce the opening of a newly licensed business not previously conducted at the location by the same person(s).

*Hanging wood frame sign.* A type of sign hung or suspended from a free-standing wood frame, such frame being not higher than five feet, nor wider than four feet.

*Holiday or seasonal signage.* The temporary lighting, garlands, wreaths or other decorations relating to a particular regional or nationally recognized holiday and containing no advertising.

*Identification sign.* A sign designed to provide the name, owner, address, use, and/or service of a particular activity located on the premises where such sign is displayed.

*Illuminated sign.* Any sign having characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes designed for that purpose, whether or not said lights or tubes are physically attached to the sign.

*Interior sign.* Any type of sign located inside a building which is not clearly visible from and not intended to be seen from the exterior of the building.

*Internal illumination.* A light source concealed or contained within the sign which becomes visible by shining through a translucent surface.

*Menu sign.* A sign designed to indicate the food items, products, services or activities provided on the premises. Such signs are commonly, but not necessarily, associated with fast-food restaurants at the entrance to drive-through facilities.

*Mobile sign.* Any type of sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, sandwich signs, sidewalk signs, curb signs, and unanchored signs.

*Monument sign.* A type of freestanding sign supported by an internal structural framework or integrated into a solid structural feature other than support poles. In order to qualify as a monument sign, the supporting structure shall not be less in width than 50 percent of the sign face, inclusive of any box, cabinet, or frame.

*Mural.* A graphic, artistic representation painted on a wall, not including graffiti, which contains no advertisement or relationship to any product, service or activity provided, offered or available on the premises.

*Neon sign.* A type of sign formed by luminous or gaseous tubes in any configuration.

*Nonconforming sign.* A sign or advertising structure which was lawfully erected and maintained prior to the current provisions of this Code regulating signs, which by its height, type, design, square foot area, location, use or structural support does not conform to the requirements of this article.

*Off-premises sign.* A sign, other than a billboard, designed to direct attention to a business, commodity, service, product or activity not conducted, sold, offered or available on the premises where such sign is located.

*Opinion sign.* A sign designed to containing language, wording or an expression not related to the economic interests of the speaker and its audience, such speech generally considered to be ideological, political or of a public interest nature; or a sign indicating belief concerning an issue, name, cause or affiliation, including signs advertising political parties or any political information.

*Outdoor event sign.* A temporary sign designed to identify an outdoor event which is of general interest to the community.

*Panel sign.* A type of sign having the sign face or faces supported between two columns or poles, with no open area between such columns or poles.

*Parapet.* A false front or wall extension above the roof line of a building.

*Permanent sign.* Any sign which, when installed, is intended for permanent use. For the purposes of this article, any sign with an intended use in excess of six months from the date of installation shall be deemed a permanent sign.

*Pole sign.* A type of free-standing sign erected upon a pole or poles which are visible and wholly independent of any building or other structure for support.



*Projecting sign.* A type of sign attached to and supported by a building or other structure and which extends at any angle therefrom.

*Public service sign.* A type of sign erected by a governmental authority, within or immediately adjacent to a right-of-way, indicating the location of public or governmentally owned facilities, such as airports, public transportation, hospitals, schools, parks or indicating street names or other messages of public concern.

*Real estate sign.* A temporary sign designed to indicate a property which is for rent, sale or lease, including signs pointing to a property which is open for inspection by a potential purchaser (open house sign) or a sign indicating "shown by appointment only" or "sold."

*Roof sign.* A type of sign erected above the roofline or parapet, or any sign placed on rooftop structures.

*Sign.* Every device, frame, letter, figure, graphic, character, mark, permanently fixed object, ornamentation, plane, point, design, picture, logo, stroke, stripe, symbol, trademark, reading matter or other representation for visual communication that is used for the purpose of bringing the subject thereof to the attention of others.

*Sign face.* The part of a sign, visible from one direction, that is or can be used for communication purposes, including any background material, panel, trim, color or direct or self-illumination used that differentiates the sign from the building, structure, backdrop surface or object upon which or against which it is placed.

*Sign width.* The horizontal distance, in lineal feet, measured along the lower edge of a sign cabinet, box, frame or other surface containing a sign face.

*Sign structure.* Any structure erected for the purpose of supporting a sign, including decorative cover and/or frame.

*Snipe sign.* A sign of any material, including paper, cardboard, wood or metal, which is tacked, nailed, pasted, glued or otherwise affixed to a pole, tree, stake, fence, structure, building, trailer, dumpster or other object, with the message thereon not applicable to the present use of the premises upon which the sign is located.

*Subdivision sign.* A sign designed to indicate the name of a subdivision or neighborhood or other residential development.

*Temporary sign.* Any sign, other than a snipe sign, with an intended use of six months or less.

*Traffic control sign.* Any sign designed to control traffic on public streets or private property, such as speed limit, stop, caution, one-way, do not enter, tow-away zone or no parking signs.

*Window sign.* A sign designed to be located in a window or other transparent surface, or within a building or other enclosed structure which is visible from the exterior through a window or other opening intended to attract the attention of the public. This term shall not include merchandise located in a window or interior signs.

Section 90-015. - Prohibited signs.

The following types of signs are prohibited in the Town of Loxahatchee Groves unless specifically permitted by Section 90-050, "Promotional signs."

- (A) Animated signs;
- (B) Balloon signs;
- (C) Banner or pennant signs;
- (D) Bench signs;
- (E) Billboards;
- (F) Mobile signs;
- (G) Pole signs;
- (H) Projecting signs;
- (I) Roof signs;
- (J) Snipe signs;
- (K) Strip lighting.

Section 90-020. - Temporary signs.

The following types of signs are permitted in the Town of Loxahatchee Groves on a temporary basis:

- (A) Garage sale sign;
- (B) Project sign;
- (C) Real estate sign;
- (D) Seasonal or holiday signage.
- (E) Other signs, including opinion signs, to be used on a temporary basis.

Section 90-025. - General provisions for all signs.

This section establishes the physical standards and requirements applicable to all signs including flags and the districts in which they are located. More detailed standards applicable to specific types of signs follow this section.

- (A) *Setbacks.* All signs shall be setback a minimum of five feet from the property line.



- (B) *Materials.* All permanent signs shall be made of durable materials not subject to rapid deterioration.
- (C) *Lighting.*
- (1) All sign lighting is restricted to the hours of operation of the entity or establishment with which the sign is associated.
  - (2) All sign lighting shall be properly shielded to prevent glare on adjacent streets or properties.
  - (3) Illumination shall be constant and shall not consist of flashing or animated lights.
  - (4) Exception. Holiday signage shall be exempt from the lighting requirements above.
- (D) *Maintenance.* Every sign, together with its framework, braces, angles, or other supports, shall be well maintained in appearance and in a good and safe condition. The sign shall be properly secured, supported, and braced, and able to withstand wind pressures as required by the applicable building code or any other regulatory code or ordinance in effect within the Town limits. In the event that an attached sign is removed, all anchor holes shall be filled and covered, by the owner of the property, in a manner that renders the anchor holes non-discernable with the wall.
- (E) *Design and placement.* All permanent signs shall be limited to a maximum of two faces (double-faced). All signs shall not be placed in such a position or manner as to obstruct or interfere, either physically or visually, with any fire alarm or police alarm, and shall not project over a public street, trail, or other public right-of-way unless approved by the Town Council.
- (F) *Sign message.* Any sign authorized by this article may contain a non-commercial message provided that sign language or graphics do not contain obscenities.

#### Section 90-030. - Computing sign area.

The methodology for computing sign area for all sign types shall be as follows:

- (A) *Single-faced signs.* Single-faced signs shall measure the sign area to include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and contrasting colored background and materials, unless stated otherwise herein. Supporting structures such as poles, sign bases, decorative elements, details, columns are not included in the sign area calculation
- (B)

*Double-faced signs.* Double-faced signs shall be counted as a single-faced sign. Where the faces are not equal in size, the larger face shall be used as the bases for calculating sign area.

Section 90-035. - Computing sign height.

Sign height shall be measured from the lowest height of the adjacent ground. The height of the nearest adjacent roadway crown shall be used if the sign is placed on a mound or berm.

Section 90-040. - Standards by sign type and zoning district.

- (A) The following signs are permitted in the Agricultural Residential (AR) zoning district subject to the requirements below. All signs in residentially zoned districts shall not be illuminated unless it is holiday signage.

(1) *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min)—2 sq. ft. (max)
Lettering	3 in. (min)—8 in. (max)
Number of signs (maximum)	1 per dwelling unit
Attached/freestanding or both	Attached

(2) *Garage sale sign:*

Sign face area	6 sq. ft. (max)
Number of signs (maximum)	4 per garage sale
Height	6 feet (max)
Other restrictions	Signs shall be removed after sale
Attached/freestanding or both	Freestanding



(3) *Real estate sign:*

Sign face area	6 sq. ft. (max)
Number of signs (maximum)	1 per street frontage
Height	6 feet (max)
Other restrictions	Sign(s) shall be removed after sale
Attached/freestanding or both	Freestanding

(4) *Seasonal or holiday signage:*

Sign face area	Not applicable
Other restrictions	Signage shall not be erected more than four weeks before the holiday and shall be removed within two weeks after the holiday
Attached/freestanding or both	Both

(5) *Opinion sign:*

Sign face area	6 sq. ft. (max)
Number of signs (maximum)	1 per street frontage
Height	6 feet (max)
Other restrictions	Sign(s) shall be removed within six weeks after election or final decision on issue (if applicable)

Attached/freestanding or both	Freestanding
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(B) The following signs are permitted in the Commercial Low (CL) and the Commercial Low Office (CLO) zoning districts. All signs, other than holiday signage, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

(1) *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min)—4 sq. ft. (max)
Lettering	3 in. (min)—12 in. (max)
Number of signs (maximum)	1 per structure or business
Other	May be an awning sign
Attached/freestanding or both	Attached

(2) *Awning sign:*

Sign face area	4 sq. ft. (max); sign face area may not occupy more than 20 percent of awning.
Lettering	3 in. (min)—12 in. (max)
Number of signs (maximum)	1 per structure or business
Attached/freestanding or both	Attached

(3) *Building wall sign:*

a. *Individual building as outparcel or stand-alone building:*



Sign face area (maximum)	1 sq. ft. per one linear foot of building frontage, or 36 square feet, whichever is less. A minimum of 18 square feet is permitted, however, in no case should the length of the sign exceed 75 percent of the building length
Number of signs (maximum)	1 per building. Buildings located on a corner are permitted a second wall sign at 50 percent of the square footage of the primary sign
Sign design and dimension	Carved or channel-styled letters, symbols, and logos only. Depth of lettering shall be eight inches maximum. Cabinet signs and changeable copy signs shall not be permitted
Other restrictions	A minimum of ten percent of the building must be maintained as clear wall area on either end of the sign
Attached/freestanding or both	Attached

b. *Shopping center or other multi-tenant center:*

Sign face area (maximum)	Regular tenants: 1 sq. ft. per one linear foot of tenant frontage, or 36 square feet, whichever is less. A minimum of 18 square feet is permitted
	Anchor tenants: 1 sq. ft. per one linear foot of anchor tenant frontage, or 60 square feet, whichever is less
	All tenants: In no case should the length of the sign exceed 75 percent of the building length or width of tenant frontage
Number of signs (maximum)	1 per tenant with an individual exterior standard entrance. Corner tenants are permitted a second wall sign at 50 percent of the square footage of the primary sign
Sign design and dimension	Carved or channel-styled letters, symbols, and logos only. Depth of lettering shall be eight inches maximum. Cabinet signs and changeable copy signs shall not be permitted
Other restrictions	A minimum of ten percent of the building or tenant frontage must be maintained as clear wall area on either end of the sign
Attached/freestanding or both	Attached

(4) *Canopy sign:*



Sign face area	1 sq. ft. per one linear foot of canopy or 24 feet, whichever is less. A minimum of 16 square feet is permitted
Number of signs (maximum)	1 per canopy or 2 per building, whichever is less
Sign design and dimension	Carved or channel-styled letters, symbols, and logos only. Depth of lettering shall be eight inches maximum. Cabinet signs and changeable copy signs shall not be permitted
Attached/freestanding or both	Attached

(5) *Monument or panel sign:*a. *Individual building as outparcel or stand-alone building:*

Sign face area (maximum)	60 square feet
Number (maximum)	1 per building
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of $\frac{3}{8}$ ". Changeable copy is limited to 25 percent of sign face
Sign dimensions	Maximum height of six feet and maximum length of 12 feet

Secondary signs	Drive-thrus, multi-tenant buildings, and accessory structures of 1,000 square feet or greater are permitted one secondary monument or panel sign with a maximum face area of no greater than 12 square feet. The sign structure shall be no higher or wider than five feet. All secondary signs, unless a menu sign or directory sign, shall be consistent in design with the primary sign on site. All secondary signage shall be located within 40 feet from the accessory structure and setback at least 20 feet from all property lines
Attached/freestanding or both	Freestanding

b. *Shopping center or other multi-tenant center:*

Sign face area (maximum)	72 square feet
Number (maximum)	1 per driveway
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of $\frac{3}{8}$ ". Changeable copy is limited to 25 percent of sign face
Sign dimensions	Maximum height of eight feet and maximum length of 12 feet



Secondary signs	Drive-thrus, multi-tenant buildings, and accessory structures of 1,000 square feet or greater are permitted one secondary monument or panel sign with a maximum face area of no greater than 12 square feet. The sign structure shall be no higher or wider than five feet. All secondary signs, unless a menu sign or directory sign, shall be consistent in design with the primary sign on site. All secondary signage shall be located within 40 feet from the accessory structure and setback at least 20 feet from all property lines
Attached/freestanding or both	Freestanding

(6) *Real estate or project sign:*

Sign face area	12 sq. ft. (max)
Number of signs (maximum)	1 per street frontage
Height	6 feet (max)
Other restrictions	Sign(s) must be removed after sale or project completion
Attached/freestanding or both	Freestanding

(7) *Window sign:*

Sign face area	6 sq. ft. or 20 percent of any window or door area, whichever is less
Number of signs (maximum)	3 per tenant
Other	Window signs include neon signs and pasted letters, symbols, and logos
Attached/freestanding or both	Attached

(8) *Holiday signage:*

Sign face area	Not applicable
Other restrictions	Signage shall not be erected more than four weeks before the holiday and shall be removed within two weeks after the holiday
Attached/freestanding or both	Both

(9) *Opinion sign:*

Sign face area	Any sign that can be permitted within the regulations of this subsection may contain a noncommercial message, however, sign(s) must be removed within one week after election or final decision on issue (if applicable)
Number of signs (maximum)	
Other restrictions	
Attached/freestanding or both	

(C) The following signs are permitted in the Institutional and Public Facilities (IPF) zoning district.

All signs, other than holiday signage, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

(1) *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min)—2 sq. ft. (max)
Lettering	3 in. (min)—8 in. (max)
Number of signs (maximum)	1 per structure
Other	May be an awning sign
Attached/freestanding or both	Attached

(2) *Awning sign:*

Sign face area	2 sq. ft. (max); sign face area may not occupy more than 20 percent of awning
Lettering	3 in. (min)—8 in. (max)
Number of signs (maximum)	1 per structure or tenant
Attached/freestanding or both	Attached

(3) *Monument or panel sign:*

Sign face area (maximum)	60 square feet
Number (maximum)	1 per driveway



Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of $\frac{3}{8}$ ". Changeable copy is limited to 80 percent of sign face
Sign dimensions	Maximum height of six feet and maximum length of 12 feet
Attached/freestanding or both	Freestanding

(4) *Real estate or project sign:*

Sign face area	12 sq. ft. (max)
Number of signs (maximum)	1 per street frontage
Height	6 feet (max)
Other restrictions	Sign(s) must be removed after sale or project completion
Attached/freestanding or both	Freestanding

(5) *Seasonal or holiday signage:*

Sign face area	Not applicable
Other restrictions	Signage must not be present before or after six weeks of season or holiday
Attached/freestanding or both	Both

(6) Window sign:

Sign face area	6 sq. ft. or 20 percent of any window or door area, whichever is less
Number of signs (maximum)	1 per building
Other restrictions	Neon and other illuminated window signs shall not be permitted
Attached/freestanding or both	Attached

(7) Opinion sign:

Sign face area	Any sign that can be permitted within the regulations of this subsection may contain a noncommercial message, however, sign(s) must be removed within one week after election or final decision on issue (if applicable)
Number of signs (maximum)	
Other restrictions	
Attached/freestanding or both	

(D) The following signs are permitted in the Parks and Recreation (PR) zoning district. All signs, other than holiday signage, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

(1) Mandatory building identification sign:

Sign face area	0.5 sq. ft. (min)—8 sq. ft. (max)
Lettering	3 in. (min)—8 in. (max)
Number of signs (maximum)	1 per structure or business

Other	May be an awning sign
Attached/freestanding or both	Attached

(2) *Awning sign:*

Sign face area	2 sq. ft. (max); sign face area may not occupy more than 20 percent of awning
Lettering	3 in. (min)—8 in. (max)
Number of signs (maximum)	1 per structure or tenant.
Attached/freestanding or both	Attached

(3) *Monument or panel sign:*

Sign face area (maximum)	60 square feet
Number (maximum)	1 per driveway
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of $\frac{3}{8}$ ". Changeable copy is limited to 80 percent of sign face
Sign dimensions	Maximum height of six feet and maximum length of 12 feet
Attached/freestanding or both	Freestanding



(4) *Real estate or project sign:*

Sign face area	12 sq. ft. (max)
Number of signs (maximum)	1 per street frontage
Height	6 feet (max)
Other restrictions	Sign(s) must be removed after sale or project completion
Attached/freestanding or both	Freestanding

(5) *Seasonal or holiday signage:*

Sign face area	Not applicable
Other restrictions	Signage must not be present before or after six weeks of season or holiday
Attached/freestanding or both	Both

(6) *Opinion sign:*

Sign face area	Any sign that can be permitted within the regulations of this subsection may contain a noncommercial message, however, sign(s) must be removed within one week after election or final decision on issue (if applicable)
Number of signs (maximum)	
Other restrictions	
Attached/freestanding or both	

(E) The following signs are permitted in the Conservation (CN) zoning district. All signs, other than holiday signage, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

(1) *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min)—8 sq. ft. (max)
Lettering	3 in. (min)—8 in. (max)
Number of signs (maximum)	1 per structure or business
Attached/freestanding or both	Attached

(2) *Monument or panel sign:*

Sign face area (maximum)	60 square feet
Number (maximum)	1 per driveway
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of $\frac{3}{8}$ ". Changeable copy is limited to 80 percent of sign face
Sign dimensions	Maximum height of six feet and maximum length of 12 feet
Attached/freestanding or both	Freestanding

(3) *Opinion sign:*

Sign face area	Any sign that can be permitted within the regulations of this subsection may contain a noncommercial message, however, sign(s) must be removed within one week after election or final decision on issue (if applicable)
Number of signs (maximum)	
Other restrictions	
Attached/freestanding or both	

## Section 90-045. - Temporary signs.

- (A) A permit as required in Section 05-040 shall be obtained for any temporary sign six square feet or larger in size.
- (B) No more than four temporary signs shall be erected per plot for any period of time.
- (C) Temporary signs shall not be larger or higher than any permanent sign permitted on the premises where the sign will be located.
- (D) No temporary sign shall be placed on public property or in a public ingress/egress easement. Signs placed in violation of this provision shall be considered abandoned and shall be subject to removal without notice by the Town.
- (E) Lighting of temporary signs is prohibited.
- (F) Unless otherwise stated, temporary signs shall be removed within six months from the date that the sign was erected.

## Section 90-050. - Promotional signs.

- (A) The following promotional signs are permitted in the Commercial Low (CL), Commercial Low Office (CLO), Institutional and Public Facilities (IPF), Parks and Recreation (PR) zoning districts subject to the following standards.

(1) *Balloon sign:*

Sign face area (maximum)	No maximum
Number (maximum)	1 per establishment



Sign dimensions	Maximum height of 25 feet and maximum length (and width) of 24 feet
Attached/freestanding or both	Freestanding

(2) *Banner or pennant sign:*

Sign face area (maximum)	144 square feet
Number (maximum)	4 per establishment
Sign dimensions	Maximum height of 12 feet and maximum length of 48 feet
Attached/freestanding or both	Both

(3) *Mobile sign:*

Sign face area (maximum)	36 square feet
Number (maximum)	2 per establishment
Sign dimensions	Maximum height and length of eight feet
Other restrictions	Signs shall not block or interfere with any pedestrian or vehicular use areas
Attached/freestanding or both	Freestanding

(B) A permit as required in Section 05-040 shall be obtained for any promotional sign.

(C) No permit shall be issued for a period exceeding 14 consecutive days.

(D)

No more than four such permits shall be issued to any one establishment in any one calendar year.

- (E) No permit shall be issued for promotional signs within 28 consecutive days of the issuance of any previous promotional sign permit for the same establishment on the same plot.
- (F) All promotion signs shall be illuminated by external lighting only.
- (G) All promotional signs shall be setback a minimum of 50 feet from any adjacent residential zoning district.

#### Section 90-055. - Billboards.

- (A) The Town shall uphold and continue the prohibition on billboards and similar off-site signs instituted by Palm Beach County, however, this prohibition shall not restrict the repair, maintenance, relocation, or replacement of billboards constructed consistent with applicable codes and permit procedures prior to November 15, 1988, and included within the Palm Beach County billboard stipulated settlement agreement and billboard survey (approved February 6, 1996). The stipulated settlement agreement referred to herein shall be the primary source of information for implementing the intent and purpose of the regulations governing billboards and similar off-site signs.
- (B) All further rights, responsibilities, exceptions, requirements, and rules concerning the permitting and amortization of billboards and similar off-site signs shall be outlined in Chapter H of Article 8 of the Palm Beach County Code, as amended, and hereby adopted by the Town of Loxahatchee Groves.

#### Section 90-060. - Flags.

Flags in residential zoning districts are permitted up to six feet in area and may be mounted on a flag pole not exceeding 15 feet in height. Flags in non-residential zoning districts are permitted up to 144 feet in area and may be mounted on a flag pole not exceeding 50 feet in height. A maximum of four flags are permitted per each plot of land.

#### Section 90-065. - Landscaping around signage.

All signage shall be surrounded by landscaping which meets the requirements of Section 85-045, "Landscape requirements for interior open space."

#### Section 90-070. - Sign permit requirements.

- (A) No permanent sign, promotional sign, billboard, or temporary sign larger than six square feet in area or height, shall be placed or altered on any plot until a permit has been issued by the Town consistent with Section 05-040.

- (B) Sign permit applications shall, at a minimum, contain and be accompanied by the following:
- (1) An indication of the specific type of sign and design;
  - (2) The address and legal description of the plot where the sign will be located;
  - (3) A sign plan, drawn to scale, showing the dimensions, square foot area, sign face, copy, height of letters, height of sign, colors, lighting, and the sign structure;
  - (4) The location and type of all other signs on the same plot;
  - (5) A copy of the master signage plan for the development, if applicable;
  - (6) For building wall signs, the building frontage and height of the building wall, parapet, or facade of the building;
  - (7) For window signs, the area of such windows to be used for signs;
  - (8) An indication of the landscaping to surround the proposed sign.
- (C) Permit issuance. If, upon review, it is determined that an application is in accordance with the provisions of this article, a permit shall be issued in accordance with Section 05-040 of this Code. Fees for permits shall be in accordance with the schedule established by the Town.
- (D) Signs erected without permits.
- (1) Signs that were not lawfully permitted and do not comply shall be removed immediately upon receipt of notice from Town Code compliance personnel.
  - (2) Signs that were not lawfully permitted but which comply fully with this article shall require a permit within 30 days from receipt of notice from Town Code compliance personnel.
- (E) Permit revocation. Permits for signs may be revoked by Town Code compliance personnel if it is determined that any sign fails to comply with the terms of this article and the owner of such sign fails to bring the sign into conformity within 30 days from receipt of any written notice of noncompliance. Revocation of a sign permit shall require removal of the sign in violation.
- (F) Permit exemptions. Permits shall not be required for the following signs:
- (1) Temporary signs six feet in area or height or less;
  - (2) Holiday signage;
  - (3) Murals;
  - (4) Flags;
  - (5) Public service signs;
  - (6) Traffic control signs;
  - (7) Any sign on a plot, or portion of a plot, used as a farm and pertaining to farm activities.



- (A) Any permanent sign, excluding billboards and similar signs which are governed by Section 90-055, that was legally erected but does not conform to all provisions of this article shall come into compliance within five years of the effective date of these regulations, except that permanent signs must immediately comply should any of the following events transpire:
- (1) A change of copy is required on a sign pertaining to a single entity;
  - (2) A change of copy is required for 50 percent or more of a sign pertaining to multiple entities.
  - (3) The sign is abandoned as defined in Section 90-010, "Definitions."
  - (4) The sign must be relocated for any reason.
  - (5) The permit for the sign expires.
- (B) Nonconforming signs may be refurbished or repaired provided no structural alterations are involved.
- (C) Signs or sign structures which were never lawfully permitted shall not be determined as legally nonconforming signs and shall be subject to immediate removal without the benefit of any amortization period.