



155 F Road Loxahatchee Groves, FL 33470

Agenda Item #

TO: ULDCR Committee

FROM: Jeff Kurtz, Project Coordinator

DATE: January 13, 2025

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

Background:

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

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

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

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



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

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

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



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

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

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

Recommendation:

Committee review, discussion, and direction.