

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 25th | 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 11th | 10 am to 12 pm
Village of Wellington Council Chambers
12300 Forest Hill Blvd
Wellington, FL 33414
(Subject to change)

*Town of Loxahatchee Groves
Committed to your service, safety, health, and welfare.*

If you should have any questions, please call 561-793-2418.





Town Parcels along Okeechobee Blvd.

ID No	PCN	LandUse	PROPUSE	ACRES
1	4140432500001000	Agriculture	AG Classification CR	27.57
2	41404325000001610	Institutional	PLB 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/LDG/UN HALL	4.78
62	41414317016140010	Vacant	VACANT	5.00
63	41414317016130020	Vacant	VACANT	19.33
64	41414317016130010	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	41414322000010000	Vacant - Commer	VACANT COMMERCIAL	9.17
Subtotal				234.95
Total				450.43

- Religious Inst
- Institutional
- Non-Conforming Use



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.

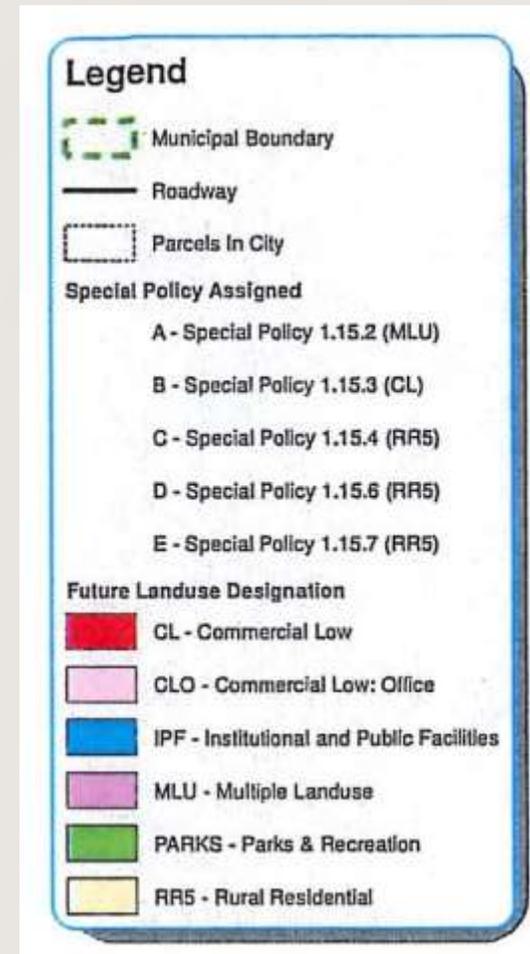
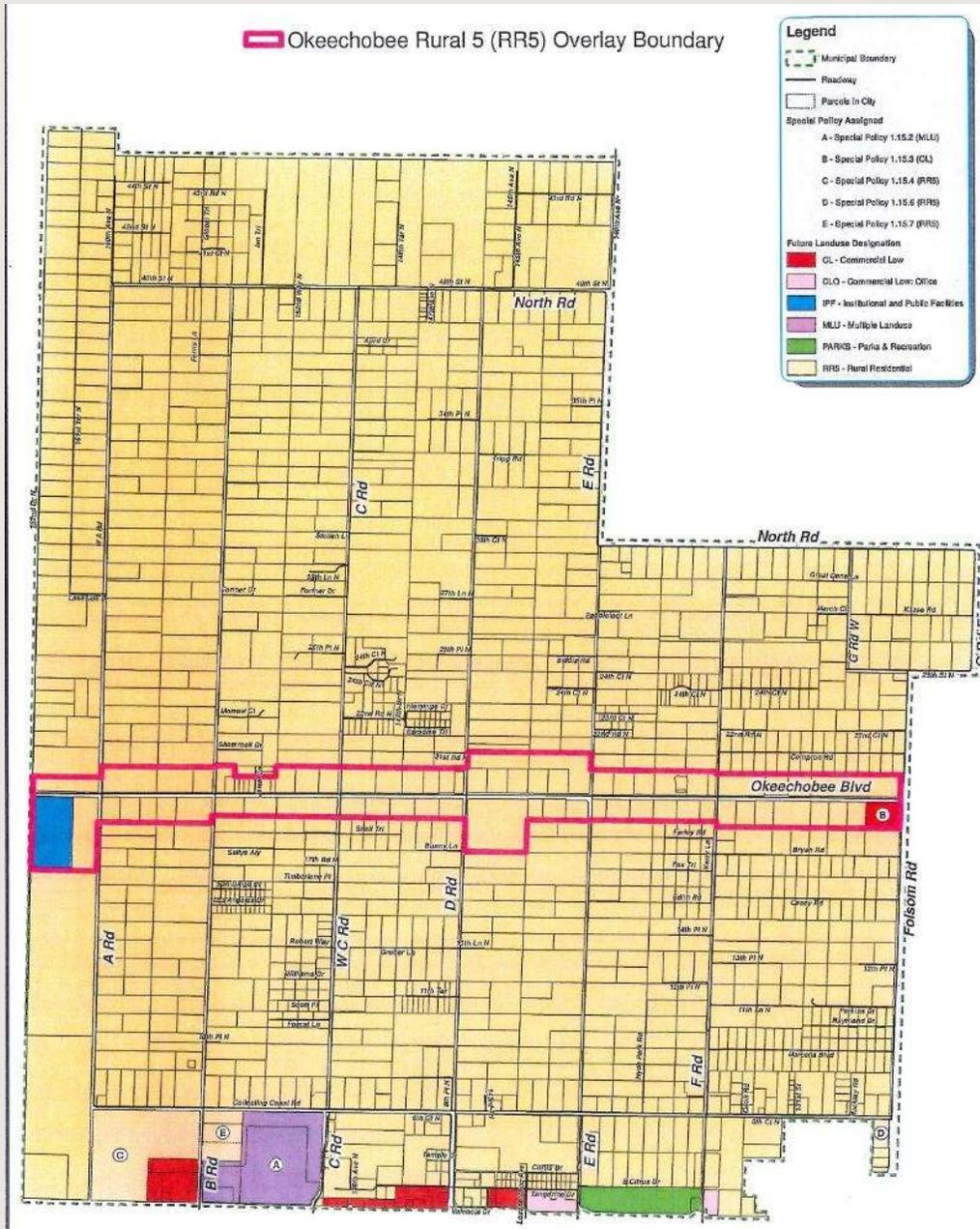
Communities often use overlay zones to protect special features such as historic buildings, local character, environmental features, or wetlands.”

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



Okeechobee Boulevard Future Land Use Element

DRAFT Text Amendments

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

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- (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

(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

- 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

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Table 1-8 Future Land Uses

<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
RESIDENTIAL			
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.
COMMERCIAL			
Commercial Low Uses (CL)		0.10 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.
INSTITUTIONAL			
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.
PARKS AND RECREATION			
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

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<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
CONSERVATION			
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.
MULTIPLE LAND USE			
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.
<u>OKEECHOBEE RURAL 5 OVERLAY</u>			
<u>Okeechobee Rural 5 (OR 5) Overlay</u>	<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

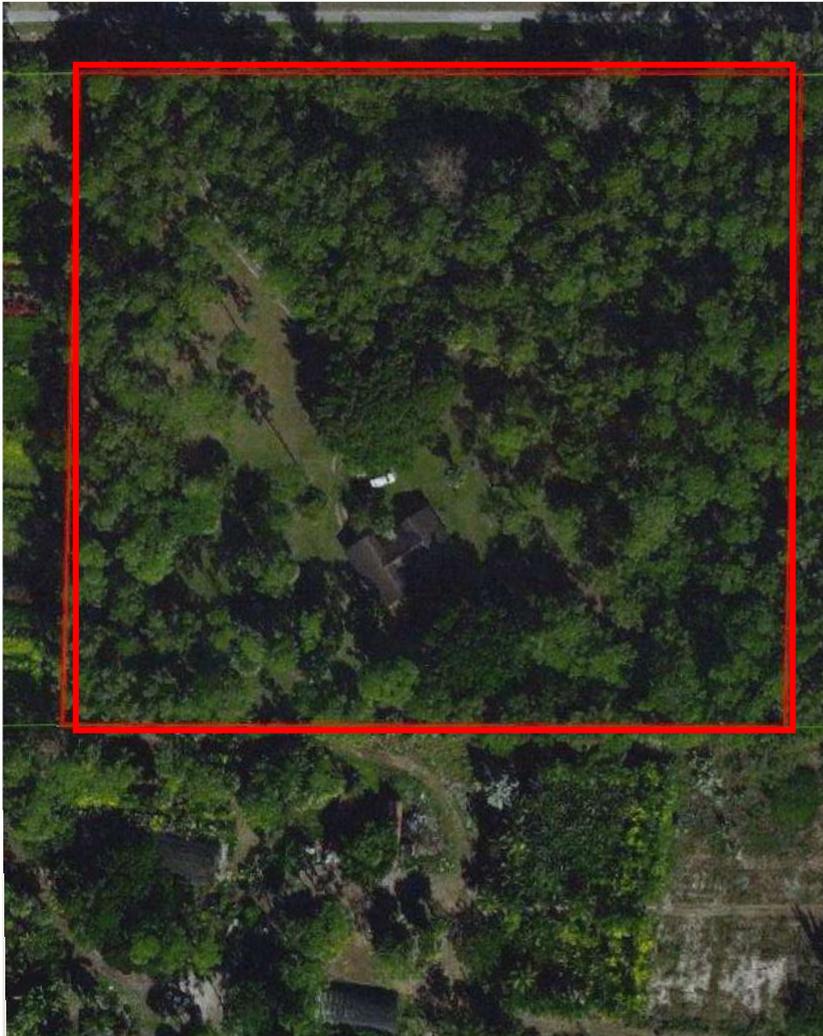
Example Floor-Area Ratios & Maximum Building Sizes

ID_No	PCN	PROP USE	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/COIL	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

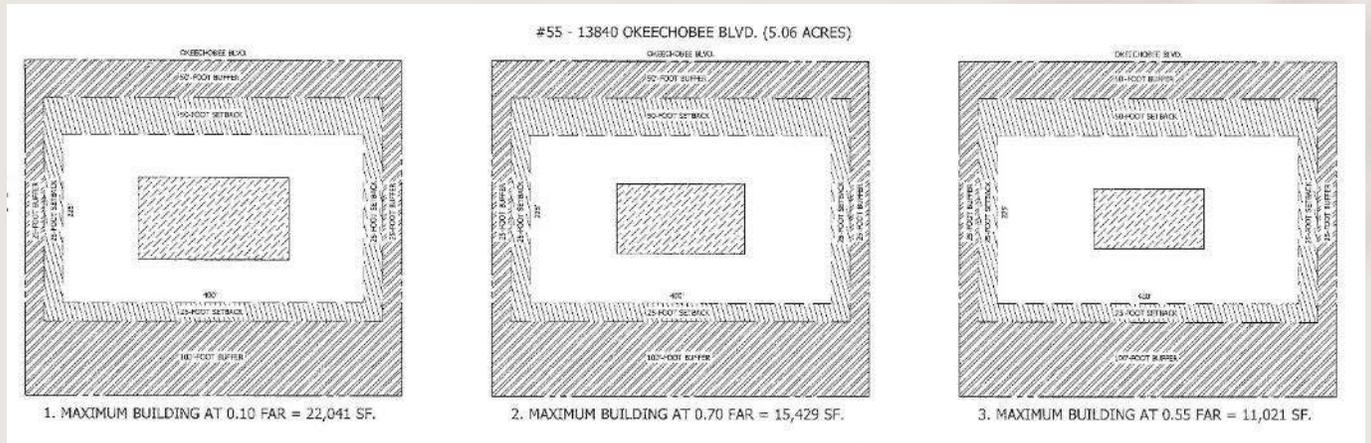
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37	41414317013100030	AG Classification OR	4.90	21344	14941	10672	
38	41414317014130040	AG Classification OR	4.94	21519	15063	10759	
39	41414317014130020	VACANT	5.00	21780	15246	10890	
40	41414317014130030	AG Classification OR	5.00	21780	15246	10890	
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

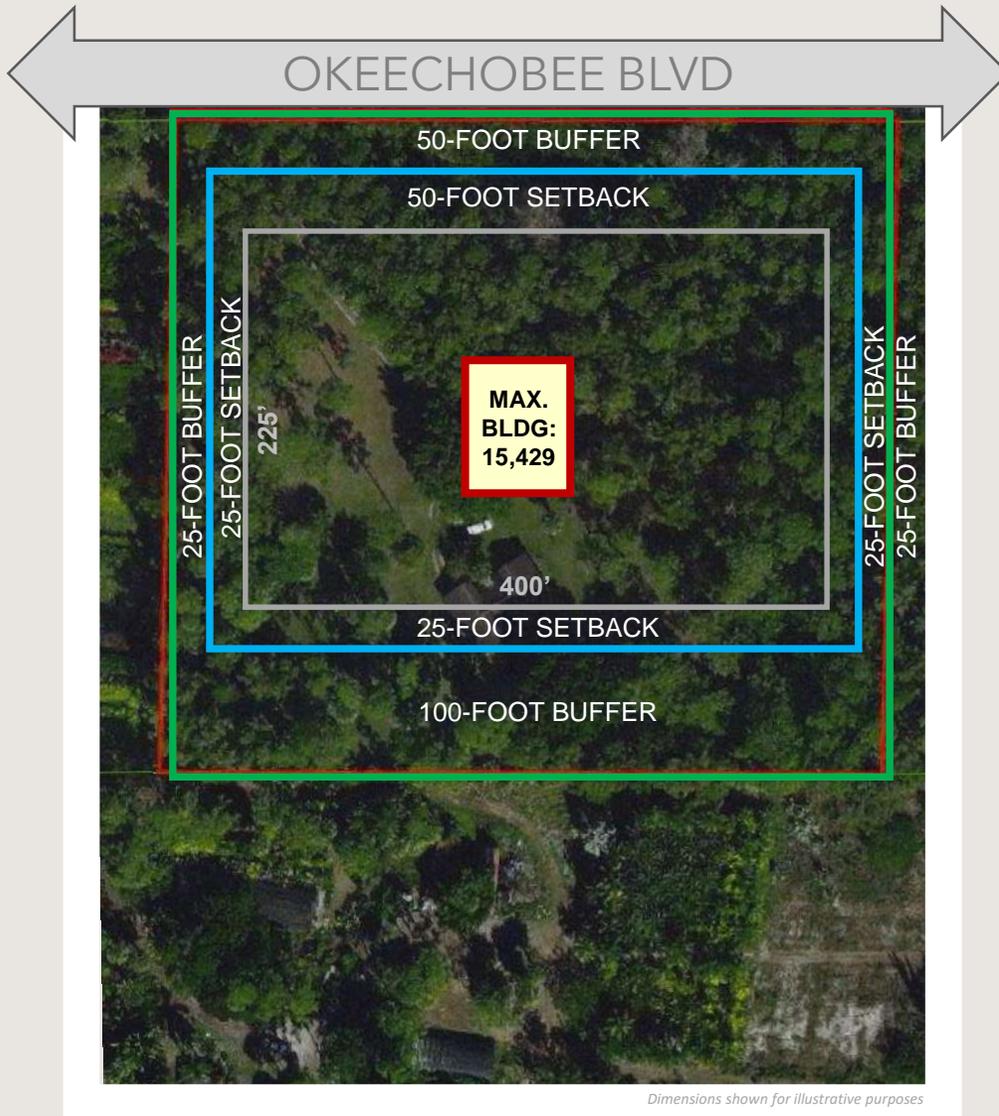
Illustrative Example: 5.06-Acre Parcel



Example Site: 13840 Okeechobee

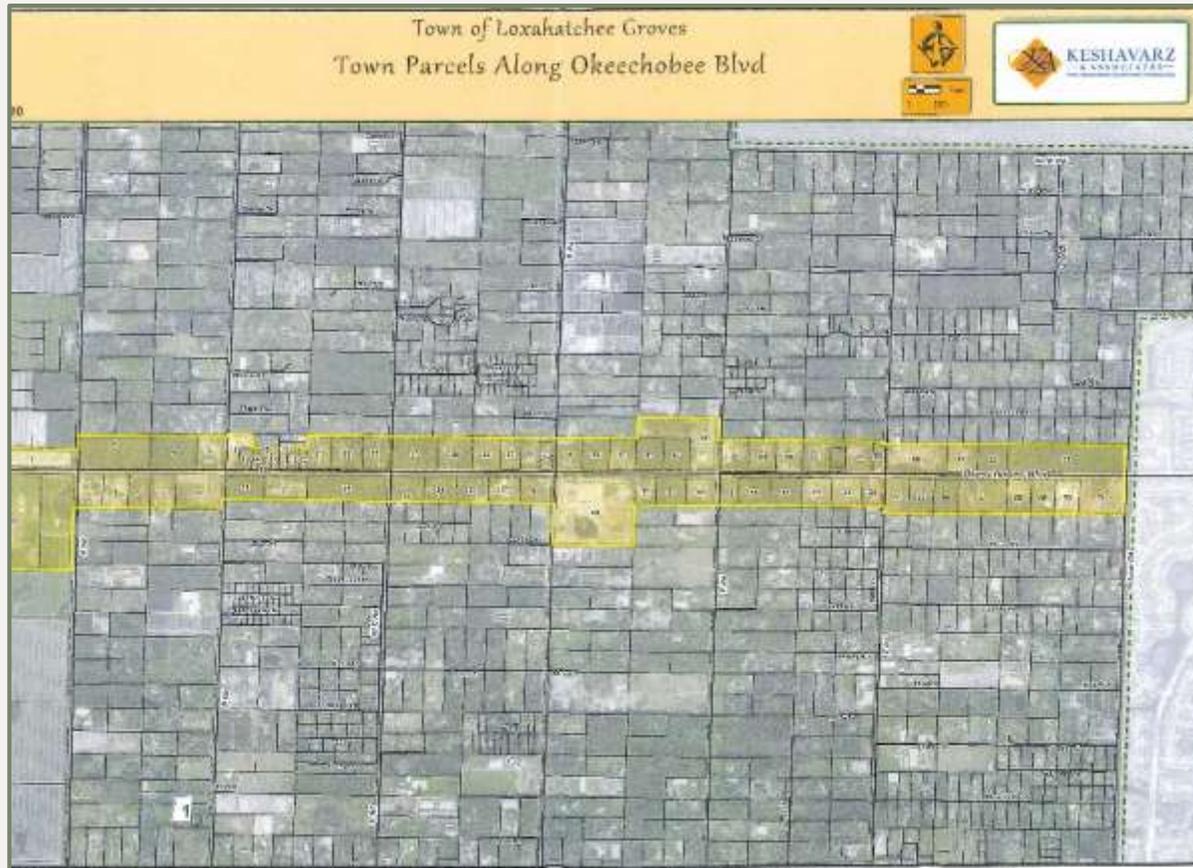


Illustrative Example: 5.06-Acre Parcel



Example Site: 13840 Okeechobee

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



Resident Discussion

Resident Discussion

- Start here
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Resident Discussion

- Start here
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Resident Discussion

- Start here
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Resident Discussion

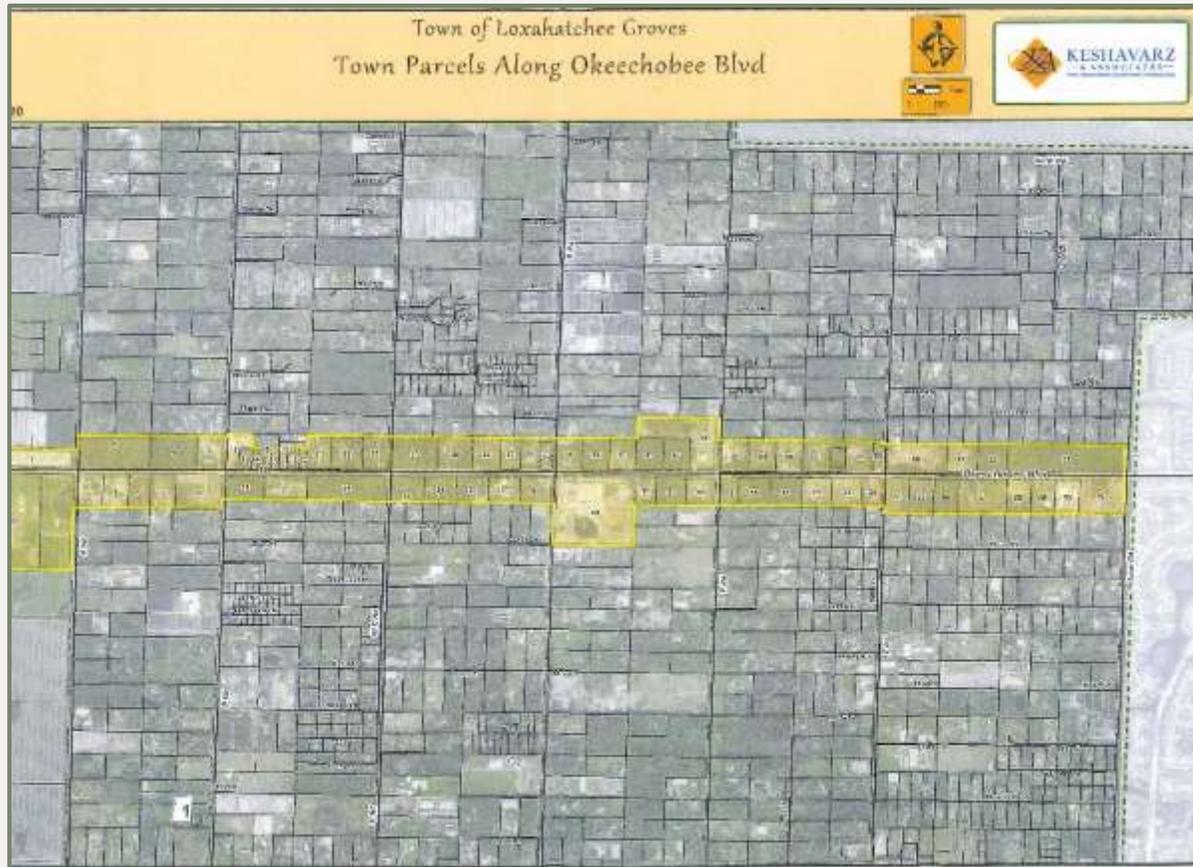
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Resident Discussion

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Resident Discussion

- Start here
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Next Resident Discussion Workshop

**Saturday, June 11th
10 AM – 12 PM**

**Village of Wellington
Council Chambers**

12300 Forest Hill Blvd
Wellington, FL 33414

FOR MORE INFORMATION:
www.loxahatcheegrovesfl.gov

Thank You!

KIM DELANEY, PH.D.

DIRECTOR OF STRATEGIC DEVELOPMENT & POLICY

TREASURE COAST
REGIONAL PLANNING COUNCIL
(TCRPC)

(772) 221-4060

KDELANEY@TCRPC.ORG

