

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
TOWN COUNCIL WORKSHOP / SPECIAL MEETING

AGENDA

JUNE 18, 2024 – 6:00 PM TO 8:00 PM



Anita Kane, Mayor (Seat 3)

Phillis Maniglia, Councilmember (Seat 1)

Laura Danowski, Councilmember (Seat 2)

Robert Shorr, Councilmember (Seat 4)

Marge Herzog, Vice Mayor (Seat 5)

Administration

Town Manager, Francine L. Ramaglia

Town Attorney, Torcivia, Donlon, Goddeau and Rubin, P.A.

Town Clerk, Valerie Oakes

Public Works Director, Richard Gallant

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

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

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

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

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

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL

ADDITIONS, DELETIONS AND MODIFICATIONS

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

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 will be "received and filed" to be acknowledged as part of the official public record of the meeting. Town Council meetings are livestreamed and close-captioned for the general public via our website, instructions are posted there.

SPECIAL MEETING

CONSENT AGENDA

- [1.](#) Approval of **Resolution No. 2024-36**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, PROVIDING FOR THE RE-CREATION OF THE "LOXAHATCHEE GROVES AGRITOURISM COMMITTEE" TO IDENTIFY POTENTIAL SUBSTANTIAL OFFSITE IMPACTS FROM AGRITOURISM ACTIVITIES AND DEVELOP MITIGATION METHODS FOR SUBSTANTIAL OFFSITE IMPACTS; PROVIDING FOR DUTIES OF THE COMMITTEE; PROVIDING FOR COMPLIANCE WITH FLORIDA'S SUNSHINE LAW AND PUBLIC RECORDS LAW; PROVIDING FOR PROCEDURAL MATTERS OF THE COMMITTEE; PROVIDING FOR SUNSETTING OF THE COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.
- [2.](#) Approval of **Resolution No. 2024-37**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING THE MEMBERS OF THE LOXAHATCHEE GROVES AGRITOURISM COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.
- [3.](#) Approval of **Resolution No. 2024-38**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING THE MEMBERS OF THE ROADWAY, EQUESTRIAN TRAILS AND GREENWAY ADVISORY COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

- [4.](#) Approval of **Resolution No. 2024-39**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, PROVIDING FOR THE RE-CREATING OF THE UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE; PROVIDING FOR DUTIES OF THE COMMITTEE; PROVIDING FOR METHOD OF APPOINTMENT OF COMMITTEE MEMBERS; PROVIDING FOR COMPLIANCE WITH FLORIDA’S SUNSHINE LAW AND PUBLIC RECORDS LAW; PROVIDING FOR PROCEDURAL MATTERS OF THE COMMITTEE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
- [5.](#) Approval of **Resolution No. 2024-40**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING THE MEMBERS OF THE UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.
- [6.](#) Approval of **Resolution No. 2024-41**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING FREDERICK HOO AS VOTING MEMBERS OF THE FINANCE AUDIT AND ADVISORY COMMITTEE (FAAC) TO SERVE TERMS OF ONE (1) YEAR, PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WORKSHOP MEETING AGENDA

- [7.](#) Presentation and Discussion of Evaluation and Appraisal Report (EAR) on the Comprehensive Plan
 - A. Brief Summary of Process to Date on Comprehensive Plan
 - B. Basis for Comprehensive Plan 2024 Data and Analysis
 - C. Revisions to the Evaluation and Appraisal Amendments 2024 Goals, Objectives and Policies
 - D. Summary of Agency Comments and Recommendations for Revisions and Staff Responses
- [8.](#) Discussion on Current Zoning of PUD (if not previously discussed)
- [9.](#) Presentation and Discussion of Loxahatchee Groves Rural Vista Guidelines
- [10.](#) Updates, Items of Interest and Future Agenda Items

TOWN COUNCILMEMBER COMMENTS

Councilmember Laura Danowski (Seat 2)

Councilmember Phillis Maniglia (Seat 1)

Councilmember Robert Shorr (Seat 4)

Vice Mayor Marg Herzog (Seat 5)

Mayor Anita Kane (Seat 3)

ADJOURNMENT

Comment Cards:

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

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



AGENDA MEMO

TO: Town Council of Town of Loxahatchee Groves

FROM: Town Manager's Office

DATE: June 18, 2024

SUBJECT: Approval of Resolution No. 2024-36 to Re-establish the Agritourism Committee

Background:

At their regular meeting on June 4, 2024, the Town Council requested that staff provide a Resolution for the re-establishment of the Agritourism Committee.

The Attorneys' office modified the appointment process to include an application and verification of qualifications, consistent with the changes regarding all committee appointments; updated the duty to include review of the prior committee's report and recommendation; and updated the notice requirement to 72 hours, as this should be the standard minimum except in emergencies. The sunset is set as December 31, 2024.

Recommendation:

Motion to approve Resolution 2024-36 to re-establish the Agritourism Committee.

RESOLUTION NO. 2024-36

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, PROVIDING FOR THE RE-CREATION OF THE "LOXAHATCHEE GROVES AGRITOURISM COMMITTEE" TO IDENTIFY POTENTIAL SUBSTANTIAL OFFSITE IMPACTS FROM AGRITOURISM ACTIVITIES AND DEVELOP MITIGATION METHODS FOR SUBSTANTIAL OFFSITE IMPACTS; PROVIDING FOR DUTIES OF THE COMMITTEE; PROVIDING FOR COMPLIANCE WITH FLORIDA'S SUNSHINE LAW AND PUBLIC RECORDS LAW; PROVIDING FOR PROCEDURAL MATTERS OF THE COMMITTEE; PROVIDING FOR SUNSETTING OF THE COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

WHEREAS, in 2023, Town Council established the Loxahatchee Groves Agritourism Committee by Resolution No. 2023-86 as an ad hoc committee for the specific purpose of identifying potential substantial offsite impacts from agritourism activities and developing mitigation methods for substantial offsite impacts; and

WHEREAS, Town Council, by Resolution No. 2024-22 extended the term of the Loxahatchee Groves Agritourism Committee to enable the Committee to make its report and recommendations to Town Council; and

WHEREAS, the Loxahatchee Groves Agritourism Committee sunset on April 10, 2024; and

WHEREAS, it is the desire of the Town Council to re-establish the Loxahatchee Groves Agritourism Committee to review the report and recommendations from the previous Committee and advise the Town Council on potential substantial offsite impacts from agritourism activities, as set forth in more detail herein; and

WHEREAS, the Town Council determines that the re-establishment of the Committee serves a valid public purpose.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Loxahatchee Groves, Florida, as follows:

Section 1. That the foregoing "WHEREAS" clauses are confirmed and ratified as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The Town Council hereby re-establishes the Town's "Loxahatchee Groves Agritourism Committee" as follows:

- I. Re-creation of the "Loxahatchee Groves Agritourism Committee."** There is re-created the Loxahatchee Groves Agritourism Committee (Committee) to act as an advisory board to the Town Council, as follows:
- (A) **Membership.** The Committee shall be comprised of five (5) voting members.
 - 1. **Qualifications.** Each member shall be a resident or landowner within the Town and shall be active in the agritourism industry within the Town.
 - 2. **Appointment.** Each member of Town Council shall nominate a qualified individual and notify the Town Clerk of the nomination. The Town Clerk will send each nominee the Town's advisory board member application form and upon return of the completed application shall confirm the qualifications of each nominee. Following qualification, staff shall prepare a resolution for adoption by Town Council to appoint the qualified nominees as members of the Committee. The members shall serve at the pleasure of the appointing member of Town Council and of Town Council.
 - (B) **Duty.** The Committee's duties are to review the report and recommendation from the previous Loxahatchee Groves Agritourism Committee and recommend to Town Council potential substantial offsite impacts of agritourism activities and to develop recommendations regarding mitigation of substantial offsite impacts to balance the needs of the agritourism operation with the health, safety, and welfare of the public and the peace and tranquility of the surrounding residential communities. Such recommendations shall include identification of potential substantial offsite impacts and how to identify any additional potential substantial offsite impacts; how such impacts should be measured to establish whether the impact is substantial; and how such impacts should be mitigated to become less than substantial.
- II. Advisory Only.** The actions, decisions, and recommendations of the Committee shall be advisory only. All final decisions are solely at the discretion of the Town Council.
- III. Meetings, Dates, Procedures, Records, Quorum, and Compensation.**
- (A) The Committee shall hold an organizational meeting within thirty (30) days of the appointment of a number of Committee members to have a quorum, at which the members of the Committee shall elect by a majority vote of its membership a chair and vice-chair.
 - (B) The Committee shall meet on an as-needed basis, as determined by the Chair or the Town Manager.

- (C) All meetings, records and files of the Committee shall be open and available to the public, consistent with Chapter 119, Florida Statutes (the Public Records Law) and Chapter 286, Florida Statutes (the Sunshine Law). In addition, members of the Committee shall ensure that their actions are in compliance with the Public Records Law and the Sunshine Law.
- (D) Notice for any meeting of the Committee shall be posted in accordance with the Sunshine Law and on the Town's website and at the Town Office no later than 72 hours prior to the scheduled meeting.
- (E) Three (3) voting members shall constitute a quorum of the Committee, and official action shall be taken by the Committee by a majority vote of the members present at the meeting. If a quorum is not present, the Committee members may continue to meet and discuss issues; however, no official action may be taken.
- (F) The Town Manager or his\her designee shall act as secretary to the Committee and be responsible for attending all meetings and providing the items necessary for conducting meetings, as requested by the Chair, and for recording and preparation of meeting minutes. The Town Attorney or his\her designee shall act as attorney for the Committee, on an as-needed basis.
- (G) Town staff will reasonably provide adequate support to the Committee to discharge their responsibilities.
- (H) Members of the Committee shall serve without compensation for the performance of their duties.

Section 3. Sunset of the Committee. Unless extended by the adoption of a Resolution by the Town Council, the Committee shall sunset on December 31, 2024.

Section 4. Severability. If any clause, section, or other part or application of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated, and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 5. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

Section 6. Effective Date. This Resolution shall take effective immediately upon its adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ANITA KANE, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ____ DAY OF _____ 2024.

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Town Clerk

Mayor Anita Kane

Vice Mayor Margaret Herzog

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Councilmember Laura Danowski

Councilmember Phillis Maniglia

Councilmember Robert Shorr

RESOLUTION NO. 2024-37

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING THE MEMBERS OF THE LOXAHATCHEE GROVES AGRITOURISM COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 2024-36, the Town Council re-created the “Loxahatchee Groves Agritourism Committee” (Committee) for the purposes stated therein; and

WHEREAS, the Town Council desires to appoint members to the Committee.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Loxahatchee Groves, Florida, as follows:

Section 1. That the foregoing "WHEREAS" clauses are confirmed and ratified as being true and correct and are hereby made a specific part of this Resolution.

Section 2. In accordance with Resolution No. 2024-36, the following qualified nominees are appointed to be members of the Loxahatchee Groves Agritourism Committee:

Anita Kane, Mayor	Geoff Sluggett
Margaret Herzog, Vice Mayor	Liza Holman
Laura Danowski, Councilmember	Darrin Swank
Phillis Maniglia, Councilmember	Joseph Chammas
Robert Shorr, Councilmember	Manish Sood

Section 3. Severability. If any clause, section, or other part or application of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated, and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 4. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

Section 5. Effective Date. This Resolution shall take effective immediately upon its adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ANITA KANE, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ____ DAY OF _____ 2024.

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Town Clerk

Mayor Anita Kane

Vice Mayor Margaret Herzog

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Councilmember Laura Danowski

Councilmember Phillis Maniglia

Councilmember Robert Shorr

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



AGENDA MEMO

TO: Town Council of Town of Loxahatchee Groves

FROM: Town Manager's Office

DATE: June 18, 2024

SUBJECT: Approval of Resolution No. 2024-38 to Appointment Members to the Roadway, Equestrian Trails and Greenway Advisory Committee

Background:

At their regular meeting on June 4, 2024, the Town Council requested that staff provide a Resolution to appoint members to the Roadway, Equestrian Trails and Greenway Advisory Committee.

This committee is still active, however, upon the adoption of the code provisions related to the advisory board on second reading, staff will present a resolution for this committee to reflect all of the changes associated.

The committee member appointments for the Roadway, Equestrian Trails and Greenway Advisory Committee are as follows, which have been verified for qualification:

Mayor Kane – Darcy Dean Murray
 Vice Mayor Herzog – Ashley Bruce
 Councilmember Danowski – Diane Laudadio
 Councilmember Maniglia – Katie Lakeman
 Councilmember Shorr – _____
 Alternate 1 – Information not received.
 Alternate 2 – Information not received.

Recommendation:

Motion to approve Resolution 2024-38 to appointment members to the Roadway, Equestrian Trails and Greenway Advisory Committee

RESOLUTION NO. 2024-38

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING THE MEMBERS OF THE ROADWAY, EQUESTRIAN TRAILS AND GREENWAY ADVISORY COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

WHEREAS, in accordance with the Loxahatchee Groves Comprehensive Plan, Town Council adopted Resolution No. 2011-005 creating the “Roadway, Equestrian Trails and Greenway Advisory Committee” (Committee) for the purposes stated therein; and

WHEREAS, Town Council adopted Resolution No. 2015-04, amending Resolution No. 2011-005 as to the duties, Town Council liaison, meeting schedule, and agenda preparation of the Committee; and

WHEREAS, Town Council adopted Resolution No. 2015-14, appointing members and amending Resolution No. 2011-005 as to the appointment terms of the Committee; and

WHEREAS, Town Council adopted Resolution No. 2018-26, providing for appointment of an alternate to the Committee; and

WHEREAS, Town Council adopted Resolution No. 2020-02, amending Resolution Nos. 2011-005 and 2015-04 as to the qualifications, provision of alternates, Town Council liaison, appointment terms, removal of members and meeting schedule of the Committee; and

WHEREAS, the Town Council desires to appoint members to the Committee.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Loxahatchee Groves, Florida, as follows:

Section 1. That the foregoing "WHEREAS" clauses are confirmed and ratified as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The following individuals are appointed to be members of the Roadway, Equestrian Trails and Greenway Advisory Committee for a term commencing immediately and

ending May 6, 2025, or until Town Council adopts new Code, rules or regulations regarding advisory boards and opts to appoint members under the new provisions, whichever is sooner:

Anita Kane, Mayor
 Margaret Herzog, Vice Mayor
 Laura Danowski, Councilmember
 Phillis Maniglia, Councilmember
 Robert Shorr, Councilmember
 Alternate 1
 Alternate 2

Darcy Dean Murray
 Ashley Bruce
 Diane Laudadio
 Katie Lakeman

Section 3. Severability. If any clause, section, or other part or application of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated, and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 4. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

Section 5. Effective Date. This Resolution shall take effective immediately upon its adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ANITA KANE, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ____ DAY OF _____ 2024.

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Town Clerk

Mayor Anita Kane

Vice Mayor Margaret Herzog

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Councilmember Laura Danowski

Councilmember Phillis Maniglia

Councilmember Robert Shorr

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



AGENDA MEMO

TO: Town Council of Town of Loxahatchee Groves

FROM: Town Manager's Office

DATE: June 18, 2024

SUBJECT: Approval of Resolution No. 2024-39 to Re-establish the Unified Land Development Committee

Background:

At their regular meeting on June 4, 2024, the Town Council requested that staff provide a Resolution for the re-establishment of the Unified Land Development Committee.

Recommendation:

Motion to approve Resolution 2024-39 to re-establish the Unified Land Development Committee.

**TOWN OF LOXAHATCHEE GROVES
RESOLUTION NO. 2024-39**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, PROVIDING FOR THE RE-CREATING OF THE UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE; PROVIDING FOR DUTIES OF THE COMMITTEE; PROVIDING FOR METHOD OF APPOINTMENT OF COMMITTEE MEMBERS; PROVIDING FOR COMPLIANCE WITH FLORIDA’S SUNSHINE LAW AND PUBLIC RECORDS LAW; PROVIDING FOR PROCEDURAL MATTERS OF THE COMMITTEE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, from time to time the Town Council has adopted Resolutions establishing the “Unified Land Development Code Review Committee” to review the Town’s Unified Land Development Code (ULDC) and advise the Town Council as to suggested revisions to the ULDC; and

WHEREAS, each time the Unified Land Development Code Review Committee has been established as an ad hoc committee and has sunset; and

WHEREAS, it is the desire of the Town Council of the Town of Loxahatchee Groves, Florida to re-establish the Unified Land Development Code Review Committee as a standing committee to review the Town’s ULDC and advise the Town Council as to suggested revisions to the ULDC, as set forth in detail herein; and

WHEREAS, the Town Council determines that the re-establishment of the Unified Land Development Code Review Committee serves a valid public purpose.

NOW, THEREFORE, BE IS RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, as follows:

Section 1. That the foregoing “WHEREAS” clauses are confirmed and ratified as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The Town Council hereby re-establishes the Town’s “Unified Land Development Code Review Committee” as follows:

I. Re-establishment of the “Unified Land Development Code Review Committee.” There is re-established the Unified Land Development Code Review Committee (“Committee”) to act as a standing advisory board to the Town Council, as follows:

(A) **Membership.** The Committee shall be comprised of five (5) voting members.

- (B) **Qualifications.** Each member of the Committee shall meet the following qualifications:
 - (1) Be a resident of the Town;
 - (2) Not have an unresolved finding of violation or lien ordered by the Town's Special Magistrate against the member or a business entity in which the member either directly or indirectly owns an equitable or beneficial interest of more than five percent (5%) of the total assets or capital stock. Business entity means any corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, or similar entity; and
 - (3) Not be a member of any other Town advisory board, other than an ad hoc committee.
- (C) **Appointment.** Each member of Town Council shall nominate a qualified individual and notify the Town Clerk of the nomination. The Town Clerk will send each nominee the Town's advisory board member application form and upon return of the completed application shall confirm the qualifications of each nominee. Following qualification, staff shall prepare a resolution for adoption by Town Council to appoint the qualified nominees as members of the Committee.
- (D) **Term.** Each member shall serve at the pleasure of the appointing member of Town Council and the Town Council. The term for each member shall be no longer than concurrent with the term of the appointing member of Town Council.
- (E) **Duty.** The Committee's duty is to review and provide recommendations on sections of the Town's currently adopted Unified Land Development Code, and pertinent sections of the Town's Comprehensive Plan, as directed by the Town Council, or the Town Manager.

II. Advisory Only. The actions, decisions, and recommendations of the Committee shall be advisory only.

III. Meetings, Dates, Procedures, Records, Quorum, and Compensation.

- (A) The Committee shall hold an organizational meeting within thirty (30) days of the appointment of a number of Committee members to have a quorum, at which the members of the Committee shall elect by a majority vote of its membership a chair and vice-chair.
- (B) The Committee shall meet on an as-needed basis, as determined by the Town Council or the Town Manager.
- (C) All meetings, records and files of the Committee shall be open and available to the public, consistent with Chapter 119, Florida Statutes (the Public Records Law) and Chapter 286, Florida Statutes (the "Sunshine Law"). In addition,

members of the Committee shall ensure that their actions are in compliance with the Public Records Law and the Sunshine Law.

(D) Notice for any meeting of the Committee shall be posted in accordance with the Sunshine Law and on the Town's website and at the Town Office no later than 72 hours prior to the scheduled meeting.

(E) Three (3) members in attendance shall constitute a quorum of the Committee, and official action shall be taken by the Committee by a majority vote of the members present at the meeting. If a quorum is not present, the Committee members may continue to meet and discuss issues; however, no official action may be taken.

(F) The Town Manager or his/her designee shall act as secretary to the Committee, and be responsible for attending all meetings, on an as-needed basis, and providing the items necessary for conducting meetings and for recording and preparation of meeting minutes. The Town Attorney or his/her designee shall act as attorney for the Committee, on an as-needed basis.

(H) Members of the Committee shall serve without compensation for the performance of their duties.

Section 3. Severability. If any clause, section, or other part or application of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated, and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 4. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

Section 5. Effective Date. This Resolution shall take effective immediately upon its adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ANITA KANE, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE
GROVES, FLORIDA, THIS ____ DAY OF _____ 2024.**

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Town Clerk

Mayor Anita Kane

Vice Mayor Margaret Herzog

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

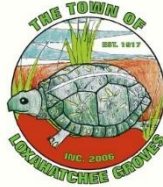
Councilmember Laura Danowski

Councilmember Phillis Maniglia

Councilmember Robert Shorr

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



AGENDA MEMO

TO: Town Council of Town of Loxahatchee Groves

FROM: Town Manager's Office

DATE: June 18, 2024

SUBJECT: Approval of Resolution No. 2024-40 to Appointment Members to the Unified Land Development Committee

Background:

At their regular meeting on June 4, 2024, the Town Council requested that staff provide a Resolution to appoint members to the Unified Land Development Committee.

This committee is still active, however, upon the adoption of the code provisions related to the advisory board on second reading, staff will present a resolution for this committee to reflect all of the changes associated.

The committee member appointments for the Roadway, Equestrian Trails and Greenway Advisory Committee are as follows, which have been verified for qualification:

Mayor Kane – Paul Coleman
Vice Mayor Herzog – Karen Plante
Councilmember Danowski – Robert Austin
Councilmember Maniglia – Jo Siciliano
Councilmember Shorr – Robert Sullivan

Recommendation:

Motion to approve Resolution 2024-40 to appointment members to the Unified Land Development Committee.

RESOLUTION NO. 2024-40

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING THE MEMBERS OF THE UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

WHEREAS, Town Council adopted Resolution No. 2024-39 re-creating the “Unified Land Development Code Review Committee” (Committee) for the purposes stated therein; and

WHEREAS, the Town Council desires to appoint members to the Committee.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Loxahatchee Groves, Florida, as follows:

Section 1. That the foregoing "WHEREAS" clauses are confirmed and ratified as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The following qualified nominees are appointed to be members of the Unified Land Development Code Review Committee:

Anita Kane, Mayor	Paul Coleman
Margaret Herzog, Vice Mayor	Karen Plante
Laura Danowski, Councilmember	Robert Austin
Phillis Maniglia, Councilmember	Jo Siciliano
Robert Shorr, Councilmember	Robert Sullivan

Section 3. Severability. If any clause, section, or other part or application of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated, and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 4. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

Section 5. Effective Date. This Resolution shall take effective immediately upon its adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ANITA KANE, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ____ DAY OF _____ 2024.

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Town Clerk

Mayor Anita Kane

Vice Mayor Margaret Herzog

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Councilmember Laura Danowski

Councilmember Phillis Maniglia

Councilmember Robert Shorr



155 F Road Loxahatchee Groves, FL 33470

TO: Town Council of Town of Loxahatchee Groves

FROM: Francine L. Ramaglia, Town Manager

SUBJECT: Approval of *Resolution No. 2024-41* FAAC Appointment

Background:

Frederick Hoo is being nominated as a regular voting member of the Finance Audit and Advisory Committee (FAAC) by Mayor Anita Kane.

Recommendations:

Motion to approve Resolution No. 2024-41 appointing Frederick Hoo as a regular voting member of the Finance Audit and Advisory Committee (FAAC).

**TOWN OF LOXAHATCHEE GROVES
RESOLUTION NO. 2024-41**

Item 6.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING A VOTING MEMBERS OF THE FINANCE AUDIT AND ADVISORY COMMITTEE (FAAC) TO FILL A VACANCY AND FINISH THE REMAINING PORTION OF THE TERM OF ONE (1) YEAR, PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on May 19, 2009, the Town Council of the Town of Loxahatchee Groves (Town Council) adopted Resolution No. 2009-008, establishing the “Finance Advisory Board” to advise the Town Council as to issues related to the Town’s budget, financial activities and performance, and other matters as Town Council deems appropriate; and

WHEREAS, over time Town Council adopted various Resolutions amending and renaming the “Finance Advisory Board” as the “Finance and Audit Committee” (FAAC); and

WHEREAS, on April 3, 2018, the Town Council adopted Resolution No. 2018-17, repealing and replacing all prior Resolutions related to the FAAC and re-establishing the FAAC; and

WHEREAS, on March 3, 2020, the Town Council adopted Resolution No. 2020-01, amending Resolution No. 2018-17, related to the composition of the Committee, term of appointment and determination of absences; and

WHEREAS, on May 7, 2024, the Town Council adopted Resolution No. 2024-23, appointing members to the Committee; and

WHEREAS, a vacancy exists on the Committee; and

WHEREAS, it is the desire of the Town Council to appoint a member of the FAAC for the remainder of the term stated herein to fill the existing vacancy.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, as follows:

Section 1. That the foregoing “WHEREAS” clauses are confirmed and ratified as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The Town Council hereby appoints the following person to serve as voting members of the Town’s Finance Audit and Advisory Committee (FAAC) for the remainder of the term of May 2, 2024 through May 1, 2025, or until Town Council adopts new Code, rules or

regulations regarding advisory boards and opts to appoint members under the new provisions, whichever is sooner:

Anita Kane, Mayor

Frederick Hoo

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part, or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ANITA KANE, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, COUNCILMEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ____ DAY OF _____, 2024.

TOWN OF LOXAHATCHEE GROVES FLORIDA

ATTEST:

Anita Kane, Mayor

Town Clerk

Margaret Herzog, Vice Mayor

Phillis Maniglia, Councilmember

APPROVED AS TO LEGAL FORM:

Laura Danowski, Councilmember

Office of the Town Attorney

Robert Shorr, Councilmember

TO: Mayor and Council Members
FROM: Jim Fleischmann, Town Planning Consultant
RE: EAR Comprehensive Plan Workshop
DATE: June 18, 2024

AGENDA ITEM REPORT

Background

Pursuant to Florida Statutes, the Town has conducted an extensive Evaluation and Appraisal review and update of its Comprehensive Plan. The process started with a content Notification Letter to the Florida Department of Economic Opportunity (FDEO) in June of 2021. FDEO acknowledged the Notification in July of 2021.

The Town Council commenced a detailed element-by-element review of the current Comprehensive Plan in December of 2022. Following its 7-month review, the Town's Local Planning Agency (LPA) conducted its required review during September and October of 2023.

The Town Council, at its meeting of February 6, 2024, and following an advertised public hearing on the matter voted to approve Ordinance 2024-01 (i.e. CPA 2024-01) on first reading and authorize staff to transmit the proposed amendment to FDEO, by a 5-0 vote.

The proposed EAR-based amendments were submitted to the Florida Department of Commerce (FDC) and other required reviewing agencies on February 12, 2024. Although the Town received comments from several agencies, there were no objections to the proposed amendments. The following agencies submitted comments: FDC; Treasure Coast Regional Planning Council (TCRPC); South Florida Water Management District (SFWMD); Florida Department of Transportation (FDOT) District 4; and the Palm Beach County School District.

The second public hearing to consider final adoption of the amendments must be held within 180 days of the Town's receipt of the FDC Objections, Recommendations and Comments (ORC) report dated April 12, 2024. Consideration of a proposed resolution to adopt the EAR Amendments Data and Analysis document will be considered at the same meeting.

Evaluation and Appraisal Documents

The following documents are attached provide a complete history of the Evaluation and Appraisal Report (EAR) review process to date:

1. A brief summary of the EAR process to date, including key correspondence between the Town and the Florida Department of Commerce.
2. The Comprehensive Plan Evaluation and Appraisal Amendments 2024 Data and Analysis document which, in addition to the extensive Town Council review, provides support and justification for the EAR Comprehensive Plan Amendments.
3. The proposed Comprehensive Plan Evaluation and Appraisal Amendments 2024 Goals, Objectives and Policies document which contains proposed updates and

revisions to the current Plan. All revisions are presented in underline (additions to text) and ~~strike through~~ (deletions to text) format.

4. The Summary of Agency Comments and Staff Responses document. There are no agency objections which require a formal response by the Town. Comments and related recommendations are for consideration by the Town but require no action or response.

Items for Council Consideration Raised by Reviewing Agencies

Reviewing agencies offered the following recommendations for revisions to the proposed 2024 Goals, Objectives and Policies document:

1. Treasure Coast Regional Planning Council (TCRPC): Since the Public Schools Facilities Element is to be eliminated, the language in Objective 7.3 and associated Policies in the Intergovernmental Coordination Element should be retained to state that the Town will work with the School District on population projections and school siting in accord with Section 163.3177(6)(h)(2) of the Florida Statutes.

Staff recommends that Intergovernmental Coordination Element Objective 7.3 be retained in its original form, and Policy 7.3.1, in its original form, be revised, as follows and incorporated within the Comprehensive Plan:

7.3 Objective:

Ensure coordination with the School Board of Palm Beach County to establish concurrency requirements for public school facilities.

7.3.1 Policy:

~~The Town of Loxahatchee Groves, in cooperation with appropriate local, county, and state governments and agencies, shall continue to utilize the following collaborative planning process~~ will work with the School District on population projections and school siting in accord with Section 163.3177(6)(h)(2) of the Florida Statutes.

TCRPC also recommended the following revision to Intergovernmental Coordination Element to maintain consistency:

7.4.1 Policy:

~~The Town's Comprehensive Plan Town will consider be consistent, where feasible and practical, with the Treasure Coast Regional Policy Planning Council Regional Strategic Regional Policy Plan, Palm Beach County Comprehensive Plan, the Comprehensive Plans of adjacent local governments, and applicable regional water supply plans when amending the Comprehensive Plan.~~

Staff recommends that the proposed TCRPC revision to Intergovernmental Coordination Element Policy 7.1.4 be incorporated within the adopted Comprehensive Plan.

2. South Florida Water Management District (SFWMD): The term “Xeriscape” is dated language that has been replaced by Florida-Friendly Landscaping. The District recommends that the Town update this language in the Infrastructure Element – Natural Groundwater Recharge to reflect the current Florida Statutes.

Staff recommends the following Natural Groundwater Recharge policy be revised to read:

3.2.1 Policy:

The Town shall enforce landscape regulations which shall address the SFWMD's xeriscape guidelines require quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant.

3. Palm Beach County School District (PBCSD): The PBCSD recommended that the Town include a policy in the Intergovernmental Coordination Element that supports the joint planning processes for decision-making, including participation in the Countywide School Planning Coordinated Interlocal Agreement (ILA).

Staff recommends including Policy 7.3.2 in the Intergovernmental Coordination Element that supports joint planning processes through the ILA and insure compliance with Section 163.3177(6)(h)(2) of the Florida Statutes. as follows:

7.3.2 Policy:

The Town shall abide by, and participate in, the “Interlocal Agreement between the School Board of Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning”, adopted by the Palm Beach County Board of County Commissioners through Resolution 2015-1864.

4. Florida Department of Transportation (FDOT) District 4: The Town should reconsider the adoption of policies (2.2.5 and 2.2.6) that will constrain the future number of lanes on Okeechobee Boulevard. Alternatively, the Town should allow for needed capacity improvements to occur but at a speed consistent with the Town’s rural character and controlled through appropriate roadway design elements.

Staff proposes no revision to Policies 2.2.5 and 2.2.6. Consistent historical planning directives and Florida Department of Commerce determination that the Town is a Rural Community support Transportation Element Policies 2.2.5 and 2.2.6 in their current proposed form.

The Town is proposing a revised Objective 1.2 and related policies 1.2.1 and 1.2.3 that will direct rural style commercial center development consisting of accessible shopping, recreation and employment opportunities for Town residents and substantial equestrian land uses away from Okeechobee Boulevard and target all this activity within the Town along the Southern Boulevard/State Road 80 Corridor. The proposed objective and policies may result in a diversion of local trips within the Town to the SR 80 Corridor to satisfy local home-based shopping trips. The Town should consider the implementation of strategies to offset the impacts of local trips on SR 80.

Staff proposes no revision to Future Land Use Element 1.2 and related Policies.

The Transportation Element includes a policy (2.2.6A) to designate Okeechobee Boulevard as a Rural Minor Collector in the Town's Comprehensive Plan. This designation is inconsistent with the Federal Functional Classification assigned to Okeechobee Boulevard as an Urban Collector. Only roadways functionally classified as urban minor collector or above are eligible for Federal Surface Transportation Funds. Future funding for roadway infrastructure that the Town may rely on in the future could be jeopardized by the inconsistency. It is recommended that the Town consider amending Policy 2.2.6.a and applicable Transportation Element Functional Classification Maps to display the official Federal Functional Classification of Okeechobee Boulevard.

Staff concludes that the proposed "Rural Minor Collector" Functional Classification of Okeechobee Boulevard is appropriate and recommends that no revisions to proposed Policy 2.2.6a and Map TRN-1 be made. Alternatively, in order to support eligibility for federal funding, the Town may revise Map TRN-1 to classify Okeechobee Boulevard as an "Urban Minor Collector."

Additional Items for Council Clarification

1. Future Land Use Element Special Policy 1.15.7. The Special Policy currently reads as follows:

1.15.7 Special Policy:

Properties within the area defined by the following features, where a planned mixture of non-residential land use designations currently predominates, may apply for a change in land use to a MLU, CL, CLO, INST or CON Future Land Use designation: Collecting Canal (north), Southern Boulevard (south), "C" Road (east), and "B" Road (west). The intent of this policy is to exempt the subject properties from policies 1.1.5.k, 1.1.15.a, 1.1.15.b, and 1.2.1

Staff seeks Council confirmation of the above wording or any revision.

2. Future Land Use Element Table FLU -1 Future Land Uses. Table FLU-1, as currently written is attached as Exhibit 1. The previously discussed version is presented in Exhibit 2. The

Staff seeks Council direction as to which version of Table FLU-1, or a revision of Table Flu-1, is to be included in the adopted EAR Comprehensive Plan amendments.

3. Future Land Use Map (FLUM) Designation of the Piquet (Paintball) Property:
The current FLUM designation of the Piquet property is Rural Residential 5 (RR 5) and the zoning designation is CRE (Commercial Recreation). Both of these assignments were approved by Palm Beach County prior to incorporation of the Town and are no longer appropriate. A different FLUM needs to be assigned to the property,

Staff requests direction as to when the assignment should be accomplished; included in the current EAR Comprehensive Plan amendment process or separately, after adoption of the EAR amendments.

EXHIBIT 1: Table FLU - 1-4 Future Land Uses (Current Approved Version)

<i>Land Use Category</i>	<i>Zoning District(s)</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
RESIDENTIAL				
Rural Residential 5 (RR-5)	<u>Agricultural Residential</u>	1 du/5 acres	0.15 (non-residential uses only)	Single-family dwelling units and agricultural uses. Agricultural uses shall be compatible with a rural residential neighborhood.
COMMERCIAL				
Commercial Low Uses (CL)	<u>Commercial Low (CL)</u>		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, including limited access self-storage, childcare, and recreational facilities. Limited institutional and public facilities allowed.
Commercial Office Uses - Commercial Low (CL-O)	<u>Commercial Low (CL-O)</u>		0.20	Offices for administrative, professional and business purposes; <u>medical and accessory offices</u> ; <u>childcare facilities</u> ; banking and financial institutions; membership organizations; and, uses that

<i>Land Use Category</i>	<i><u>Zoning District(s)</u></i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
				are accessory to the office use including restaurants. Limited institutional and public facilities allowed.
INSTITUTIONAL				
Institutional and Public Facilities (INST)	<u>Institutional and Public Facilities (INST)</u>		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 facilities; childcare 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)	<u>Parks and Recreation (PARK)</u>		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.

Land Use Category	<u>Zoning District(s)</u>	Density	Intensity (Maximum Floor Area Ratio)	Uses
CONSERVATION				
Conservation (CON)	<u>Conservation</u> <u>Sanctuary</u>		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 1.1B.14	Ref: Policy 1.1.B-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.

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.

EXHIBIT 2: Table FLU _1-4 Future Land Uses (Previous Discussed Version)

<i>Land Use Category</i>	<i>Zoning District(s)</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
RESIDENTIAL				
<u>Rural Agricultural (RA)</u>			<u>0.15 (non-residential uses only)</u>	<u>Agricultural uses-only. Agricultural uses shall be compatible with a rural residential neighborhood.</u>
Rural Residential 5 (RR-5)	<u>Agricultural Residential</u> <u>Residential</u> Rural Enterprise <u>Equestrian Residential</u>	1 du/5 acres	0.15 (non-residential uses only)	Single-family dwelling units and agricultural uses. Agricultural uses shall be compatible with a rural residential neighborhood.
COMMERCIAL				
Commercial Low Uses (CL)	<u>Commercial Low (CL)</u>		<u>0.15 Exception: Refer to Policy 1.2.6</u>	A limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas. Limited institutional

<i>Land Use Category</i>	<i>Zoning District(s)</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
				and public facilities allowed <u>including limited access self-storage facilities.</u>
Commercial Office Uses - Commercial Low (CL-O)	<u>Commercial Low (CL-O)</u>		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. Limited institutional and public facilities allowed.
<u>Commercial Recreation (CRE)</u>	<u>Commercial Recreation (CRE)</u>		0.15	Developed or planned sites that are privately owned and provide opportunity to partake in recreational and competition activities for a fee. Camps (including overnight stays). Event venues, recreational activity venues.
INSTITUTIONAL				
Institutional and Public Facilities (INST)	<u>Institutional and Public Facilities (INST)</u>		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,

<i>Land Use Category</i>	<i><u>Zoning District(s)</u></i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
				religious, cemetery, civic, cultural, judicial, and caretakers' quarters.
<i>PARKS AND RECREATION</i>				
<i>Parks and Recreation (PARK)</i>	<i><u>Parks and Recreation (PARK)</u></i>		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.

CONSERVATION				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.
Conservation (CON)	<u>Conservation</u> <u>Sanctuary</u>	0.05		
MULTIPLE LAND USE				
Multiple Land Use (MLU)	Ref: Policy 1.1B.14	Ref: Policy 1.1.B.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.

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.



TO: Town Council of Town of Loxahatchee Groves
FROM: Jim Fleischmann, Town Planning Consultant
VIA: Francine L. Ramaglia, Town Manager
SUBJECT: Transmittal Hearing for Evaluation and Appraisal Report (EAR)
Comprehensive Plan amendments
DATE: February 6, 2024

Background

Pursuant to Chapter 163, Part II, Florida Statutes, the Town has conducted an extensive Evaluation and Appraisal review to update its Comprehensive Plan. The process started with a Content Notification Letter to the Florida Department of Economic Opportunity (FDEO) in January of 2021. FDEO acknowledged the Notification in July of 2021.

Recent Activity

The Town Council commenced a detailed element-by-element review of the current Comprehensive Plan in December of 2022. Following its 7-month review, the Town's Local Planning Agency (LPA) conducted its required review during September and October of 2023. The combined review schedule of the Town Council and Local Planning Agency is attached as Exhibit 1.

During the Council's 7-month review, 12 public workshop meetings were conducted. The Planning and Zoning Board (PZB) convened 2 public meetings to discuss the proposed revisions and, sitting as the LPA, held the required advertised public hearing prior to recommending approval, subject to its revisions, of the amended of the Comprehensive Plan elements.

Copies of the Comprehensive Plan Evaluation and Appraisal Amendments 2023 Data and Analysis report and proposed Comprehensive Plan Evaluation and Appraisal Amendments 2023 Goals, Objectives and Policies document (2023 Amendments) are attached as Exhibits 2 and 4.

The 2023 Amendments document includes revisions to the current Comprehensive Plan elements by the Council, LPA and staff. All revisions are presented in underline (additions to text) and ~~strike through~~ (deletions to text) format.

Council Action

The Council should review amendments to the Comprehensive Plan, as included in the attached document entitled Comprehensive Plan Evaluation and Appraisal Amendments 2023 Goals, Objectives and Policies. Following its review, the Council should consider a motion to approve, approve with revisions, or deny Ordinance 2024-01 on First Reading which shall constitute the transmittal hearing for the purposes of Section 163.3184, Florida Statutes.

Recommended Action

Staff recommends approval of Ordinance 2024-01 at the transmittal hearing, per Exhibit 4, and authorization to submit the Comprehensive Plan Amendments to the Florida Department of Economic Opportunity and other state, regional and local government entities for their review and comment as required by law.

Exhibits

1. Council and Local Planning Agency Review Schedule
2. Comprehensive Plan Evaluation and Appraisal Amendments 2023 Data and Analysis report
3. Ordinance 2024-01
4. Comprehensive Plan Evaluation and Appraisal Amendments 2023 Goals, Objectives and Policies document



Town of Loxahatchee Groves

155 "F" Road • Loxahatchee Groves, Florida 33470 • Telephone (561) 793-241 • Email www.loxahatcheegrovesfl.gov

February 12, 2024

Barbara Powell, Deputy Bureau Chief
State Land Planning Agency
Caldwell Building
107 East Madison Street MSC - 160
Tallahassee, Florida 32399-4120

Email: Barbara.Powell@commerce.fl.gov

Re: Submittal of proposed Comprehensive Plan Amendment (CPA) 2024-01 for the Town of Loxahatchee Groves (Palm Beach County).

Dear Ms. Powell:

The Town of Loxahatchee Groves is pleased to submit the attached copy of the above referenced proposed Comprehensive Plan amendments for review under provisions of the expedited review process. Proposed text and map revisions are contained in Enclosure 1. Text and map revisions are indicated by underline (additions) or ~~striketrough~~ (deletions) to existing language. Proposed CPA 2024-01 is not applicable to an Area of Critical State Concern.

Public Hearings

During the Council's seven-month review, twelve public workshop meetings were conducted. Further, the Planning and Zoning Board (PZB) convened two public meetings to discuss the proposed revisions and, sitting as the LPA, held the required advertised public hearing prior to recommending approval, with revisions, of the proposed Comprehensive Plan elements.

The following required public hearings were conducted: LPA Public Hearing – October 24, 2023; and Town Council Transmittal Hearing– February 6, 2024.

The Town Council, at its meeting of February 6, 2024, and following an advertised public hearing on the matter voted to approve Ordinance 2024-01 (i.e. CPA 2024-01) on first reading and authorize staff to transmit the proposed amendment to FDEO, by a 5-0 vote.

Certification of Agency Submittal

Copies of complete amendment packages of proposed CPA 2024-01 were submitted, on today's date, to the following agencies: Treasure Coast Regional Planning Council, South Florida Water Management District, Florida Department of Transportation, Florida Department of Environmental Protection, Florida Department of State and Palm Beach County Planning Zoning and Building Department.

Proposed Comprehensive Plan Amendment (CPA) 2024-01 Summary

CPA 2024-01 includes the following revisions to the Town of Loxahatchee Groves Comprehensive Plan:

1. **Addition of New Elements:** Incorporates Introduction and Private Property Rights Elements within the Goals Objectives and Policies of the Comprehensive Plan.

2. **Deletion of an Element:** Deletes the Public-School Facilities Element Goals Objectives and Policies, as the Element is no longer required.
3. **Revision of Elements:** Incorporates revisions to the Goals Objectives and Policies of the following Elements: Future Land Use; Transportation; Infrastructure; Conservation; Recreation and Open Space; Housing; Intergovernmental Coordination; and Capital improvements; and
4. **Element Map Updates:** Incorporates revisions to, or additions of, Maps in the following Elements: Future Land Use (FLU-1); Transportation (TRN-1 and TRN-2); and Infrastructure (INF-1 and INF-2).

Support Documents

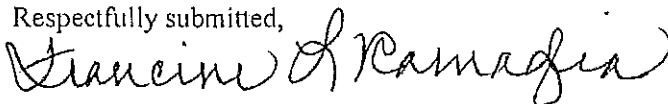
The following support document is included as Enclosure 2: Comprehensive Plan Evaluation and Appraisal Amendments 2024 Data and Analysis.

It is anticipated that the Town Council will consider adoption of proposed CPA 2024-01 within 30 days of receipt of the FDEO Objections Recommendations and Comments (ORC) Report. Copies of proposed CPA 2024-01 may be viewed by members of the public at the Town administrative office at the address below. Any questions regarding the submittal may be addressed to:

Francine Ramaglia, Town Manager
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, Florida 33470

Tel: (561) 793-2418
E-Mail: framaglia@loxahatcheegrovesfl.gov

Respectfully submitted,



Francine Ramaglia
Town Manager

Enclosures:

1. Comprehensive Plan Evaluation and Appraisal Amendments 2024 Goals, Objectives, and Policies.
2. Comprehensive Plan Evaluation and Appraisal Amendments 2024 Data and Analysis.

February 14, 2024

RESPONSE VIA EMAIL ONLY

Mr. Francine Ramaglia
 Town Manager
 Town of Loxahatchee Groves
 155 F Road
 Loxahatchee Groves, Florida 33470

RE: EAR-Based Amendment

Dear Mr. Ramaglia:

Thank you for submitting Loxahatchee Groves' proposed comprehensive plan amendments for our review. The reference number for this amendment is 24-01ER.

The submission package appears to be complete, and your proposed plan amendments will be reviewed pursuant to Chapter 163.3184(4)(d), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. The State Land Planning Agency's Objection, Recommendation and Comment (ORC) report will be mailed to you on or about April 13, 2024.

Pursuant to 163.3184(4)(e)1. If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendments shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.

Pursuant to 163.3184(4)(e)2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the second public hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2.

If you have any questions, please contact Donna Harris, Plan Processor at (850) 717-8491 or by email at donna.harris@commerce.fl.gov. You may also contact Yazmin Valdez, Regional Planning Administrator, who will be overseeing the review of the amendments, at (850) 717-8524.

Sincerely,



Barbara Powell, Deputy Bureau Chief
 Bureau of Community Planning and Growth

BP/dh

cc: External Agencies

From: Francine Ramaglia
To: Harris, Donna
Cc: lrmitm@bellsouth.net
Subject: [EXTERNAL] - EAR based amendment for Loxahatchee Groves
Date: Wednesday, February 14, 2024 9:45:39 AM

Ms. Harris,

Thank you for your call today. Rather than the expedited review process we indicated, please accept our request for the State Coordinated Review Process as we discussed. Please confirm this email will suffice in lieu of a revised letter of submission.

Again, thank you for reaching out.

A handwritten signature in black ink, appearing to read "Francine", with a large, sweeping flourish extending from the end of the name.

MEMORANDUM

TO: Florida Department of Environmental Protection
 Florida Department of Education
 Florida Department of State
 Florida Department of Transportation District 4
 Treasure Coast Regional Planning Council
 South Florida Water Management

DATE: February 14, 2024

**SUBJECT: COMMENTS FOR PROPOSED STATE COORDINATED REVIEW
 PLAN AMENDMENT**

LOCAL GOVERNMENT / STATE LAND PLANNING AGENCY AMENDMENT #:
LOXAHATCHEE GRVS 24-01ER
EAR-Based Amendment

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER:
Yazmin Valdez/(850)717-8524

COMMENTS DUE TO STATE LAND PLANNING AGENCY NO LATER THAN:
March 14, 2024

Please contact the local government if you do not have a copy of the proposed amendment. Please review the proposed comprehensive plan amendment documents for consistency with applicable provisions of Chapter 163, Florida Statutes. Pursuant to Florida Statute 163.3184(4)(c), F.S., forward comments to attention of Ray Eubanks, Administrator, Plan Review and Processing at the State Land Planning Agency E-mail address: DCPexternalagencycomments@deo.myflorida.com.

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

2

**COMPREHENSIVE PLAN
EVALUATION AND APPRAISAL AMENDMENTS
2024 Data and Analysis**



**Town of
Loxahatchee Groves**

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
I..Introduction	1
Notification Letter Comprehensive Planning Requirements	1
Additional Florida Statutes Based Amendments	1
Changes in Local Conditions Amendments.....	2
II. Notification Letter Amendments	2
Ten-Year Water Supply Facilities Work Plan Amendments	2
Support Documentation.....	2
Comprehensive Plan Amendments	4
Capital Improvements Element Update.....	5
Additional Florida Statutes Based Amendments	8
Planning Period Update and Population Projections.....	8
Addition of a Property Rights Element.....	9
Deletion of the Public School Facilities Element	9
Affordable Housing.....	10
Changes in Local Conditions Amendments.....	12
Reformatting of the Comprehensive Plan.....	12
Minor Text Amendments	13
Local Issues Amendments	13

TABLE OF CONTENTS (Continued)

<u>SECTION</u>	<u>PAGE</u>
Designation of Okeechobee Boulevard as a Rural Minor Collector	13
Creation of a Local Roads Classification System	16

LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
1 PBCWUD Served Population and Potable Water Consumption Projections	3
2 Self-Served Population and Potable Water Consumption Projections	3
TRN 1 Local Roads Functional Classification System	17

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
1 Loxahatchee Groves Evaluation and Appraisal Notification	18
2 Florida Department of Economic opportunity Confirmation Letter	19
3 EAR Workshops and Meetings Schedule	20
4 Local Issue Comprehensive Plan Map Amendments	21
5 Rural Community Support Documentation	22

I. INTRODUCTION

The Loxahatchee Groves Evaluation and Appraisal Report (EAR) comprehensive plan amendments are submitted in response to the provisions of Section 163.3191, Florida Statutes (F.S.), which requires that the planning program be an ongoing process.

In order to ensure the ongoing process, F.S. Section 163.3191(1) requires each local government to prepare a formal evaluation of its comprehensive plan each seven years and notify the state land planning agency of the results. The purpose of the evaluation is to identify amendments to the comprehensive plan necessary to reflect relevant changes in state requirements since the last update. In addition, local governments are encouraged to update comprehensive plans to reflect changed local conditions.

In response to F.S. Section 163.3101(1) requirements, the Loxahatchee Groves Evaluation and Appraisal Notification Letter (Notification) was submitted to the Florida Department of Economic Opportunity (FDEO) on June 16, 2021. (Ref: Exhibit 1). The Town received confirmation of the Notification from the Florida Department of Economic Opportunity (FDEO) in a letter dated July 15, 2021 (Ref: Exhibit 2).

The following principal amendment categories are included in the EAR review process to meet state comprehensive planning requirements per the FDEO confirmation letter and changed local conditions:

A. Notification Letter Comprehensive Planning Requirements.

1. Coordination with the Lower East Coast and Palm Beach County 10-Year Water Supply Plans (F.S. 163.3177 (4)(a); and
2. Update of the Five-Year Schedule of Capital in the Capital Improvements Element (F.S. 163.3177 (3)(a).

B. Additional Florida Statutes Based Amendments

1. Updates to the planning period and population projections.
2. Addition of a Property Rights Element to the Comprehensive Plan.
3. Deletion of the Public Schools Element from the Comprehensive Plan.
4. Update of the data and analysis and Objectives and Policies of the Housing Element of the Comprehensive Plan.

C. Changes in Local Conditions Amendments:

1. Reformatting of the 2009 Loxahatchee Groves Comprehensive Plan, as amended, to consist of two separate documents; Evaluation and Appraisal Amendments 2023 Data and Analysis (2023 Support Documentation) and 2023 Evaluation and Appraisal Amendments Goals, Objectives, and Policies (2023 Goals, Objectives and Policies).

As part of the reformatting, an Introduction Element has been added to the 2023 Goals, Objectives and Policies document.

2. Minor text amendments.
3. Local issue amendments including redesignation of Okeechobee Boulevard as a Rural Minor Collector and creation of a local roads classification system.

All of the following EAR-based revisions to the current adopted Comprehensive Plan are identified by underline (additions to current text) or ~~striketrough~~ (deletions of current text) format.

II. NOTIFICATION LETTER AMENDMENTS

A. Ten-Year Water Supply Facilities Work Plan Update

1. Support Documentation

The Town's Evaluation and Appraisal Notification Letter identified an update of the Town's Ten-Year Water Supply Facilities Work Plan as an item to be completed as a component of the EAR-based Comprehensive Plan amendments.

A majority of the Town does not have central potable water service available and operates primarily on domestic self-supply water wells. The water supply wells draw from the Surficial Aquifer.

For areas centrally served, the Town entered into a Potable Water, Wastewater, and Reclaimed Water Utilities Franchise and Service Area Agreement (Service Agreement) with Palm Beach County in 2009. The Agreement is currently in effect.

Areas served by central potable water systems are located along Southern Boulevard, Okeechobee Boulevard and 40th Street North. Water mains are operated by Palm Beach County Water Utilities Department (PBCWUD). Property owners proximate to these mains may request connection with the permission of the Town Council. The daily Level-of-Service (LOS), per the current Palm Beach County 10-Year Water Supply Facilities Work Plan, is 111 gallons per day (GPD) per capita.

Residential and non-residential users purchase retail water directly from PBCWUD which has exclusive rights to operate a potable water distribution system within the Town. Specifically, PBCWUD has the right to erect, maintain and operate a potable water distribution system in order to provide potable water service to customers within the Town.

Per the Florida Department of Economic Opportunity Division of Community Development Bureau of Community Planning document entitled: "A Guide to the Preparation of the Water Supply Facilities Work Plan", local governments with no water supply responsibility need only compile the following data and analysis:

"Population and Water Demand Projections for at least a 10-year period, and a discussion of reuse and conservation methods to reduce demand during the projection period".

PBCWUD has included population and water use projections within its most current 10-Year Water Supply Facilities Work Plan, prepared in 2020. PBCWUD Served and Self-Served population and potable water use projections for the Town of Loxahatchee Groves are presented in Tables 1 and 2, assuming a consumption rate of 111 gallons per capita per day (gpcd).

Table 1
Town of Loxahatchee Groves Water Service Area
PBCWUD Served Population and Potable Water Consumption Projections

Year	Population Projection	Potable Water Consumption (mgd)
2020	235	0.0261
2025	774	0.0856
2030	1,333	0.1480

Source: Palm Beach County 10-Year Water Supply Facilities Work Plan (2/5/2020)

Table 2
Town of Loxahatchee Groves
Self-Served Population and Potable Water Consumption Projections

Year	Population Projection	Potable Water Consumption (mgd)
2020	3,180	0.3530
2025	2,980	0.3308
2030	2,780	0.3086

Source: Palm Beach County 10-Year Water Supply Facilities Work Plan (2/5/2020)

Per Section 8 of the PBCWUD Water Supply Facilities Work Plan, implementation of water conservation is key to maintaining the health and productivity of the Surficial and Floridan Aquifer systems. Promoting water conservation equipment, techniques and practices will benefit customers economically and maintain a realistic water demand picture for utilities.

Policy 3.5.6 of the Infrastructure Element of the current Loxahatchee Groves Comprehensive Plan supports Palm Beach County's efforts to conserve water supply from the Surficial Aquifer, as follows:

"3.5.6 Policy:

In order to protect and conserve the Surficial Aquifer, the Town shall cooperate with Palm Beach County to continue to investigate utilization of alternate water sources to supplement and broaden the county's future water supply sources as described in the 10-Year Water Supply Facilities Work Plan. These potential sources could include the increased use of reclaimed wastewater, improved methods of conservation, Aquifer Storage and Recovery (ASR), improved operations to increase stormwater reuse and aquifer recharge by improvements to the secondary canal infrastructure, and other technologies which may be addressed in the Lower East Coast Regional Water Supply Plan of the South Florida Water Management District (SFWMD)."

In addition, updated Policy 4.2.9 and current Policy 4.2.10 of the Conservation Element of the 2023 Goals, Objectives, and Policies document promote water conservation and quality, as follows:

"4.2.9 Policy (to be revised by the EAR-based amendments; as underlined):

The Town shall work towards the further education of the public regarding various methods of water conservation at the household and small business level. In this regard, the Town shall procure publications from the South Florida Water Management District for distribution to residents and posting on the Town's website."

"4.2.10 Policy:

The Town shall encourage the utilization of the Best Management Practices developed by the Florida Department of Agriculture to promote the protection of water quality. The Town shall provide, as available, education material on the Best Management Practices."

2. Comprehensive Plan Amendments:

The following EAR-based amendments are incorporated in the Infrastructure Element of the accompanying 2023 Goals, Objectives, and Policies document:

3.4 Objective:

The Town shall support Palm Beach County (PBC) Water Utilities (PBCWUD) to identify and, ~~where feasible~~, correct existing potable water facilities' deficiencies as necessary.

3.4.1 Policy:

~~The Town shall assist the County with capacity surpluses and deficiencies for the long-term planning horizon and any other relevant issues. in planning for the Town's potable water supply needs by participating in the preparation of periodic PBC 10- Year Water Supply Facility Plan updates.~~

3.4.2 Policy: The Town shall continue to participate in the Palm Beach County/Town of Loxahatchee Groves Potable Water, Wastewater, and Reclaimed Water Utilities Franchise and Service Area Agreement as a means to provide potable water supply service to Town residents.

3.5 Objective:

Potable water facilities, currently depicted on MAP INF-1, shall be provided to meet the Town's short-term and long-term future needs. Long-term needs shall be addressed in the PBC 10-Year Water Supply Facilities Work Plan updates.

3.5.1 Policy:

The level of service (LOS) standard for potable water facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the County facility that serves the Town. The LOS standard for water treatment plants planning shall be measured by maximum average daily flow. The level of service (LOS) standard for potable water facilities provided by PBCWUD in the current PBC 10-Year Water Supply Facilities Work Plan is 111 426 GPD per capita.

3.5.3 Policy:

~~The Town shall support the planning Planning for additional capacity and/or a reduction in per capita demand shall be included in the PBC 10-Year Water Supply Facilities Work-plan. as required in Chapter 163 of Florida Statutes to increase the coordination of local land use and future water supply planning.~~

B. Capital Improvements Element Update

Florida Statutes Section 163.3177(3)(a) requires a local government comprehensive plan to include a Capital Improvements Element. Section 163.3177(3)(b) requires the Capital Improvements Element to be reviewed on an annual basis. However, modifications to the 5-Year Schedule of Improvements may be accomplished by local government ordinance rather than by amendment to the comprehensive plan.

The Town Council has elected to amend the Five-Year Schedule of Improvements by ordinance as part of its annual budget process in order to increase its planning efficiency. The following EAR-based amendments are incorporated in the Capital Improvements Element of the accompanying 2023 Goals, Objectives, and Policies document:

8.6 Objective:

The Five-Year Schedule of Capital Improvements shall be reviewed by the FAAC on an annual basis as part of the Town budget process. Any revisions and/or amendments to the Five-Year Schedule of Capital Improvements shall be made by the Town Council at that time. Annual updates to Tables 9-1 to 9-3 the Five Year Schedule of Capital Improvements shall be made by Town Council Ordinance and not subject to the comprehensive plan amendment process.

8.7 Objective

The Five Year Schedule of Capital Improvements consists of Tables 8-1 to 8-3.

Table 8-1 Summary of FY 2014 – 2018 Capital Improvements Projects

A. Necessary to Maintain LOS Standards: Loxahatchee Groves

Comprehensive Plan Element	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Transportation	TRAN 1: Non-District Town Road Survey (1)	Objective 2.6 and Policies 2.2.4, 2.7.1 and 2.7.9 Transportation Element
Transportation	TRAN 2: Collecting Canal Road OGEM surface Improvements (1,2)	Policy 2.1.3 Transportation Element
Transportation	TRAN 3: Okeechobee Traffic Signal @ "D" Rd. (1)	Policies 2.1.4 and 2.2.2, Transportation Element
Transportation	TRAN 4: Town Road OGEM Projects – Specific Future Projects To Be Identified (1,2)	Policy 2.1.3 Transportation Element
Transportation	TRAN 5: Pave/OGEM Surface "D" Road from Southern Blvd. to Collecting Canal	Policy 2.1.3 Transportation Element
Transportation	TRAN 6: LGWCD to Town road transfer costs – Specific Future Projects To Be Identified	Policy 2.1.3 Transportation Element
Drainage Sub-Element	DR 1: Drainage Canal Refurbishment Program (sub to LGWCD)	Policies 3A.1.5 and 3A.1.6 Drainage Sub-Element

Key: TRAN – Transportation; DR – Drainage; LGWCD – Loxahatchee Groves Water Control District.

(1) – Existing Deficiency; (2) – Replacement Project; (3) – To Meet Future Need

B. FY 2014 to 2018 Improvements Necessary to Maintain LOS Standards: Outside Agencies

Agency	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Lox Groves Water Control Dist	DR 2: 40-foot Long Front Backhoe lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element
Lox Groves Water Control Dist	DR 3: Long Reach Mower lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element

Palm Beach County School District	PSF-1 Palm Beach County School District 5-Year Capital Budget (FY 2013 – 2017) By Reference (3)	Policy 8A.3-A Public School Facilities Element
Florida Department of Transportation	FDOT-1: #4282391 Bridge #930402 repair and rehab. West of "D" Road (1)*	Policy 2.2.4 Transportation Element; Policy 9.2.10 Capital Improvements Element
Florida Department of Transportation	FDOT-2: #4193452 Add lanes and reconstruct Southern Boulevard (3)*	Policies 2.2.4 and 2.6.2 Transportation Element; Policy 9.2.10 Capital Improvements Element

* — Project included in the FY 2011 – 2015 Transportation Improvement Program (TIP) of the MPO.

Key: DR — Drainage; PSF — Public School Facility; FDOT — Florida Department of Transportation

(1) — Existing Deficiency; (2) — Replacement Project; (3) — To Meet Future Need

C. FY 2014 to 2018 Non-LOS Comprehensive Plan-Directed Improvements: Loxahatchee Groves

Comprehensive Plan Element	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Recreation and Open Space	ROS-1: Equestrian Trails — Linear Park from "A" Road to Folsom Road (1,3)	Objective 2.3 Transportation Element
Recreation and Open Space	ROS-2: Equestrian Trails — Future Projects To Be Identified (1,3)	Objective 2.3 Transportation Element

Key: ROS — Recreation and Open Space

(1) — Existing Deficiency; (2) — Replacement Project; (3) — To Meet Future Need

D. FY 2014 to 2018 Other Infrastructure Improvements: Outside Agencies/Private Parties

Project No. and Description	Public Agency/Private Party	Comprehensive Plan Consistency (Objective/Policy Citation)
TRAN-7 "F" Road Pavement and OGEM Improvements: Southern Blvd. to Collecting Canal (1,3)	Grove Medical Plaza Site Plan Approval Condition	Policy 2.1.4 Transportation Element

Key: TRAN — Transportation.

(1) — Existing Deficiency; (2) — Replacement Project; (3) — To Meet Future Need

Table 8-2 FY 2014 – 2018

Schedule and Cost of Capital Improvements Projects

A. Necessary to Maintain LOS Standards

Project Number*	Fiscal Year Cost (\$ '000's)					Total Cost (Dollars)
	2013/14	2014/15	2015/16	2016/17	2017/18	
TRAN-1	100	100	0	0	0	200,000
TRAN-2	944	0	0	0	0	944,000
TRAN-3	250	0	0	0	0	250,000
TRAN-4	100	0	0	0	0	100,000
TRAN-5	300	0	0	0	0	300,000

TRAN-6	29	29	29	29	29	145,000
TRAN-7	106	0	0	0	0	106,000
DR-1	150	150	150	150	150	750,000
DR-2	62	62	62	62	62	310,000
DR-3	34	34	34	34	34	170,000
FDOT #4282391	119	0	0	0	0	119,000
FDOT##4193452**	5,200	0	0	0	34,500	39,700,000
Totals	7,394	375	275	275	34,775	43,094,000

**Cost includes entire project length (Lion Country Safari to west of Crestwood Blvd).

*— Refer to Table 9-1A, 9-1B and 9-1D.

B. Non-LOS Comprehensive Plan-Directed Improvements

Project Number*	Fiscal Year Cost (\$ 000's)					Total Cost (Dollars)
	2013/14	2014/15	2015/16	2016/17	2017/18	
1. ROS-1	2. 80	3. 0	4. 0	5. 0	6. 0	7. 80,000
8. ROS-2	9. 0	10. 100	11. 100	12. 0	13. 0	14. 200,000
15. Totals	16. 80	17. 100	18. 100	19. 0	20. 0	21. 280,000
22. PBC School District	23. 5 Year Capital Budget (FY 2013 – 2017) Incorporated By Reference					

*— Refer to Table 9-1C.

Table 8-3 Revenue Sources for Town Directed Capital Improvements Projects

Project Number*	Revenue Source	Fiscal Year Budget (\$000)					Total Cost (Dollars)
		2013/14	2014/15	2015/16	2016/17	2017/18	
TRAN-1	GE/GT	100,000	100,000	0	0	0	200,000
TRAN-2	GE/GT	944,000	0	0	0	0	944,000
TRAN-3	GE/GT	250,000	0	0	0	0	250,000
TRAN-4	GE	100,000	0	0	0	0	100,000
TRAN-5	GE	300,000	0	0	0	0	300,000
TRAN-6	GT	29,000	29,000	29,000	29,000	29,000	145,000
TRAN-7	P	106,000	0	0	0	0	106,000
DR-1	GT	150,000	150,000	150,000	150,000	150,000	750,000
ROS-1	GE	80,000	0	0	0	0	80,000
ROS-2	GE	0	100,000	100,000	0	0	200,000
Town Totals	GE/GT/P	2,059,000	379,000	279,000	179,000	179,000	3,075,000

*— Refer to Tables 9-1A, 9-1C and 9-1D.

Revenue Sources: GE—General Fund; GT—Gas Tax; G—Grant; P—Private Source

III. ADDITIONAL FLORIDA STATUTES BASED AMENDMENTS

A. Planning Period Update and Population Projections

The Town's comprehensive plan must include a planning period for at least a ten-year period and population projections of at least 10 and 20-year periods. The 2020 Census population of Loxahatchee Groves was established at 3,355 residents. Future Town population generated by the Palm Beach County Planning Division, a professionally accepted source, is projected at 4,322 residents by 2035 and 4,908 residents by 2045.

It is necessary to update the Future Land Use Map to indicate the planning period of at least 10 years. Per this requirement, the 2023 – 2035 period is utilized in the 2023 Goals, Objectives and Policies document as the planning period.

B. Addition of a Property Rights Element

Florida Statutes Chapter 163.3177(6)(i)(1) requires a Property Rights Element to be included in the Town's Comprehensive Plan. The Property Rights Element has been added as Element 8 to the Comprehensive Plan as in the accompanying 2023 Goals, Objectives and Policies document as follows:

GOAL 9: PROPERTY RIGHTS

The Town shall respect judicially acknowledged, and constitutionally protected private property rights.

9.1 Objective:

The Town shall ensure that private property rights are considered in local decision making.

9.1.1 Policy:

The following rights shall be considered in local decision making.

(a) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

(b) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any of any other person, subject to state law and local ordinances.

(c) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

(d) The right of a property owner to dispose of his or her property through sale or gift.

C. Deletion of the Public School Facilities Element

Florida Statutes Chapter 163.3177(6) no longer requires a Public School Facilities Element to be included in the Comprehensive Plan. On this basis, the Town Council has deleted the current Element 8 Public Schools Facilities Element from the accompanying 2023 Goals, Objectives and Policies document.

D. Affordable Housing

Florida Statutes Chapter 163.3177(6)(f)1.d includes Comprehensive Plan requirements for very-low, low and moderate income workforce housing, mobile homes, group homes and foster care.

The Town currently relies upon the private sector to provide affordable housing opportunities for its residents. Private sector affordable housing opportunities are principally defined in the Unified Land Development Code (ULDC) as follows:

1. Minimum residential unit size of 400 sq. ft.
2. Allowance for permanent housing alternatives including accessory dwelling units, grooms quarters, modular and truck trailer and container conversion homes, and continuance and replacement of existing manufactured homes.
3. Use of a recreational vehicle and manufactured home on a temporary basis during new residence construction.
4. Use of recreational vehicles as temporary residences for a portion of the year

Housing Element Objective 6.2, modified in the accompanying 2023 Goals, Objectives, and Policies document, summarizes and supports the Town's housing policy:

6.2 Objective:

Adequate and affordable housing, consistent with the current rural character of the Town, shall be provided for existing residents and anticipated population growth, including housing to accommodate any defined specialized needs of very-low, low and moderate income households, ~~elderly households, EH-~~ modular homes and community residential homes.

~~handicapped or displaced residents. and farmworkers;—Also, provisions shall be made for displaced residents, and community residential homes foster care housing, as well as and manufactured or and modular mobile homes.~~

6.2.3 Policy:

Provide for innovative housing alternatives (e.g., ~~single-room occupancy, accessory dwelling units residential structures, caretaker quarters, groom's quarters, manufactured and mobile~~ modular homes and community residential housing ~~congregate living alternatives~~) oriented to facilitating reduced housing costs for very low, low and moderate income households and special needs populations.

6.2.5 Policy:

Allow the placement of manufactured homes ~~and individual mobile homes~~ within single-family residential districts provided that: (1) such homes must comply with all Town building, construction, design and housing codes that apply to all housing types and U.S. Department of Housing and Urban Development manufactured home construction and safety standards; and (2) they shall be subject to any reviews as provided in the Town code of ordinances.

6.2.6 Policy:

Encourage development of affordable and workforce housing, including accessory dwellings, in residential developments ~~south of Collecting Canal Road areas~~, in proximity to employment opportunities and major transportation facilities.

6.3 Objective:

Provision shall be made for the location of community residential homes ~~daycare, foster care and group home facilities~~ regulated by the Town's ULDC and licensed by the state of Florida, ~~in a manner consistent with state law and the character of existing residential neighborhoods.~~

6.3.1 Policy:

The Town shall ~~permit~~ support the location of community residential homes of 6 or fewer residents licensed by the state of Florida, ~~different classes of group home facilities~~ in appropriate residential neighborhoods that foster non-discrimination and encourage the development of community alternatives to institutionalization. ~~Further, no appropriate residential neighborhoods shall be closed to such facilities.~~

6.3.2 Policy:

The Town shall monitor the development and distribution of ~~daycare foster care and group homes~~ community residential homes to ensure that adequate sites and infrastructures are provided, while over-concentration (i.e., ~~to be defined by implementing Policy 6.3.1~~) in any residential appropriately zoned area is avoided.

6.3.3 Policy:

~~"Foster Care Facility" and "Group Home Facility"~~ "Community residential home" shall be defined as a residential unit, otherwise meeting the requirements of the Chapter 419, Florida Statutes and the Town Zoning

Code, where a family living environment is provided for individuals not related by blood or legally to the householder.

6.4.1 Policy:

Due to high land values and low permitted densities, very-low, low and moderate income housing efforts shall be oriented primarily toward: (1) maintaining the existing housing stock in standard condition; (2) continuing to permit individual ~~manufactured housing and mobile homes~~ modular or factory built homes and existing manufactured homes; and (3) investigating innovative housing alternatives such as ~~single-room occupancy, accessory dwelling units, and congregate living; tiny homes and truck trailer and container storage conversions.~~

IV. CHANGES IN LOCAL CONDITIONS AMENDMENTS

The Town Council and Local Planning Agency went through an extensive ten-month, page-by-page review of the current Comprehensive Plan Element Goals, Objectives and Policies. A schedule of workshops and meetings topics is presented in Exhibit 3.

The workshops and LPA recommendation resulted in three categories of Comprehensive Plan Amendments; Reformatting of the Comprehensive Plan; minor text amendments; and local issue amendments.

A. Reformatting of the Comprehensive Plan

Due to the unwieldy size and format of the existing Comprehensive Plan, the Town has opted to separate the document into 2023 Support Documentation and 2023 Goals, Objectives and Policies documents. The 2023 Support Documentation as well as additional future revisions will be approved by Town Council Resolution, as opposed to Ordinance, in order facilitate the update process. Future 2023 Goals, Objectives and Policies updates will continue to be approved by Town Ordinance, per statutory requirements.

As part of the EAR-based review a new Introduction Element has been added to the 2023 Goals, Objectives and Policies document. The Element addresses basic comprehensive plan requirements per the Florida Statutes. In addition, the following specific vision (i.e. Community Character Goal) of the Town's future based upon its historical past is included:

Loxahatchee Groves will protect its natural environment and rural character in the midst of an urbanizing region. The Town will continue to be a rural residential and agricultural community that has great respect for lifestyle choices balanced with historical community needs. This is reflected in a cost effective, minimal government structure that

strives to protect the environment and our quality of traditional lifestyles.

Development of plans, enforcement of regulations, and operations of the Town are directed toward this end.

B. Minor Text Amendments

The following minor amendments are indicated by underline and ~~strikethrough~~ text in the accompanying 2023 Goals, Objectives and Policies document.

- Grammer and format revisions.
- Movement of objectives and/or policies to a more appropriate location(s).
- Use of consistent terminology throughout the Comprehensive Plan.
- Updating of implementation timing for certain objectives and policies.
- Updating, where necessary, of Florida Statutes references and deleting Florida Administrative Code references.

C Local Issue Amendments

Local issue amendments, including text and map revisions, are included in the accompanying 2023 Goals Objectives and Policies document. The following paragraphs comprise a data and analysis summary of each issue. Related map revisions are presented in Exhibit 4.

1. Designation of Okeechobee Boulevard as a Rural Minor Collector

The current designation of Okeechobee Boulevard through the Town, by both the Town and Palm Beach County, is County Urban Collector. This designation is not consistent with the nature of the Town, as described by the Community Character Goal included in the new Introduction Element which describes the Town as a rural residential and agricultural community. Consistent with its character, the Town has proposed a change in the designation of Okeechobee Boulevard to Rural Minor Collector.

Implementing the Community Character Goal is the Town's Rural Residential 5(RR 5) Future Land Use category and Agricultural Residential (AR) zoning district which encompass more than 95% of the Town's land area and limit residential density to a maximum of 1 unit per 5 acres.

Supporting the Town's Community Character Goal are Palm Beach County Comprehensive Plan policies and planning maps and the designation of Loxahatchee Groves as a rural community by the Florida Department of Commerce (Ref: Exhibit 5).

Per Map LU-1.1 (Ref: Exhibit 5), the Town is within the Rural Tier of Palm Beach County's Managed Growth Tier System. Objective 1.4 *Rural Tier* of the Future Land Use Element of the County Comprehensive Plan, the Rural Tier is characterized as follows:

"The Rural Tier includes agricultural land and rural settlements that range in density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres. These areas support large agricultural operations as well as single-family homes with small family -owned agricultural businesses, including equestrian related uses. Due to the declining availability of land and the increase in population in the Urban and Exurban Tiers, the Rural Tier is beginning to experience pressure for urban densities and nonresidential intensities normally associated with a more urban area. The strategies in the Rural Tier are established to protect and enhance rural settlements that support agricultural uses and equestrian uses while also providing an alternative style of development in specific areas that further the goals of the Rural Tier"

County Future Land Use Element Policy 1.4-a states the following Rural Tier land use policy:

"The County shall protect and maintain the rural residential, equestrian and agricultural areas within the Rural Tier by:

1. Preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources;
2. Providing facilities and services consistent with the character of the area;
3. Preserving and enhancing natural resources; and,
4. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the rural community".

Per Map LU-2.1 (Ref: Exhibit 4), the Town is also within the County Rural Service Area. Objective 3.4 *Rural Service Area* of the Future Land Use Element summarizes the required service level as follows:

"Palm Beach County shall require a rural level of service, which meets the needs of rural development and uses without encouraging the conversion of rural areas to more intense uses.

Policy 3.4-a: The Rural Service Area shall include those areas of the County where the extension of urban levels of service is neither foreseen during the long-range planning horizon nor warranted by the development patterns or densities or intensities allowed. The official boundaries of the Rural Service Area shall be depicted on the Service Areas Map in the Map Series.

Policy 3.4-b: Development on a parcel in the Rural Tier that is adjacent to water and/or sewer lines which existed prior to the adoption of the Comprehensive Plan in 1989 shall be allowed an urban level of service when required by the Public Health Department".

To assist in maintaining its rural character while addressing its infrastructure needs and improving economic conditions, the Town applied for, and was designated a rural community, per F.S. Section 288.0656(2)(e)4, by the Florida Department of Commerce (FDOC). Documentation of the FDOC designation is included in Exhibit 5.

The following supportive text amendments are incorporated in the Transportation Element in the accompanying 2023 Goals Objectives and Policies document:

2.2.5 Policy:

The following shall be Town policies: (1) permanent removal of the "E" Road, 140th Avenue extension; (2) annual exclusion of that portion of Okeechobee Boulevard from Folsom Road to west of "A" Road from consideration of expansion to four lanes from the County's 5-Year Road Program; (3) support for the extension of Seminole Pratt-Whitney Road north to State Road 710, the Beeline Highway; (4) opposition to the extension of Okeechobee Boulevard to State Road 80 (Southern Boulevard); and (5) support of the extension of State Road 7 from Okeechobee Boulevard to Northlake Boulevard.

2.2.6 Policy:

In order to maintain the two-lane section on Okeechobee Boulevard and protect its rural character, the Town shall support implementation of the following:

- a) Designation of the section of Okeechobee Boulevard within Loxahatchee Groves a Rural Minor Collector;
- b) Traffic calming features to include, but not limited to, roundabouts, traffic signals, and/or stop signs at the Letter Road intersections; and
- c) Implementation and enforcement of reduced speed limits.

2.2.8 Policy:

On an annual basis, work with Palm Beach County to incorporate future roadway improvements that implement the Town's Okeechobee Boulevard planning policy Policies 2.2.5 and 2.2.6 within the Five-Year Transportation Improvement Program (TIP). In this regard, the Town Council shall be represented at Transportation Planning Agency meetings in preparation of the TIP.

2. Creation of a Local Roads Classification System

The Town's current classification system consists of three roadways; Okeechobee Boulevard, Southern Boulevard and Folsom Road. In order to facilitate and prioritize its local roads maintenance and improvements program it is necessary to create a related classification system. The Town's Roadway Equestrian Trails and Greenways (RETAG) Advisory Committee developed the classification system and map to be incorporated in the Comprehensive Plan.

To establish a classification system, following text amendments and map are incorporated in the Transportation Element of the accompanying 2023 Goals Objectives and Policies document:

2.7 Objective:

The Town shall maintain a safe local roadway network.

2.7.1 Policy:

For the purpose of allocating public maintenance and capital improvements projects funds, the Town's local roads shall be classified ~~as follows:~~ in Table TRN 1 Local Roads Functional Classification System and illustrated on Map TRN 2 Local Roads Classification Map.

~~1. Category 1— Surfaced local public roads under the jurisdiction of the Town.~~

~~1. A.— Paved local public roads;~~

~~1. B.— OGEM surfaced local public roads;~~

~~2— Category 2— Unsurfaced local public roads;~~

~~2. A.— Loxahatchee Groves Water Control District roads;~~

~~2. B.— Town of Loxahatchee Groves roads;~~

~~3.— Category 3— Private local roads (public access); and~~

~~4— Category 4— Private local roads (no public access).~~

2.7.4 Policy:

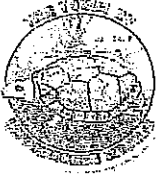
The Town shall investigate and implement strategies with all affected governments, special districts, and other public agencies, ~~including the LGWCD,~~ to discourage cut-through traffic on local roads throughout the Town.

Table TRN 1
Local Roads Functional Classification System

<u>Road Classification</u>	<u>Function</u>	<u>Design Objective</u>
<u>Service Level 1</u>	<u>Principal public access from Town properties to both Okeechobee Boulevard and Southern Boulevard</u>	<u>Improved or unimproved, as determined by the Town</u>
<u>Service Level 2</u>	<u>Public access from Town properties to Okeechobee Boulevard or Southern Blvd.</u>	<u>Improved or unimproved, as determined by the Town</u>
<u>Service Level 3</u>	<u>Connector public access between two or more Service Level 1 Roads</u>	<u>Improved or unimproved determined by Town and abutting owners</u>
<u>Service Level 4</u>	<u>Non-through public direct access to Town properties</u>	<u>Improvement can be requested by abutting owners and approved by Town.</u>
<u>Service Level 5</u>	<u>Non-through private direct access to Town properties</u>	<u>Improvements may be made by abutting owners</u>

Source: ~~Town of Loxahatchee Groves Roadway Equestrian Trail and Greenways Advisory Committee; 2019.~~

**EXHIBIT 1
LOXAHATCHEE GROVES
EVALUATION AND APPRAISAL NOTIFICATION**



Town of Loxahatchee Groves

155 "F" Road • Loxahatchee Groves, Florida 33470 • Telephone (561) 793-2418 • Fax (561) 793-2420 • www.loxahatcheegrovesfl.gov

June 18, 2021

Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity
Caldwell Building
107 East Madison Street
Tallahassee, Florida 32399

Re: Submittal of Evaluation and Appraisal Notification for the Town of Loxahatchee Groves (Palm Beach County).

Dear Mr. Eubanks:

Pursuant to the requirements of F.S. 163.3191(1), please accept this letter as the Evaluation and Appraisal Notification (Notification) for the Town of Loxahatchee Groves. In completing the Notification, the Town has researched changes in state comprehensive planning requirements since the date of the adoption of the Comprehensive Plan.

Based upon the Town's research into the matter, the principal amendments necessary to reflect updated state comprehensive planning requirements are those included in F.S. 163.3177 (4)(a) (coordination with the Lower East Coast and Palm Beach County 10-year Water Supply Plans) and F.S. 163.3177(3)(a) (update of the 5-Year Capital Improvements Plan).

In addition to a review of updated state requirements, the Town has determined that the Comprehensive Plan requires the following additional amendments to appropriately reflect current conditions:

1. Editing statutory and administrative code references in the Comprehensive Plan, and updating the planning period and population projections; and
2. Additional updates resulting from the recently completed 2019 FDEO Technical Assistance Planning Grant No P0361 (currently under review for Second Reading).

The Town will review the above items and transmit appropriate Comprehensive Plan amendments to the State Land Planning Agency.

Any questions regarding this submittal may be addressed to:

Jamie Titcomb
Town Manager
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470

Tel: (561) 793-2418
E-Mail: jtitcomp@loxahatcheegrovesfl.gov

Respectfully submitted,

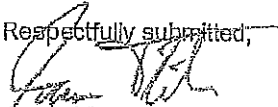

Jamie Titcomb, Town Manager
Town of Loxahatchee Groves

EXHIBIT 2
FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY
CONFIRMATION LETTER

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

July 15, 2021

Mr. Jamie Titcomb, Town Manager
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, Florida 33470

RE: Loxahatchee Groves Evaluation and Appraisal Notification Letter

Dear Mr. Titcomb:

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter which was due on August 1, 2021 and received by the Department on July 13, 2021.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by July 13, 2022, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), Florida Statutes.

Please be aware that Chapter No. 2021-195 Laws of Florida, creates a new Section 163.3177(6)(i), Florida Statutes. Effective July 1, 2021, each local government is now required to adopt a property rights element into its comprehensive plan.

Ms. Kelly Corvin of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850) 717-8503.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Mr. Ray Eubanks, Plan Processing Administrator, at (850) 717-8483.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Ray Eubanks', is written over a horizontal line.

D. Ray Eubanks
Plan Processing Administrator

DRE/me

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32309
850 245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

EXHIBIT 3
EAR WORKSHOPS AND MEETINGS SCHEDULE

EAR-BASED AMENDMENTS PROCESS AND SCHEDULE
Commencing January 9, 2023 (10th Revision)

Month	Date	Comp Plan Element(s)	Task
January	9	Conservation and Recreation/Open Space	1. Discussion and Staff Direction
January	23	Housing and Intergovernmental Coordination	1. Review of January 9th 2. Discussion and Staff Direction
January	30	Infrastructure and Transportation (part)	1. Review of January 23rd 2. Discussion and Staff Direction
February	13	Transportation (balance), Capital Improvements and Property Rights	1. Review of January 30th 2. Discussion and Staff Direction
February	28	Future Land Use #1	1. Review of February 13th 2. Discussion and Staff Direction
March	13	Future Land Use #2,	1. Review of February 28th 2. Discussion and Staff Direction
March	27	Introduction Element Plan graphics and Additional Planning Issues	1. Review of March 13th 2. Discussion and Staff Direction
April	24	Summary and discussion of previous and additional revisions	1. Review of March 27th 2. Discussion and Staff Direction
May	8	Council Review Workshop #1	1. Discussion of new FLU categories
May	15	Council Review Workshop #2: Introduction, Infrastructure, Recreation and Open Space, Housing Capital Improvements, Intergovernmental Coordination, Property Rights	1. Discussion of future land uses 2. Final Workshop Review of Elements
May	30	Continuation of Review Workshop #2	1. Discussion of future land use 2. Final Workshop Review of Elements
June	26	Council Review Workshop #3	Workshop Review of Draft Revised Comp Plan

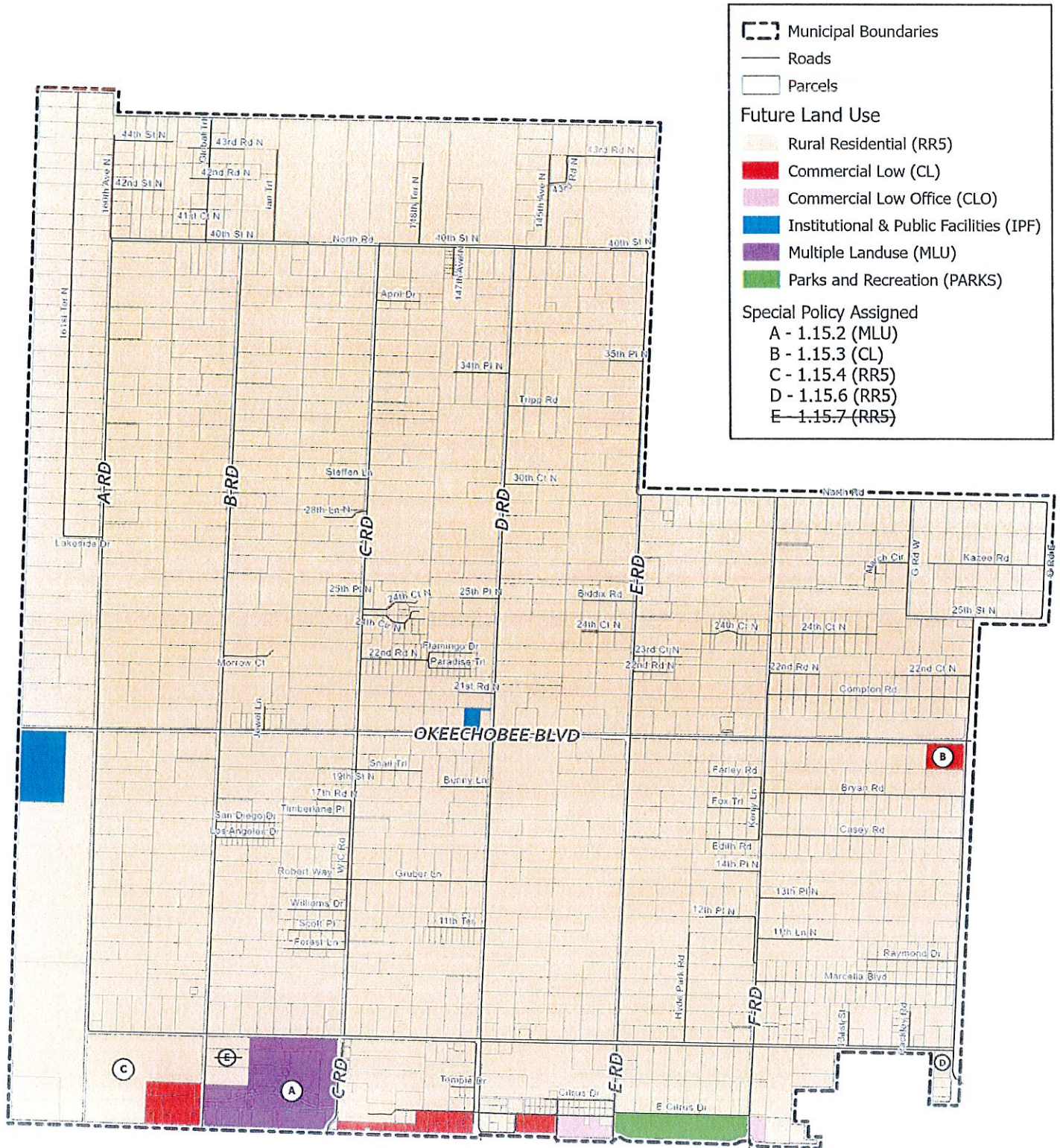
Month	Date	Comp Plan Element(s)	Task
August	17	Introduction, Conservation, Recreation/Open Space, Housing, Intergovernmental Coordination, Capital Improvements, and Property Rights Elements – Revised Comprehensive Plan	Planning and Zoning Board review
September	21	Future Land Use, Transportation and Infrastructure Elements – Revised Comprehensive Plan	Planning and Zoning Board review
October	24	Public Hearing - All Elements – Revised Comprehensive Plan	Local Planning Agency Public Hearing and Recommendation
January	23	All Elements – Revised Comprehensive Plan	Town Council Review of Recommendations from staff and LPA.
February	6	Public Hearing - All Elements – Revised Comprehensive Plan	Council Public Hearing and Consideration of Adoption Ordinance on First Reading
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Transmittal to FDEO and Other Agencies for Review and Comment
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Staff Review of Agency Comments (If any) and Draft response
To be determined (TBD)	TBD	Public Hearing - All Elements – Revised Comprehensive Plan, Including Agency Comment Responses	Council Public Hearing and Consideration of Adoption Ordinance on Second Reading
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Submittal of Adopted Plan to FDEO
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Comprehensive Plan Effective Date

**EXHIBIT 4
LOCAL ISSUE
COMPREHENSIVE PLAN MAP AMENDMENTS**

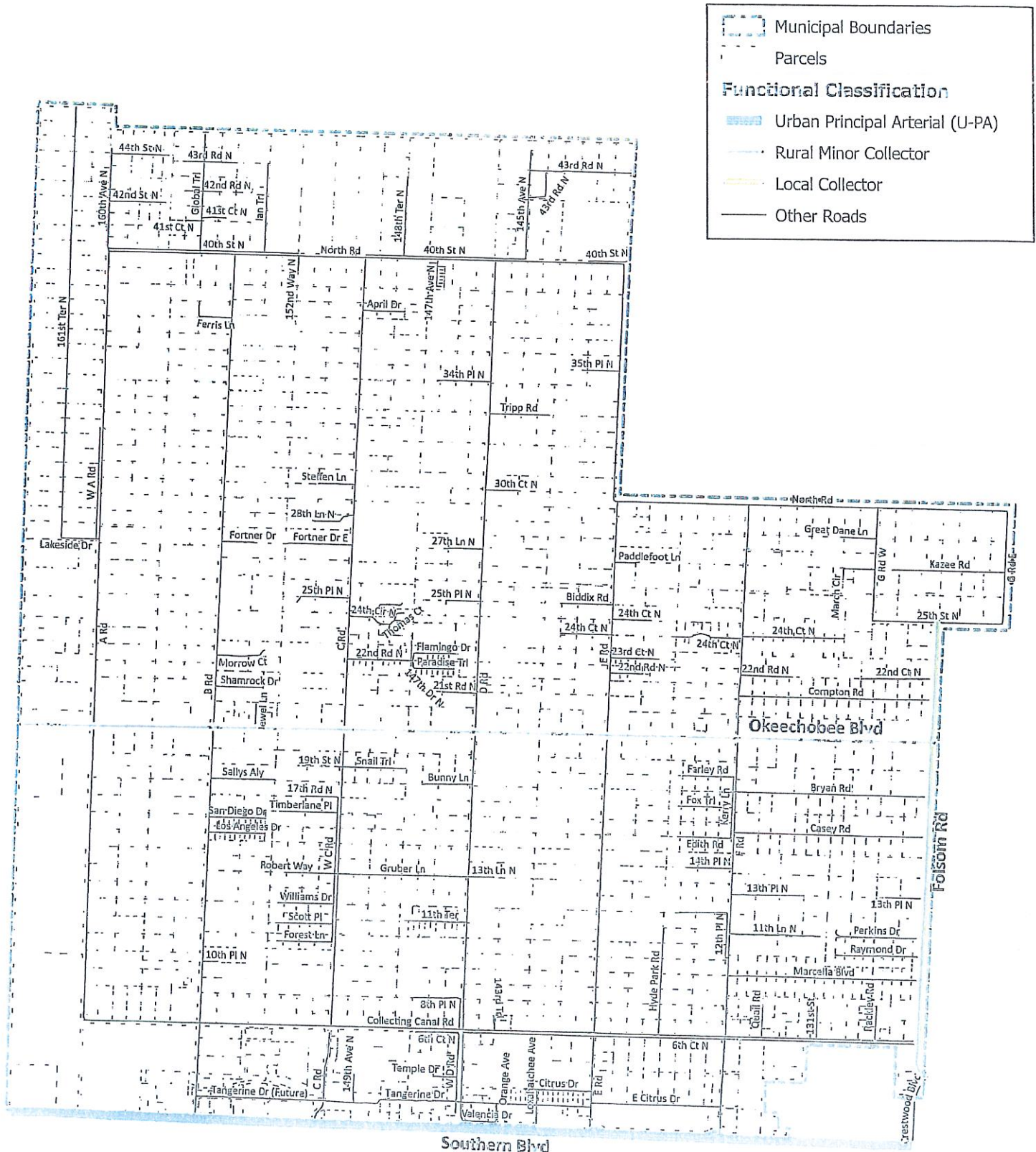


**LOXAHATCHEE
GROVES
FLORIDA**

MAP FLU-1 2035 Future Land Use Map



MAP TRN-1 - Major Roads Functional Classification Map



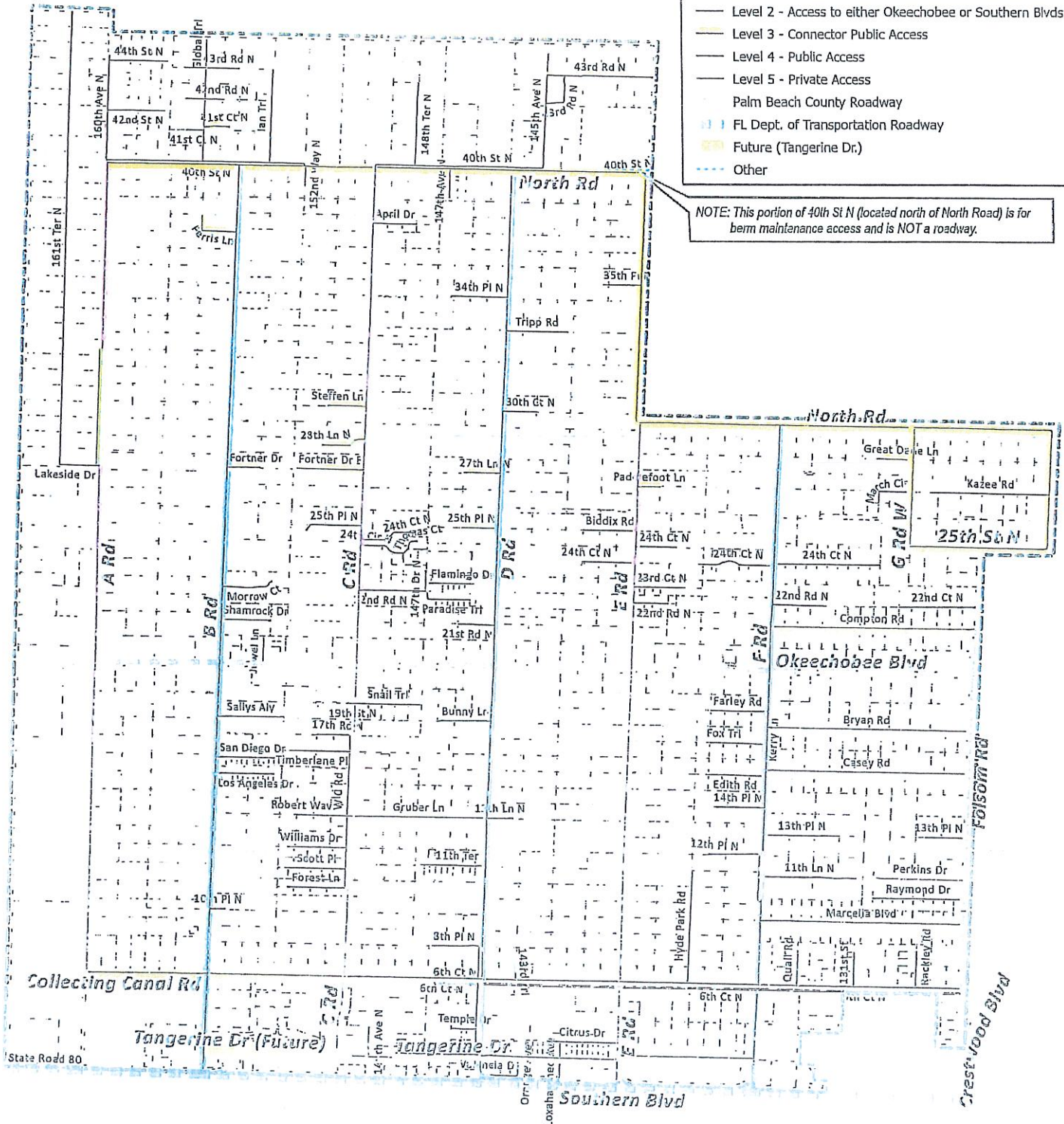


LOXAHATCHEE
GROVES
FLORIDA

MAP TRN-2 - Local Roads Classification Map

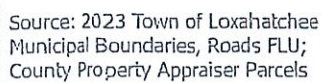
- Municipal Boundaries
 Parcels
Level of Service
 Level 1 - Access to both Okeechobee and Southern Blvds
 Level 2 - Access to either Okeechobee or Southern Blvds
 Level 3 - Connector Public Access
 Level 4 - Public Access
 Level 5 - Private Access
 Palm Beach County Roadway
 FL Dept. of Transportation Roadway
 Future (Tangerine Dr.)
 Other

NOTE: This portion of 40th St N (located north of North Rd) is for berm maintenance access and is NOT a roadway.



MAP INF-1

Water Mains





LOXAHATCHEE
GROVES
FLORIDA

MAP INF-2 Sewer Mains

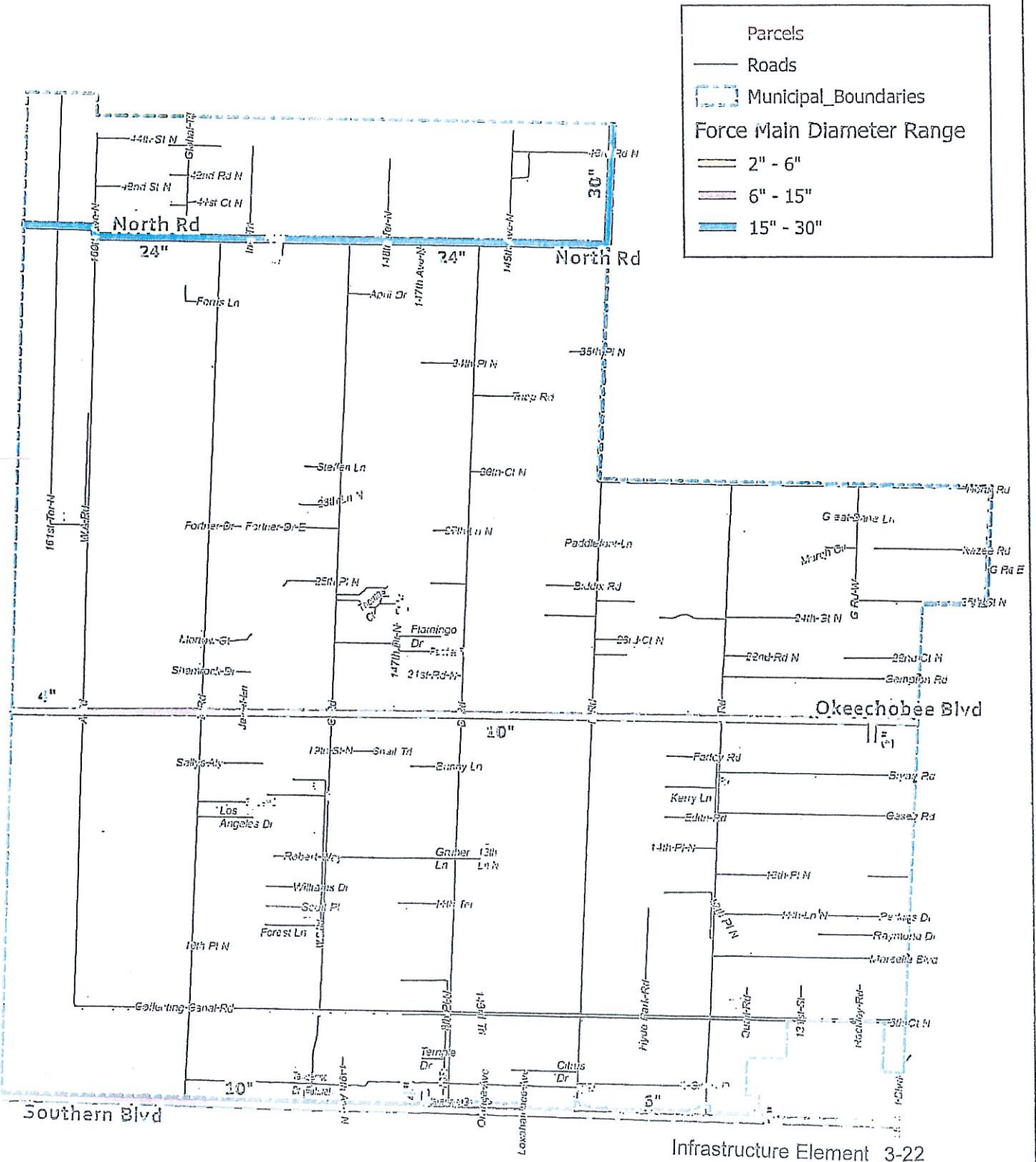


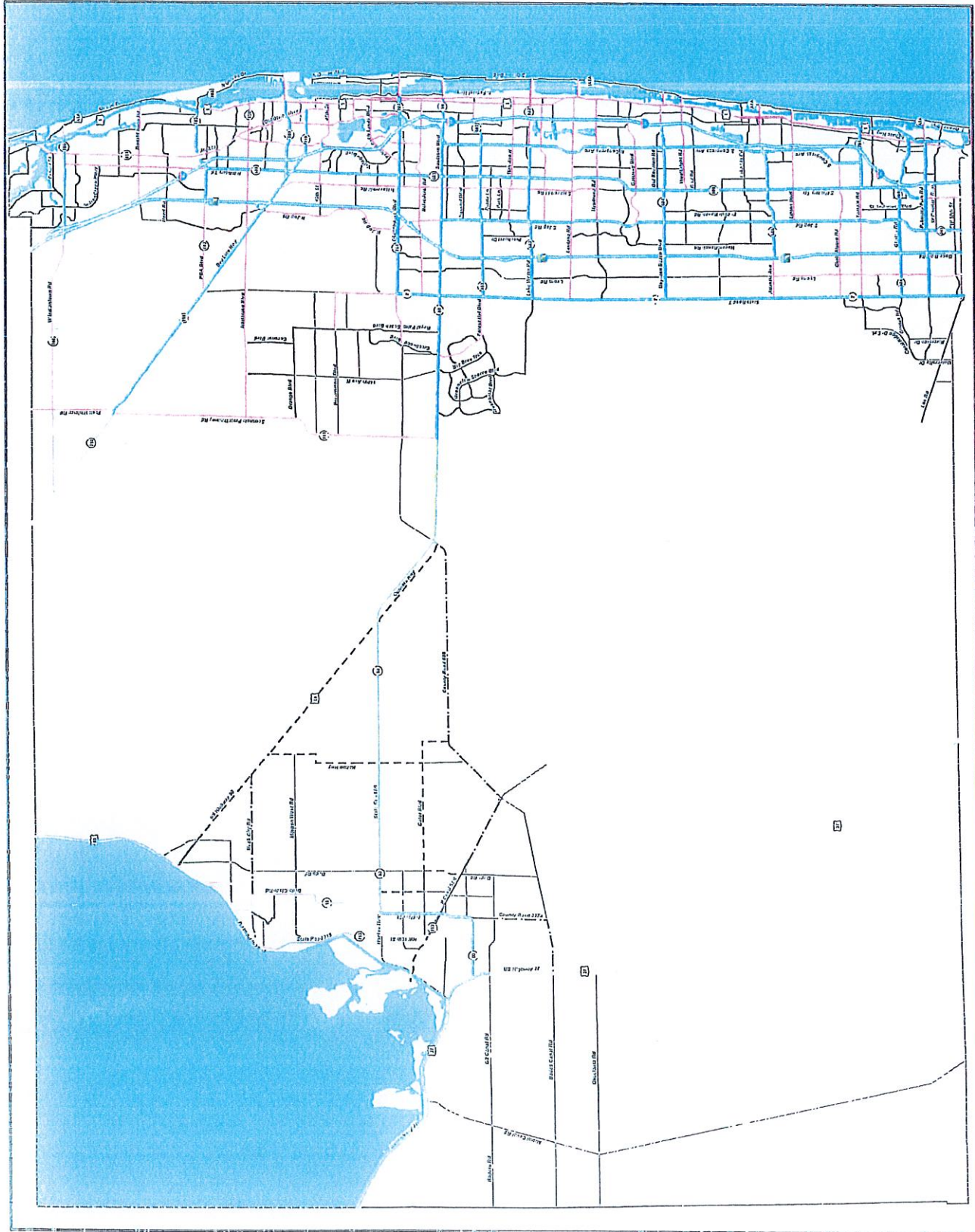
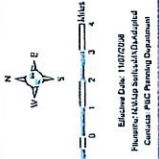
EXHIBIT 5
RURAL COMMUNITY SUPPORT DOCUMENTATION

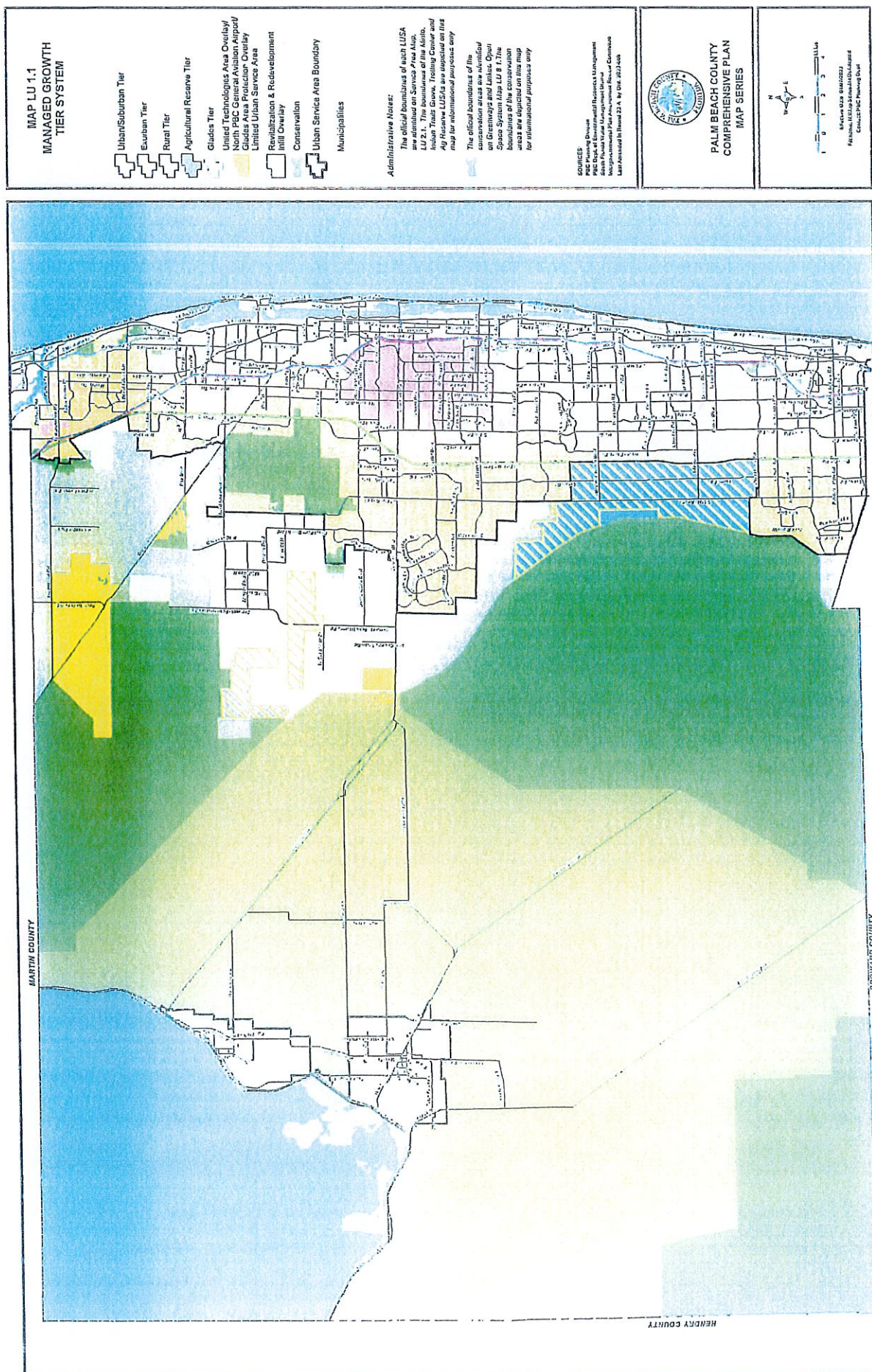
- MAP TE 3.1
FUNCTIONAL
CLASSIFICATION OF ROADS
- Urban Principal Arterial (U-PA)
 - Rural Principal Arterial (R-PA)
 - Urban Minor Arterial (U-MA)
 - Rural Minor Arterial (R-MA)
 - Urban Collector (U-COLL)
 - Rural Major Collector (R-MAJ)
 - Rural Minor Collector (R-MIN)
 - Undefined

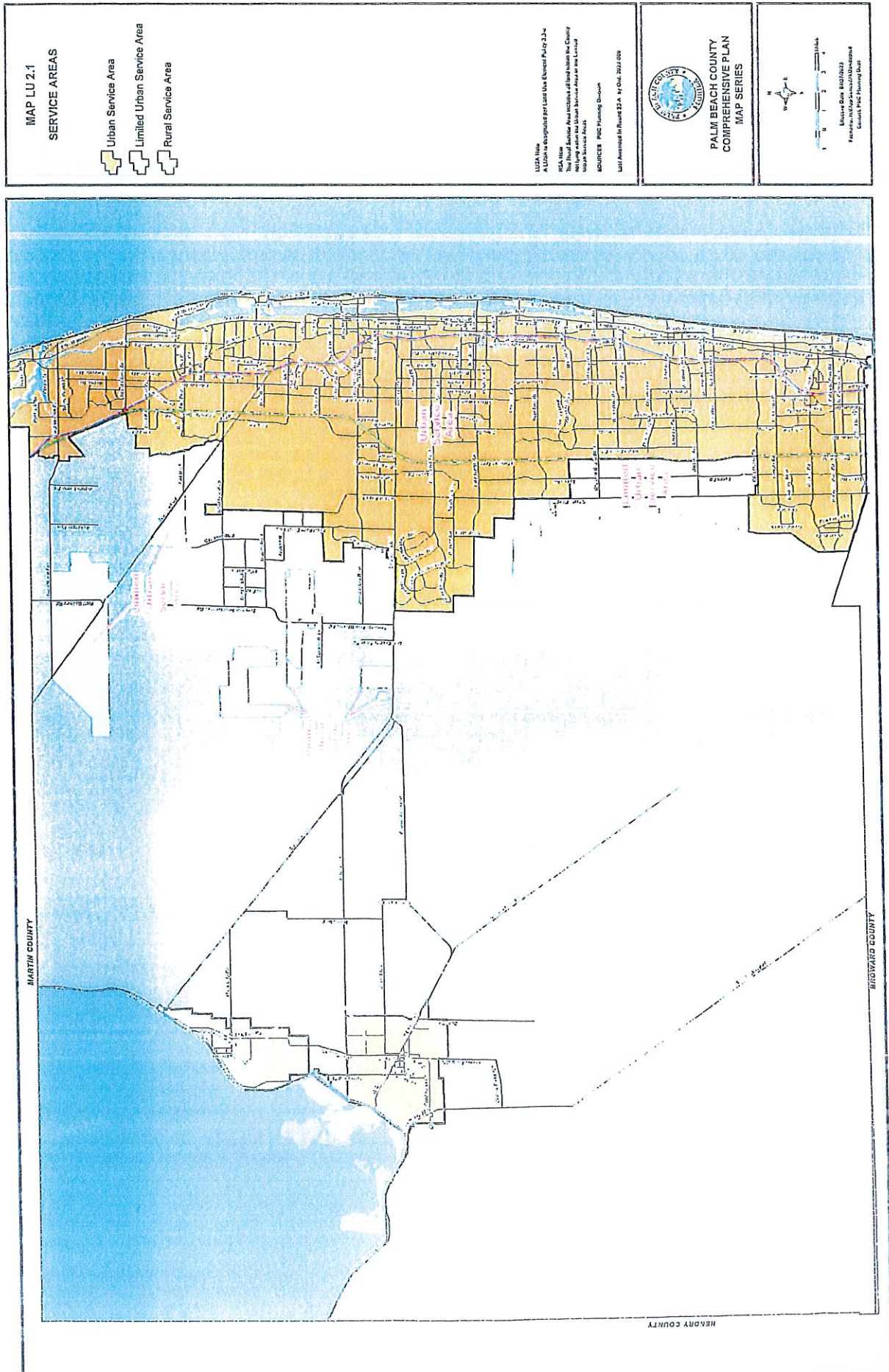
SOURCES
Palm Beach County Planning Division
Engineering & Public Works Dept. Geographing Section
Florida Department of Transportation
Federal Highway Administration "Palm Beach County 2020-2030
Palm Beach County Comprehensive Plan
Palm Beach County Comprehensive Plan
Last Amended by Board Order 1 by Ord. 2008-028



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES









Town of Loxahatchee Groves

155 F Rd. • Loxahatchee Groves, Florida 33470 • (561) 793-2418 Phone • (561) 793-2420 Fax • www.loxahatcheegrovesfl.gov

Joshua Ashkey
Florida Commerce
Division of Community Development
107 East Madison Street
Tallahassee, Florida 32399

Joshua,

I am Writing to express my strong support for the designation of our rural community, The Town of Loxahatchee Groves, as an official rural community. I am confident that this designation will bring much-needed resources and support to our community, and I am excited about the potential benefits it will bring to our residents.

The Town of Loxahatchee Groves has a rich history and a deep sense of pride in our rural way of life. However, like many rural communities across the state, we face unique challenges and opportunities. Our community relies heavily on agriculture, with a plethora of bona fide agricultural and homestead designations. Yet, we recognize the need for investment in our infrastructure and economic development.

Designating The Town of Loxahatchee Groves as a rural community would enable us to access a wide range of federal and state resources that can help address these challenges. These resources could be used to improve our roads, stimulate economic growth, and provide funding for community development projects that will enhance our quality of life and preserve our unique rural character.

I kindly request that you consider our application for rural community designation and support our efforts to improve the lives of our residents. Attached is our narrative of considerations in determining our eligibility. I am available to provide any additional information or assistance that may be needed throughout the application process.

Thank you for your time and consideration. We are excited about the prospect of becoming an official rural community and committed to working diligently to make this designation a reality.

Sincerely,

Francine L. Ramaglia,
Town Manager
Town of Loxahatchee Groves, Florida



Ron DeSantis
J. Alex Kelly

October 20, 2023

The Honorable Laura Donowski
Mayor, Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, Florida 33470

Re: Eligibility for Waiver or Reduction of Match Requirements

Dear Mayor Donowski:

The Florida Department of Commerce has reviewed the information submitted on behalf of the Town of Loxahatchee Groves (Town) and has determined that the Town is a "rural community" as that term is defined by Section 288.0656(2)(e)4., Florida Statutes.

If you have any questions or wish to discuss this further, please contact Barbara Powell at (850) 717-8504 or via email at Barbara.Powell@Commerce.fl.gov.

Sincerely,

Meredith Ivey, Deputy Secretary
Division of Community Development

ivil/bp

COMPREHENSIVE PLAN EVALUATION AND APPRAISAL AMENDMENTS 2024 Goals, Objectives and Policies



Town of Loxahatchee Groves

TABLE OF CONTENTS

<u>ELEMENT</u>	<u>PAGE</u>
Introduction	I-1
General Requirements	I-1
Data and Analysis Requirements	I-1
Procedural Requirements	I-2
Goals Objectives and Policies	I-2
Maps Showing Future Conditions	I-2
Adoption Ordinance	I-2
Support Documentation	I-3
Planning Period	I-3
Population Projections	I-3
Monitoring and Evaluation	I-3
Community Character Goal	I-3
Element 1 Future Land Use	1-1
Goal 1 Future Land Use	1-1
Objectives and policies	1-1
Element 2 Transportation	2-1
Goal 2 Transportation	2-1
Objectives And Policies	2-1

TABLE OF CONTENTS (Continued)

<u>Element</u>	<u>PAGE</u>
Element 3 Infrastructure	3 -1
Goal 3 Infrastructure	3 -1
Goal 3A Drainage Objectives and Policies	3 -1
Goal 3B Natural Groundwater Aquifer Recharge Objectives and Policies.....	3 -4
Goal 3C Potable Water Objectives and Policies	3 -5
Goal 3D Sanitary Sewer Objectives and Policies.....	3 -8
Goal 3E Solid Waste Objectives and Policies.....	3-11
Element 4 Conservation	4 -1
Goal 4 Conservation	4 -1
Objectives And Policies	4 -1
Element 5 Recreation and Open Space	5 -1
Goal 5A Open Space and Recreation Facilities Objectives and Policies	5 -1
Goal 5B Greenways and Multiuse Trails Objectives and Policies.....	5 -2
Element 6 Housing	6 -1
Goal 6 Housing	6 -1
Objectives And Policies	6 -1
Element 7 Intergovernmental Coordination	7 -1
Goal 7 Intergovernmental Coordination	7 -1
Objectives And Policies	7 -1
Element 8 Capital Improvements	8 -1
Goal 8 Capital Improvements	8 -1

Objectives And Policies	8 -1
Element 9 Property Rights	9 -1
Goal 9 Property rights	9 -1
Objectives And Policies	9 -1

LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
FLU-1 Future Land Uses	1-6
TRN-1 Local Roads Functional Classification System	2-8

LIST OF MAPS

<u>MAP</u>	<u>PAGE</u>
FLUM-1 2035 Future Land Use.....	1-17
TRN-1 Major Roads Functional Classification System	2-11
TRN-2 Local Roads Classification	2-12
INF-1 Water Mains	3-13
INF-2 Sewer Mains.....	3-14

INTRODUCTION

(underline areas are additions to the current Comprehensive Plan)

Included within the Evaluation and Appraisal Report update of the Loxahatchee Groves Comprehensive Plan, the Town has opted to adopt a separate Goals, Objectives and Policies document entitled: "Comprehensive Plan Evaluation and Appraisal Amendments 2024 Town of Loxahatchee Groves Comprehensive Plan".

The following 2024 Goals, Objectives and Policies (GOPs) document consists of goals, objectives and policies for each of the Comprehensive Plan Elements extracted from the 2009 Town of Loxahatchee Groves Comprehensive Plan, as amended (2009 Plan), and updated, where necessary, from the results of the 2024 Town of Loxahatchee Groves Evaluation and Appraisal Update. GOP updates to the 2009 Plan included herein, are presented in underline and strikethrough format so that the revisions can be easily tracked. The GOPs are adopted by Ordinance, per Florida Statutes requirements.

GENERAL REQUIREMENTS

Chapter 163.3161-163.3197, Florida Statutes (Community Planning Act) establishes requirements for the format and content of the Comprehensive Plan.

Chapter 163.3164(4), Florida Statutes defines comprehensive plan as "... a plan that meets the requirements of Sections 163.3177 and 163.3178". Section 163.3177 lists required conditions, studies, surveys and elements of the Comprehensive Plan. Further, the following two provisions of Chapter 163, Florida Statutes are emphasized by the State:

1. Loxahatchee Groves is charged with setting levels of service for public facilities in the Comprehensive Plan in accordance with which development must occur and permits will be issued; and
2. Public facilities and services needed to support development in Loxahatchee Groves shall be available concurrent with the impacts of such development.

DATA AND ANALYSIS REQUIREMENTS

All goals, objectives, policies, standards, findings and conclusions within the Town's Comprehensive Plan shall be based upon relevant and appropriate data. The Town is not required to collect original data; however, it is encouraged to utilize any original data necessary to update or refine the Comprehensive Plan database, as long as methodologies are professionally accepted.

Data used shall be the best available, unless the Town desires original data or special studies. Where data augmentation, updates, special studies or surveys are deemed necessary, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.

The Comprehensive Plan shall be based on population estimates and projections. Population estimates and projections shall be either those provided by the U.S. Bureau of the Census, the University of Florida Bureau of Economic and Business Research, or those generated by the Palm Beach County Planning Division (Population Model projections), or the Town

PROCEDURAL REQUIREMENTS

The Town's comprehensive plan shall be adopted and amended pursuant to the procedural requirements of Sections 163.3184 and 163.3187, Florida Statutes.

GOALS OBJECTIVES AND POLICIES

The following sections of this document shall comprise the goals, objectives and policies component of the Loxahatchee Groves Comprehensive Plan:

<u>Element</u>	<u>Chapter</u>
<u>Future Land Use</u>	<u>1</u>
<u>Transportation</u>	<u>2</u>
<u>Infrastructure</u>	<u>3</u>
<u>Conservation</u>	<u>4</u>
<u>Recreation/Open Space</u>	<u>5</u>
<u>Housing</u>	<u>6</u>
<u>Intergovernmental Coordination</u>	<u>7</u>
<u>Capital Improvements</u>	<u>8</u>
<u>Property Rights</u>	<u>9</u>

When the Town begins the adoption or amendment process, it is required by State law that appropriate public hearings be held. Procedures presented in Chapter 163, Part II, Florida Statutes are closely followed and adhered to at that time. As particular issues or matters of an expressed community concern arise, the Local Planning Agency (LPA) may hold additional public meetings or hearings, to address such concerns. Copies of public meeting legal notices are published pursuant to Chapter 166.04 (3) (a), Florida Statutes.

The Town shall review, and revise, as required, the Five-Year Schedule of Capital Improvements, pursuant to Objective 8.6 of the Capital Improvements Element each year.

MAPS SHOWING FUTURE CONDITIONS

Maps showing future conditions and/or illustrating Comprehensive Plan directives, as necessary, are included within each Element.

ADOPTION ORDINANCE

The 2024 Town of Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies document adoption ordinance is included herein by reference. Copies of ordinances and legal notices published pursuant to Chapter 163, Florida Statutes are on file with the Town Clerk.

SUPPORT DOCUMENTATION

Support documentation that forms the basis for the Comprehensive Plan, as well as future amendments and updates shall be included within each successive amendment and/or EAR-based comprehensive plan update.

PLANNING PERIOD

The Town's comprehensive plan must include a planning period for at least a ten-year period. On this basis, the 2024 – 2035 period is utilized in the 2024 Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies document.

POPULATION PROJECTIONS

The 2020 Census population of Loxahatchee Groves was established at 3,355 residents. Future Town population generated by the Palm Beach County Planning Division Population Model is projected at 4,322 residents by 2035 and 4,908 residents by 2045.

MONITORING AND EVALUAION

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element. This is largely because the Town's revenue and expenditure streams are subject to fluctuations every year. In order to maintain the effectiveness and relevance of the Capital Improvements Schedule, the Capital Improvements Element requires a continuous program for monitoring and evaluation.

The annual review will be the responsibility of the Town Council. The Town Manager will serve as principal advisor at all formal deliberations related to capital improvement monitoring and evaluation. The Town Council will direct the Town Manager to take appropriate action based upon its findings.

COMMUNITY CHARACTER GOAL

The community character goal is a vision statement toward which all Comprehensive Plan goals, objectives and policies are directed. Ultimately, the development of plans, enforcement of regulations, and operations of the Town are directed toward this end. The vision for the future of the community is as follows:

Loxahatchee Groves will protect its natural environment and rural character in the midst of an urbanizing region. The Town will continue to be a rural residential and agricultural community that has great respect for lifestyle choices balanced with historical community needs. This is reflected in a cost effective, minimal government structure that strives to protect the environment and our quality of traditional lifestyles.

PREVIOUS COMPREHENSIVE PLAN AMENDMENT ORDINANCES

2012-04

2012-05

2013-08

2014-06

2016-03

2016-08

2016-09

2017-01

2017-02

2018-01

2018-10

2024-01

FUTURE LAND USE
GOALS, OBJECTIVES AND POLICIES (Rev. Ord. 2012-04; 2012-05; 2014-06; 2016-03;
2016-08; 2016-09; 2017-01; 2017-02; 2018-01)

GOAL I: FUTURE LAND USE

Loxahatchee Groves will continue to protect its natural environment and rural character in the midst of an urbanizing region. The Town will continue to be a rural residential and agricultural community that has a great respect for lifestyle choices balanced with historical changing community needs.

~~1.1A Objective~~

~~The Town shall protect its rural character by maintaining Okeechobee Boulevard as a two-lane section.~~

~~1.1A.1 Policy:~~

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

- ~~a) Coordinate with Palm Beach County to designate 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.~~

~~1.1A.2 Policy:~~

~~On an annual basis, work with Palm Beach County to incorporate future roadway improvements that implement the Town's Okeechobee Boulevard planning policy within the Five-Year Transportation Improvement Program (TIP). In this regard, the Town Council shall be represented at Metropolitan Planning Organization (MPO) meetings in preparation of the TIP.~~

~~1.1A.3 Policy: (Incorporate within Objective 2)~~

~~To provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents, the Town shall create a rural-style commercial center along the Southern Boulevard corridor~~

1.1B Objective:

The Town shall designate future land uses with appropriate uses, densities and intensities that will protect residential and agricultural land uses and encourage limited economic development.

1.1.B.1 Policy:

Land use shall be determined by a the Future Land Use Map FLUM-1.

- 1.1B.2 Policy:
The Town shall regulate density and intensity of land uses as noted in Table 4-8-FLU-1.
- 1.1B.3 Policy:
The Town shall ensure that future land use designations are compatible with adjacent land uses within and outside of the Town boundary.
- 1.1B.4 Policy:
The Town shall encourage the use of Residential Enterprise and Home Office, as provided in Florida Statutes Section 559.955, ~~approvals as a tool~~ to promote limited economic development while preserving its rural character.
- 1.1B.5 Policy:
Land development regulations will, at a minimum:
- A. Regulate the subdivision of land;
 - B. Regulate the use of land and water consistent with this Comprehensive Plan and ensure the compatibility of adjacent land uses and provide for open space;
 - C. Regulate areas subject to seasonal and periodic flooding and provide for drainage and storm water management;
 - D. Protect potable water wellfields and aquifer recharge areas;
 - E. Regulate the placement, size and design of signs in the zoning code ULDC in order to enhance local businesses and prevent sign pollution;
 - F. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
 - G. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan;
 - H. Create codes allowing diverse low impact home-based businesses;
 - I. Establish codes to regulate uses that create large scale places of assembly;
 - J. Buffer residential uses from non-residential ~~uses~~ uses and associated impacts using mechanisms to promote and enhance the rural natural environment; and.
 - K. Direct future commercial low and commercial low office development to the Southern Boulevard corridor.
- 1.1B.6 Policy:
In reviewing applications for development permits, the Town shall consider all relevant factors, including but not limited to, consistency and compatibility with the Future Land Use Element of the Comprehensive Plan, together with all other Comprehensive Plan elements. The Town shall also consider

compatibility with adjacent zoning, approved plats and existing land uses, including occupied residential areas.

1.1B.7 Policy:

The Town shall encourage the use of innovative land development regulations that enhance the rural atmosphere, reduce energy usage and reduce greenhouse gas emissions.

1.1B.8 Policy:

The Town will discourage and assess potential for urban sprawl in formal review of development proposals utilizing criteria in ~~Rule 9J-5.006(5) (g), F.A.C.~~ Florida Statutes Section 163.3177(6) (a) 2 h.

1.1B.9 Policy:

The Town shall continue to maintain the rural zoning regulations for areas designated Rural Residential in order to protect and preserve the rural communities of present and future residents of these areas. The regulations shall, at a minimum:

A1. Retain an agricultural/residential zoning category and the agricultural uses, including agritourism uses, permitted by the Town's land development code and Florida Statutes Sections 193.461, 570.85 and 570.87.

B2. Provide for zoning districts, which appropriately accommodate residential and/or agricultural and/or agricultural uses, which are consistent with the Rural Residential Future Land Use designation;

C3. Provide assurances that allowed agricultural uses shall be compatible with a rural residential neighborhood in the land development code;

D4. Guarantee the keeping of livestock;

E5. Maintain specific regulations to restrict the types of non-residential and nonagricultural uses allowed and promote the rural character through design,

~~6. Allow home occupation uses that will not degrade the rural character of the area;~~

F7. Include provisions for legal non-conforming agricultural uses consistent with this Plan, while not violating the Right-to-Farm Act; and,

G8. Include provisions that: encourage maximizing the preservation of open space and protection of native vegetation and tree canopy in front, rear, and side yards; preserve environmental systems; protect wildlife; and retain the rural character.

1.1B.10 Policy:

Define accessory uses while recognizing the protections provided in the Right to Farm Act and minimize adverse impacts on neighboring properties including the use of Best Management Practices where available.

1.1B.11 Policy:

The Town shall ~~investigate~~ coordinate with the Palm Beach County Property Appraiser ~~a special~~ an appropriate tax valuation for properties that have a Conservation land use or easement and when the land is dedicated to natural resource protection ~~by December 2010.~~

1.1B.12 Policy:

The Town shall regulate in the ~~land development code~~ ULDC accessory dwelling units, which may include and shall not be limited to caretaker quarters; and groom's quarters.

- ~~A. The Town shall allow accessory dwelling units limited to one bedroom and one bathroom.~~
- ~~b. Caretaker quarters shall be allowed on parcels with bona fide agricultural uses.~~
- ~~c. Groom's quarters shall be allowed on parcels where there are equestrian uses.~~

1.1B.13 Policy:

The Town shall base all future land use decisions upon ~~and consistent~~ consistency with the adopted Comprehensive Plan.

1.1B.14 Policy:

Town will continue to adopt and enforce ~~a set of~~ land development regulations that are consistent with and implement the Town's Comprehensive Plan ~~within one year of adoption of the Comprehensive Plan and submit them to DCA for review.~~

1.1B.15 Policy:

The Multiple Land Use (MLU) land use designation may be assigned to parcels which are planned to incorporate more than one land use category within a unified plan of development in order to implement Comprehensive Plan directives, including: promotion of sustainable living concepts, preservation of the natural environment, joint traffic impacts assessment; encouragement of alternative transportation modes and economic growth, and mitigation of potential adverse impacts to surrounding areas. In order to be approved by the Town for an MLU designation, a parcel of land shall meet the following criteria:

- A. Minimum Parcel Size: 50 acres;
- B. Road Frontage and Primary Access: A minimum of 1,000 linear feet on an arterial roadway, as defined in Table TRN 1 Local Roads Functional Classification System and illustrated on Map TRN 1 Local Roads Classification Map on Map TRN — 2.3 of the Comprehensive Plan;
- C. Maximum Parcel Depth from Road Frontage: 2,000 linear feet;

- D. Mix of Land Uses: Each parcel assigned an MLU land use designation shall contain a combination of three (3) or more land uses from those listed in Table 4-8 FLU-1;
- E. Development Intensity: The maximum aggregate development potential for an MLU-designated parcel shall be determined by multiplying the acreage of each included land use category by its intensity, as defined in Table 4-8, FLU-1 and summing the result. However, based upon the infrastructure impact assessments performed during the approval process, or voluntarily by an applicant, development potential may be limited by the Town Council;
- F. Conditions of Approval: Any conditions of approval limiting development intensity of an MLU, or other conditions deemed necessary to implement Comprehensive Plan directives shall be stated in the form of Special Policies under Objective 1.15 of the Future Land Use Element of the Comprehensive Plan; and,
- G. Future Land Use Map: Each parcel of land with an approved MLU land use designation shall be so indicated on the Future Land Use Map, along with notes referring to conditions of approval enacted by special policy under Objective 1.15 of the Future Land Use Element.

1.2 *Objective:*

Development of a rural style commercial center consisting of accessible shopping, recreation, and employment opportunities for Town residents, shall be limited to the Southern Boulevard Corridor.

1.2.1 Policy:

The Town shall limit new commercial development to areas south of East Citrus Road Drive border to border.

1.2.2 Policy: Reserved

~~The Town shall examine a special taxing district for non-residential uses south East Citrus Road East border to border by December 2010.~~

1.2.3 Policy:

The Town shall may endorse a substantial equestrian facility along the Southern Boulevard Corridor.

Table FLU - 1-4 Future Land Uses

Land Use Category	Zoning District(s)	Density	Intensity (Maximum Floor Area Ratio)	Uses
RESIDENTIAL				
Rural Residential 5 (RR-5)	<u>Agricultural Residential</u>	1 du/5 acres	0.15 (non-residential uses only)	Single-family dwelling units and agricultural uses. Agricultural uses shall be compatible with a rural residential neighborhood.
COMMERCIAL				
Commercial Low Uses (CL)	<u>Commercial Low (CL)</u>		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, including limited access self-storage, childcare, and recreational facilities. Limited institutional and public facilities allowed.
Commercial Office Uses - Commercial Low (CL-O)	<u>Commercial Low (CL-O)</u>		0.20	Offices for administrative, professional and business purposes; medical and accessory offices; childcare facilities; banking and financial institutions; membership organizations; and, uses that are accessory to the office use including restaurants. Limited institutional and public facilities allowed.
INSTITUTIONAL				

<i>Land Use Category</i>	<i>Zoning District(s)</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
Institutional and Public Facilities (INST)	<u>Institutional and Public Facilities (INST)</u>		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 facilities; childcare 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)	<u>Parks and Recreation (PARK)</u>		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.
CONSERVATION				
Conservation (CON)	<u>Conservation Sanctuary</u>	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				

Land Use Category	Zoning District(s)	Density	Intensity (Maximum Floor Area Ratio)	Uses
Multiple Land Use (MLU)	Ref: Policy 1.1B.14	Ref: Policy 1.1B.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.

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.

1.2.4 Policy:

The Town shall consider the extension of Tangerine Drive from B Road the equivalent of 161st Terrace to E D Road.

1.2.5 Policy:

The following uses are prohibited: additional big box; gas station; vehicle/car dealerships; and large industrial complexes.

1.2.6 Policy:

The maximum Floor-Area-Ratio of a self-storage facility may be increased above 0.15 provided that parking, loading, landscape, building height, setback and buffer requirements are satisfied.

1.3 Objective:

The Town shall strive to encourage a rural community design and look.

1.3.1 Policy:

The Town shall adopt an ordinance architectural guidelines for non-residential development that reflects and updates the Rural Vista Guidelines, by January 2010.

1.4 Objective:

The Town shall effectively manage and monitor development and redevelopment to assure that facilities and services meet adopted levels of service.

1.4.1 Policy:

Development orders and permits will be conditioned on the availability of the facilities and services necessary to serve the proposed development.

1.4.2 Policy:

Land use regulations shall require that facilities and services meet the established level of service standards and are available concurrent with the impacts of development.

1.4.3 Policy:

Providers of public facilities must be able to authorize service to the various land uses at the same time as the land uses are permitted.

1.4.4 Policy:

Ensure that new development bears a proportionate fair share of the cost for public facility improvements needed to accommodate the impacts of new development by utilizing a variety of mechanisms to access and collect impact fees, dedications and/or contributions from private development.

1.4.5 Policy:

Ensure the availability of suitable land for utility facilities necessary to support proposed developments.

1.5 Objective:

The Town shall specify the land use categories in which public schools are an allowable use.

1.5.1 Policy:

~~The Town shall allow~~ Future public schools may be allowed as a permitted use subject to special exception approval by the Town Council in the Institutional and Public Facilities (INST) future land use category with a preference for upper grade level schools to be located on Southern Boulevard. In any event, Special Policy 1.15.4 of the Future Land Use Element shall be interpreted as the Palm Beach State College property remaining a lawful use and not transformed to a nonconforming use by virtue of any amendment to the permitted uses in the Rural Residential 5 (RR 5) Land Use Category or the Town's Unified Land Development Code (ULDC).

1.5.2 Policy:

To the extent possible, the Town shall support the collocation of school sites with public facilities such as parks, libraries, and community centers.

1.6 Objective:

The Town shall maintain an emergency management plan to reduce or eliminate the exposure of human life and public and private property to natural hazards.

1.6.1 Policy:

The Town shall ~~prepare~~ maintain a Comprehensive Emergency Management Plan to ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions, by March 2009.

1.6.2 Policy:

The Town shall coordinate ~~their~~ its Comprehensive Emergency Management Plan with the County Emergency Management Office for compliance with the County Emergency Management Plan.

1.6.3 Policy:

The Town shall ensure level of service standards for public facilities are returned to pre-storm levels as soon as possible after a storm event.

1.6.4 Policy:

The Town shall ~~prepare~~ maintain a post-disaster redevelopment plan, by December 2010.

1.7 Objective:

Provide identification, protection and awareness of historic resources in order to preserve the Town's unique history.

1.7.1 Policy:

The Town of ~~Loxahatchee Groves~~ shall identify opportunities to exhibit Town history in future Town facilities, greenways and equestrian multi-use trails, and within parks located within the Town.

1.7.2 Policy:

The Town shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

1.7.3 Policy:

The Town shall undertake a survey of historic properties by 2011. At the time of each required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration under the provisions and criteria cited in the Standard Housing code.

1.8 Objective:

The Town shall monitor and protect natural resources in accord with the goals, objectives and policies in the Conservation Element.

1.8.1 Policy:

The Town shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitats.

1.9 Objective:

Protect the quality and quantity of the Town's potable water supply by limiting activities and land uses within the wellfield areas.

1.9.1 Policy:

New septic tank systems shall meet applicable state standards for permitting.

1.10 Objective:

Minimize flooding problems by coordinating future land uses with topographic, drainage and stormwater management systems and appropriate development codes and regulations.

1.10.1 Policy:

Town development codes shall contain floodplain protection provisions consistent with the criteria and mapping of the Federal Emergency Management Administration.

1.10.2 Policy:

~~Through the land development code, public roads and parking lots shall be designed consistent with the criteria of the Loxahatchee Groves Water Control District and the South Florida Water Management District.~~ Public roads and parking lots shall be designed consistent with the requirements of the ULDC and the South Florida Water Management District.

1.10.3 Policy:

~~New development shall meet the requirements of the ULDC, coordinate with the South Florida Water Management District, the Loxahatchee Groves Water Control District and appropriate agencies in Palm Beach County ("PBC") to provide consistency with water management regulations.~~

1.11 Objective:

The Town shall work towards the elimination of existing land uses which are inconsistent with the Town's development pattern and not compatible with the proposed future land uses.

1.11.1 Policy:

Inconsistent uses are hereby defined as any uses which are located on a site where they would not be permitted by this comprehensive plan.

1.11.2 Policy:

The Town shall adopt and maintain land development regulations which protect the rights of property owners to continue non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of a non-conforming use ~~for an extended period of time~~ as specified in the ULDC.

1.11.3 Policy:

Uses that are non-conforming due to density. Existing legally permitted and constructed structures as of the date of adoption of the comprehensive plan may remain. If the legally permitted structure is damaged, destroyed or redeveloped so as to require substantial improvement, it may be repaired, replaced or restored to the same density, provided that the development is brought into compliance with all other applicable codes and regulations.

1.11.4 Policy:

Owners of non-conforming lots of record that were legally established prior to the date of incorporation may construct one single family home on their lot.

1.11.5 Policy:

The existing naturist recreational vehicle park which includes private club and accessory recreational facilities legally established prior to the date of incorporation may remain.

1.12 *Objective:*

The Town shall consider changes to the future land use plan based upon energy-efficient land use patterns and discouragement of sprawl accounting for existing and future energy electric power generation and transmission systems.

1.12.1 Policy:

The Town shall ensure the Town's comprehensive plan and land development code does not prevent the construction of electric substations within the Town.

1.12.2 Policy:

The land development code shall allow for use of alternate, renewable sources of energy including the use of solar panels.

1.12.3 Policy: Reserved

1.12.4 Policy:

The Town shall continue to allow home based businesses to the extent that impacts are compatible with an agricultural/residential community.

1.12.5 Policy:

The Town will strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution. The Town will promote alternative forms of transportation by solidifying a greenways/equestrian multi-use trail plan and

cooperating with PBC for new and improved transit. The Town will also plan internal roadways and cross access between parcels that will allow for more efficient travel.

1.12.6 Policy:

The Town shall ensure development and redevelopment is transit-ready along major transportation corridors.

1.13 Objective:

The Town shall implement greenhouse gas reduction strategies.

1.13.1 Policy: Reserved

~~The Town shall educate residents on home energy reduction strategies.~~

1.13.2 Policy: Reserved

~~The Town shall educate residents, business owners and farmworkers on the cost and environmental effects of automobile idling.~~

1.13.3 Policy:

The Town shall encourage and educate the public in the planting and maintenance of trees and provide public education on the placement of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

1.13.4 Policy:

The Town shall continue to reduce the heat island effect by supporting sustainable agricultural uses and practices within the Town such as Department of Agriculture Best Management Practices.

1.13.5 Policy:

The Town shall continue to require open space and pervious surface areas in development and redevelopment.

1.13.6 Policy:

The Town shall ~~amend~~ maintain the land development regulations ~~to that include~~ adopt specific standards and strategies that to address greenhouse gas emissions, energy efficient housing, and overall energy conservation, ~~within one year of adoption of the Comprehensive Plan.~~

1.14 Objective:

The Town shall encourage the redevelopment and renewal of blighted areas in order to ensure stability of the community as needed.

1.14.1 Policy:

Establish administrative procedures to require rehabilitation and/or demolition of housing, if necessary, following a natural disaster or if a dwelling unit is damaged by fire beyond repair.

1.14.2 Policy: Reserved

~~At the time of each required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need~~

~~of special consideration under the provisions and criteria cited in the Standard Housing Code.~~

1.15 *Objective:*

Special land use policies may be adopted by ~~Loxahatchee Groves~~ the Town when necessary to address site-specific issues related to implementing the Loxahatchee Groves Comprehensive Plan and its special planning studies.

1.15.1: Special Policy: Reserved

1.15.2 Special Policy:

A.(4) Land use and density/intensity of development on the property delineated as "Special Policy 1.15.2" on the Future Land Use Map, Map # FLU -1.10, shall be regulated by the application of the Multiple Land Use (MLU) land use category, and the following criteria: Commercial Low (CL) – Maximum of 34.34 acres/ 103,000 sq. ft. of retail commercial space; Commercial Low Office - Maximum of 16.0 acres/44,000 sq. ft. of professional and medical office commercial space; and Institutional – Minimum of 40.0 acres/Maximum of 128 congregate living beds.

B.(2) A 300-foot wide buffer shall be incorporated in the master plan along that portion of the MLU adjacent to the Collecting Canal.

1.15.3 Special Policy:

Land use and intensity of development on the property delineated "Special Policy 1.15.3" on the Future Land Use Map, Map #FLU -1.10, shall be regulated by the application of the following: (a) The applicant shall record a Deed Restriction which shall provide that the Intensity of development shall not exceed a floor-area- ratio (F.A.R.) of 0.074 in order to accommodate a maximum of 30,000 sq. ft. of commercial low intensity uses; and (b) this restriction shall automatically increase to whatever F.A.R. may be subsequently granted by the Town Council to any other Commercial Low designated property fronting on Okeechobee Boulevard and lying within the Town limits.

A(4). A Conceptual Site Plan reflecting the 0.074 F.A.R. shall be approved as part of the initial rezoning approval. Subject to potential future F.A.R. increases permitted by Special Policy 1.15.3(b), development uses, access and intensity shall be consistent with the Conceptual Site Plan.

B(2). Any increase in development intensity above a 0.074 F.A.R., as permitted in Special Policy 1.15.3(b), shall be processed through the Town's site plan or site plan amendment approval process, as appropriate.

1.15.4 Special Policy:

Development on the Palm Beach State College Property delineated as "Special Policy 1.15.4" on the Future Land Use Map, Map # FLU-1.10, shall be regulated by the following criteria:

A.(4) ~~Policy 1.15.4-a:~~ Development of the property shall be governed only by the following regulations:

- ja. SREF- State Requirements for Educational Facilities as adopted in Rule 6A-2.0010;
- iib. Florida Building Code;
- iiic. Florida Fire Prevention Code;
- ivd. South Florida Water Management District; and,
- ve. Loxahatchee Groves Water Control District.

B.(2) Policy 1.15.4-b: A "Master Site Development Plan" providing the following information for the overall site shall be submitted to the Town for approval prior to issuance of the first building permit:

- ja. Site Acreage;
- iib. Site boundaries clearly identified, and ties to section corners;
- iiic. Existing and proposed land uses and existing uses on adjacent land;
- ivd. Generalized location of development areas and uses;
- ve. Indication of vehicular connections to public rights-of-way;
- vif. A valid Conceptual Driveway Permit approval from the Florida Department of Transportation issued pursuant to the "State Highway System Access Management Classification System and Standards", as amended;
- viiig. Design Guidelines to be consistent with the intentions of the Town's Rural Vista Guidelines as can be applied to a college campus;
- viii h. All adjacent public and private rights-of-way and easements, indication of ultimate right-of-way line, centerline, width, pavement width, existing and proposed median cuts and intersections, street light poles and other utility facilities and easements;
- ixi. Indication of existing native vegetation that will be preserved;
- xj. A detail of the proposed buffer for screening along the northern boundary, including addressing removal of invasive vegetation and replanting; and,
- xik. Site Data, including the maximum intensity permitted on site.

C.(3) Policy 1.15.4-c: A copy of the "Campus Master Plan" prepared pursuant to State Requirements for Educational Facilities as adopted in Rule 6A- 2.0010 and all future 5-year updates shall be submitted to the Town of Loxahatchee Groves for informational purposes. The 5 - year updates to the "Campus Master Plan" shall be submitted to the Town of Loxahatchee Groves for informational purposes prior to submission of the Plan to the Department of Education. During the development of the Educational Plant Survey and the Campus Master Plan, the Town shall be given the opportunity to raise any issues or concerns with the Plan for consideration by the College.

1.15.5 Special Policy: Reserved

1.15.6 Special Policy:

The existing veterinary clinic use for the treatment of small and large animals on the property delineated as "Special Policy 1.15.6" on the Future Land Use Map, Map #FLU-1.10, is determined to be legal and conforming to the Loxahatchee Groves Unified Land Development Code (ULDC) and may expand subject to the land development regulations therein, provided that the on-site care and

treatment of Class I and Class II wildlife, as defined in Florida Administrative Code Section 68A-6.002(1), is prohibited.

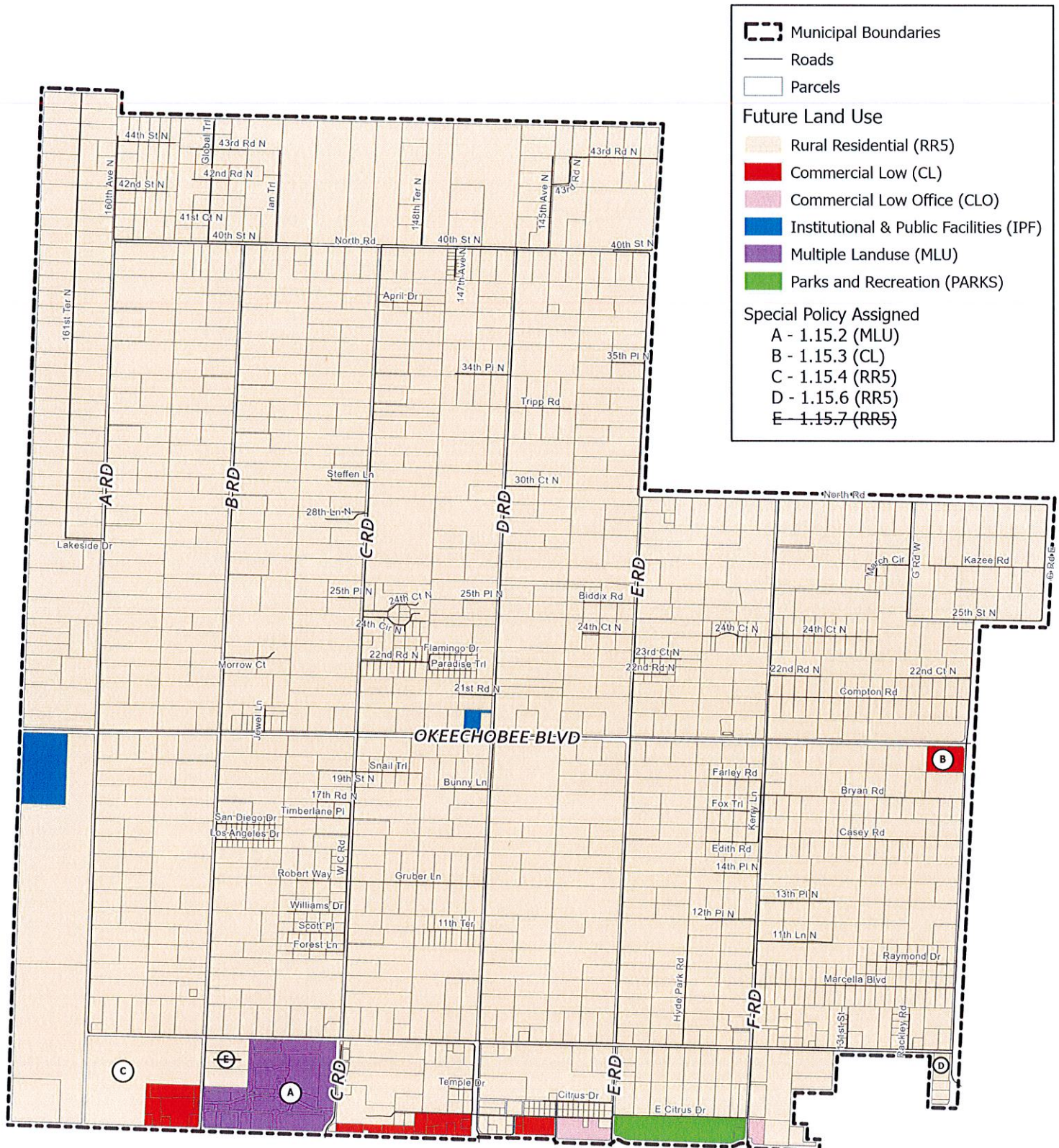
1.15.7 Special Policy:

Properties within the area defined by the following features, where a planned mixture of non-residential land use designations currently predominates, may apply for a change in land use to a MLU, CL, CLO, INST or CON Future Land Use designation: Collecting Canal (north), Southern Boulevard (south), "C" Road (east), and "B" Road (west). The intent of this policy is to exempt the subject properties from policies 1.1.5.k, 1.1.15.a, 1.1.15.b, and 1.2.1

MAP FLU-1-2035 Future Land Use MAP

(Refer to the following page)

2035 Future Land Use Map



TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES (Rev: Ord. 2013-08; Ord. 2017-01; Ord. 2018-10)

GOAL 2: TRANSPORTATION

The Town of ~~Loxahatchee Groves~~ shall provide, maintain and improve a safe, convenient and energy efficient multi-modal transportation system that is consistent with the Town's growth management principles, specifically the maintenance of its character, and is coordinated with a regional network which balances the needs of all current and future users in a manner to ensure the economic vitality of the Town as a rural residential and agricultural community and the enhancement of the Town's quality of life.

Concurrency Management

2.1 Objective:

The Town shall ensure that adequate public facilities are available concurrent with the impacts of development, and shall monitor impacts resulting from new development.

2.1.1 Policy:

The Town's Major Roads Functional Classification System is illustrated on Map TRN-1. The Town of ~~Loxahatchee Groves~~ shall adopt support the generalized two-way peak hour volumes for Florida's Urbanized Areas for all County urban collector roadways such as Okeechobee Boulevard at the Level of Service (LOS) "D" standard. However, in order to maintain Okeechobee Boulevard as a two-lane section, the Town may pursue a CRALLS (Constrained Roadway Operating At A Lower Level Of Service) designation or alternative roadway classification.

2.1.2 Policy:

The Town of ~~Loxahatchee Groves~~ shall adopt the generalized two-way peak hour volumes at the Level of Service standards established by the Florida Department of Transportation for all roadways on the State Highway System, Florida Intrastate Highway System (FIHS), and/or Strategic Intermodal System (SIS).

2.1.3 Policy:

The transportation network should be kept at the adopted Levels of Service by means of implementation of improvements to correct projected deficiencies. Projects should be listed in the Five-Year Schedule of Capital Improvements.

2.1.4 Policy:

The Town shall coordinate with Palm Beach County ("PBC") and the Florida Department of Transportation to address the deficiencies of roadways, as identified in the existing and future level of service analysis.

2.1.5 Policy:

Prior to the granting of a building permit, an applicant shall obtain transportation concurrency approval from ~~Palm Beach County PBC~~ and the Town. No building permit will be issued unless documentation of the corresponding transportation concurrency approval certificate has been presented.

2.1.6 Policy:

Transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the Town approves a building permit that results in traffic generation.

Intergovernmental Coordination

2.2 Objective:

The Town of ~~Loxahatchee Groves~~ shall participate in cooperative intergovernmental plans and programs to improve the safety, efficiency of the transportation system, while protecting the interests of the Town.

2.2.1 Policy:

The Town of ~~Loxahatchee Groves~~ shall coordinate with Palm Tran and the Palm Beach County MPO Transportation Planning Agency to identify programs and policies that will assist in the provision of a convenient, public transit network that will provide both local and regional connections and that will accommodate the physically disabled.

2.2.2 Policy:

The Town of ~~Loxahatchee Groves~~ shall participate in cooperative intergovernmental plans and programs that will improve safety for users of all modes of transportation including pedestrian, bicycle, equestrian, motor vehicle and transit.

2.2.3 Policy: Reserved.

2.2.4 Policy:

The Town of ~~Loxahatchee Groves~~ will coordinate with all affected local governments, special districts, the Florida Department of Transportation, ~~Palm Beach County PBC~~, Palm Beach County MPO Transportation Planning Agency and other public agencies to provide input and advocate for implementation of the Town's policies regarding future roadway plans for Okeechobee Boulevard, SR-80 and other roadways as necessary. The Town shall accordingly protect rights-of-way for future roadway projects and shall include right-of-way requirements in the Land Development Regulations.

2.2.5 Policy:

The following shall be Town policies: (1) permanent removal of the “E” Road, 140th Avenue extension; (2) annual exclusion of that portion of Okeechobee Boulevard from Folsom Road to west of “A” Road from consideration of expansion to four lanes from the County’s 5-Year Road Program; (3) support for the extension of Seminole Pratt-Whitney Road north to State Road 710, the Beeline Highway; (4) opposition to the extension of Okeechobee Boulevard to State Road 80 (Southern Boulevard); and (5) support of the extension of State Road 7 from Okeechobee Boulevard to Northlake Boulevard.

2.2.6 Policy:

In order to maintain the two-lane section on Okeechobee Boulevard and protect its rural character, the Town shall support implementation of the following:

A. Designation of the section of Okeechobee Boulevard within Loxahatchee Groves a Rural Minor Collector on the County’s Roadway Classification Map and designed as a Rural Parkway;

B. Traffic calming features to include, but not limited to, roundabouts, traffic signals, and/or stop signs at the Letter Road intersections; and

C. Implementation and enforcement of reduced speed limits.

D. Increase landscaping along and within the right-of-way to enhance rural feel.

2.2.7 Policy:

The Town shall review roadways and intersections with frequent speeding occurrences, operational deficiencies, and/or high crash frequencies. Specifically, the Town shall investigate strategies to coordinate with the Florida Department of Transportation and ~~Palm Beach County~~ PBC to:

A4. Address traffic operational deficiencies at Southern Boulevard intersections; and,

B2. Reduce speeding on Okeechobee Boulevard.

2.2.8 Policy:

On an annual basis, work with PBC to incorporate future roadway improvements that implement the Town’s Okeechobee Boulevard planning policy Policies 2.2.5 and 2.2.6 within the Five-Year Transportation Improvement Program (TIP). In this regard, the Town Council shall be represented at Transportation Planning Agency meetings in preparation of the TIP.

Greenways and Equestrian Multi-Use Trails

2.3 Objective:

The Town of Loxahatchee Groves shall develop a greenway and equestrian multi-use system to meet the needs and interests of the residents of Loxahatchee Groves. To assist in this effort, the Town may maintain the Roadway Equestrian Trails and Greenways (TAG) (RETAG) Advisory Committee, created by Town Resolution 2011-05.

2.3.1 Policy:

The Town shall create a map of existing equestrian riding and multi-use trails.

2.3.2 Policy:

The Town shall work toward establishing equestrian multi-use trails and greenways within the existing canal maintenance easements on all Letter Roads. In addition, the Town shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, or equestrian circulation throughout the Town.

2.3.3 Policy:

A plan for a cohesive internal trail system with connections to neighboring communities may be completed, under the direction of the Roadway, Equestrian Trails and Greenways (RETAG) (TAG) Committee.

2.3.4 Policy: Reserved

~~Annually, the RETAG MU TAG Committee shall assess whether the greenway and equestrian trail system is sufficient for the needs of the residents. As part of its annual assessment, RETAG MU TAG shall recommend projects to be included in the Five-Year Schedule of Improvements.~~

2.3.5 Policy:

The greenway and equestrian multi-use trails system, wherever feasible, shall provide connectivity among connections between residential properties homes, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.

2.3.6 Policy:

All vehicular parking for land uses properties which are adjacent to the greenway and equestrian multi-use trail system should provide the parking on a side away from the trail.

2.3.7 Policy:

The Town, in cooperation with LGWCD and the RETAG, shall develop minimum design standards for greenway and equestrian multi-use trails for inclusion in its Land Development Regulations. The Town shall coordinate the application of its

~~minimum design standards with the LGWCD whenever a proposed greenway or equestrian trail falls within an LGWCD right-of-way. Further, the RETAG shall work cooperatively with the Loxahatchee Groves Water Control District to develop trail design documents.~~

2.3.8 Policy: Reserved

~~The greenway and equestrian multi-use trail system shall be maintained and improved to be consistent with the Town's minimum design standards.~~

2.3.9 Policy:

The Town ~~shall~~ may use landscaping and signs to visually identify crossings and trail access points. ~~Safe and controlled crossings shall be provided.~~

2.3.10 Policy:

The Town may encourage and accept additional ~~shall ensure~~ sufficient right-of-way and easements ~~is preserved~~ to construct and maintain the multi-use trails.

2.3.11 Policy:

The Town shall coordinate the provision of greenway and equestrian multi-use trail connections among adjoining or abutting properties during the site plan review process.

2.4 *Objective:*

The Town ~~of Loxahatchee Groves~~' greenway and equestrian multi-use trail system shall be financially feasible.

2.4.1 Policy: Reserved

~~The Town shall determine which trails should be considered for public ownership.~~

2.4.2 Policy:

The Town shall explore the possibility of obtaining grants, gifts, contributions, funding assistance, and other financial resources for the development of ~~equestrian riding~~ multi-use trails.

2.4.3 Policy:

The Town should pursue joint efforts with all affected local governments, special districts, and other public agencies with respect to the acquisition, development and maintenance of multi-use trails as a means for reducing costs and pooling resources.

2.4.4 Policy:

The following ~~equestrian~~ multi-use trails and greenways projects shall be pursued by the Town until such time that a plan pursuant to Policy 2-3.3 is completed:

- A. North-South Town-wide trail connectivity along all Letter Roads by pursuing trail crossings of Okeechobee Boulevard and Collecting Canal at these intersections;
- B. East-West Town-wide trail connectivity ~~along easements along the south side of Collecting Canal and 6th Court North, North Road, and Okeechobee Boulevard;~~
- C. Multi-use Equestrian trail/greenway easements within future non-residential developments along Southern Boulevard ~~Equestrian Trail easements to provide connectivity between Loxahatchee Groves Park and the existing trail on F Road; and,~~
- D. Additional projects as deemed appropriate by the Town Council, as the opportunity arises.

Land Use/Transportation Coordination

2.5 Objective:

The Town shall coordinate the transportation system with the future land use map and ensure land uses are consistent with transportation modes and services proposed to serve those areas.

2.5.1 Policy:

The Town shall encourage connectivity among-within all new development and redevelopment projects so as to minimize impacts on the roadway network.

2.5.2 Policy: Reserved

~~The Town shall collocate where possible primary civic facilities, thereby reducing the number of vehicle trips.~~

2.5.3 Policy:

The Town shall coordinate the transportation system with land uses through implementation of, but not limited to, the following programs, activities or actions:

- A4- Transportation facilities and services shall be planned and located in a manner which minimizes the potential impacts on adjacent land uses with consideration given specially to existing residential areas;
- ~~2. Intermodal facilities shall be located so as to maximize the efficiency of the transportation system; and,~~
- ~~3. All opportunities to provide adequate bus shelters will be explored~~

Right-of-Way Protection

2.6 Objective:

The Town of ~~Loxahatchee Groves~~ shall ensure that future development does not encroach upon existing rights of-way.

- 2.6.1 Policy:
The Town shall ensure that future development does not encroach upon existing rights-of-way.
- 2.6.2 Policy:
Future right-of-way requirements for State and County roads, illustrated on Map TRN 1 Major Roads Functional Classification Map, shall be established in conformance with ~~Palm Beach County~~ PBC Standards to meet future needs, while maintaining the rural character of the Town.
- 2.6.3 Policy:
The Town shall continue to obtain additional survey data on the Town roads as the basis for implementing future road improvements.

Safety, Maintenance and Improvement of Local Roadways

- 2.7 *Objective:*
The Town shall maintain a safe local roadway network.
- 2.7.1 Policy:
For the purpose of allocating public maintenance and capital improvements projects funds, the Town's local roads shall be classified as follows: in Table TRN 1 Local Roads Functional Classification System and illustrated on Map TRN 2 Local Roads Classification Map.
- ~~1. Category 1 – Surfaced local public roads under the jurisdiction of the Town.~~
 - ~~1. A. Paved local public roads;~~
 - ~~1. B. OGEM surfaced local public roads;~~
 - ~~2 – Category 2 – Unsurfaced local public roads;~~
 - ~~2. A – Loxahatchee Groves Water Control District roads;~~
 - ~~2. B – Town of Loxahatchee Groves roads;~~
 - ~~3. – Category 3 – Private local roads (public access); and~~
 - ~~4 – Category 4 – Private local roads (no public access).~~
- 2.7.2 Policy:
The Town shall continue to encourage joint use of driveways and cross access agreements among adjoining property owners to allow circulation between sites and reduce the number of vehicular trips along roadways.
- 2.7.3 Policy:
The Town shall ensure that proper traffic signage is provided on local roads including speed limit, warning, guide, and street name signs.

2.7.4 Policy:

The Town shall investigate and implement strategies with all affected governments, special districts, and other public agencies, ~~including the LGWCD,~~ to discourage cut-through traffic on local roads throughout the Town.

Table TRN 1
Local Roads Functional Classification System

<u>Road Classification</u>	<u>Function</u>	<u>Design Objective</u>
<u>Service Level 1</u>	<u>Principal public access from Town properties to both Okeechobee Boulevard and Southern Boulevard</u>	<u>Improved or unimproved, as determined by the Town</u>
<u>Service Level 2</u>	<u>Public access from Town properties to Okeechobee Boulevard or Southern Blvd.</u>	<u>Improved or unimproved, as determined by the Town</u>
<u>Service Level 3</u>	<u>Connector public access between two or more Service Level 1 Roads or Service Level 2 Roads</u>	<u>Improved or unimproved determined by Town and abutting owners</u>
<u>Service Level 4</u>	<u>Non-through public direct access to Town properties</u>	<u>Improvement can be requested by abutting owners and approved by Town.</u>
<u>Service Level 5</u>	<u>Non-through private direct access to Town properties</u>	<u>Improvements may be made by abutting owners</u>

Source: Town of Loxahatchee Groves Roadway Equestrian Trail and Greenways Advisory Committee; 2019.

2.7.5 Policy: Reserved2.7.6 Policy: Reserved

~~Implement Town Okeechobee Boulevard policies stated in Objective 1.1A of the Future Land Use Element.~~

2.7.7 Policy:

The Town shall coordinate with law enforcement agencies to reduce crashes and enforce traffic codes and regulations.

2.7.8 Policy:

The Town shall utilize and update the current Road, Greenway, and Roadways Equestrian Multi-Use Trails and Greenways Plan to guide future roadway and equestrian multi-use trails maintenance and safety improvements.

2.7.9 Policy:

The Town will strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution. ~~The Town will promote by promoting~~ alternative forms of transportation by ~~solidifying a greenways/equestrian trail plan and~~ cooperating with ~~Palm Beach County PBC~~ for new and improved transit. ~~The Town will also~~

~~plan internal roadways and cross access between parcels that will allow for more efficient travel.~~

2.7.10 Policy: Reserved

~~The Town shall continue to coordinate with LGWCD for proper maintenance of the roadways.~~

2.7.11 Policy:

The following general roadway programs, determined to be necessary for attaining or maintaining desired service levels, shall be pursued by the Town. Specific projects shall be included as part of the annual review and update of the Five-Year Schedule of Capital Improvements:

- A1. Intersection control improvements at Okeechobee Boulevard and the Southern Boulevard intersections with "B", "D" and "F" Roads;
- B2. Installation of OGEM surface treatment and/or pavement at appropriate locations on the Town roads;
- C3. Installation of OGEM surface treatment on non Town roads provided that public right-of-way dedications from all affected property owners are procured; and,
- D4. Construction of new Town local roads, reconstruction or resurfacing of existing paved Town local roads, or paving or surfacing of existing graded Town local roads.

2.7.12 Policy:

Service Level 4 and Service Level 5 roads, including private access easements, shall not provide access to, and egress from the Town from areas outside of its corporate limits.

Transit

2.8 Objective:

~~The Town of Loxahatchee Groves shall support and coordinate with Palm Beach County PBC to provide safe, efficient, and convenient accessibility and availability to transit for all users.~~

2.8.1 Policy:

The Town shall coordinate with Palm Tran and the MPO Transportation Planning Agency to provide convenient service and access to intermodal terminals and facilities, including Palm Beach International Airport and other generators and attractors.

2.8.2 Policy:

The Town of ~~Loxahatchee Groves~~ shall coordinate with Palm Tran, and the MPO Transportation Planning Agency to identify programs and policies that will assist in

the provision of a convenient, public transit network that will provide both local and regional connections and that will accommodate the physically disabled.

2.8.3 Policy:

Require all applicants for site plan approval of all non-residential development on a property fronting Southern Boulevard to ~~conform~~ comply with the need for a Bus Stop Boarding and Alighting Area (BSBAA), as determined by Palm Tran.

Greenhouse Gas Reduction

2.9 Objective:

The Town of Loxahatchee Groves shall support and coordinate with Palm Beach County to reduce greenhouse gas emission by promoting alternative modes of transportation.

2.9.1 Policy:

The Town will strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution. The Town will promote alternative forms of transportation by solidifying a greenways/equestrian multi-use trails and greenways plan and cooperating with Palm Beach County for new and improved transit. ~~The Town will also plan internal roadways and cross access between parcels that will allow for more efficient travel.~~

2.9.2 Policy:

The Town shall ensure redevelopment is transit-ready along major transportation corridors.

MAP TRN-1-Major Roads Functional Classification System
(Refer to the following page)



Item 7.



MAP TRN-2-Local Roads Classification System
(Refer to the following page)

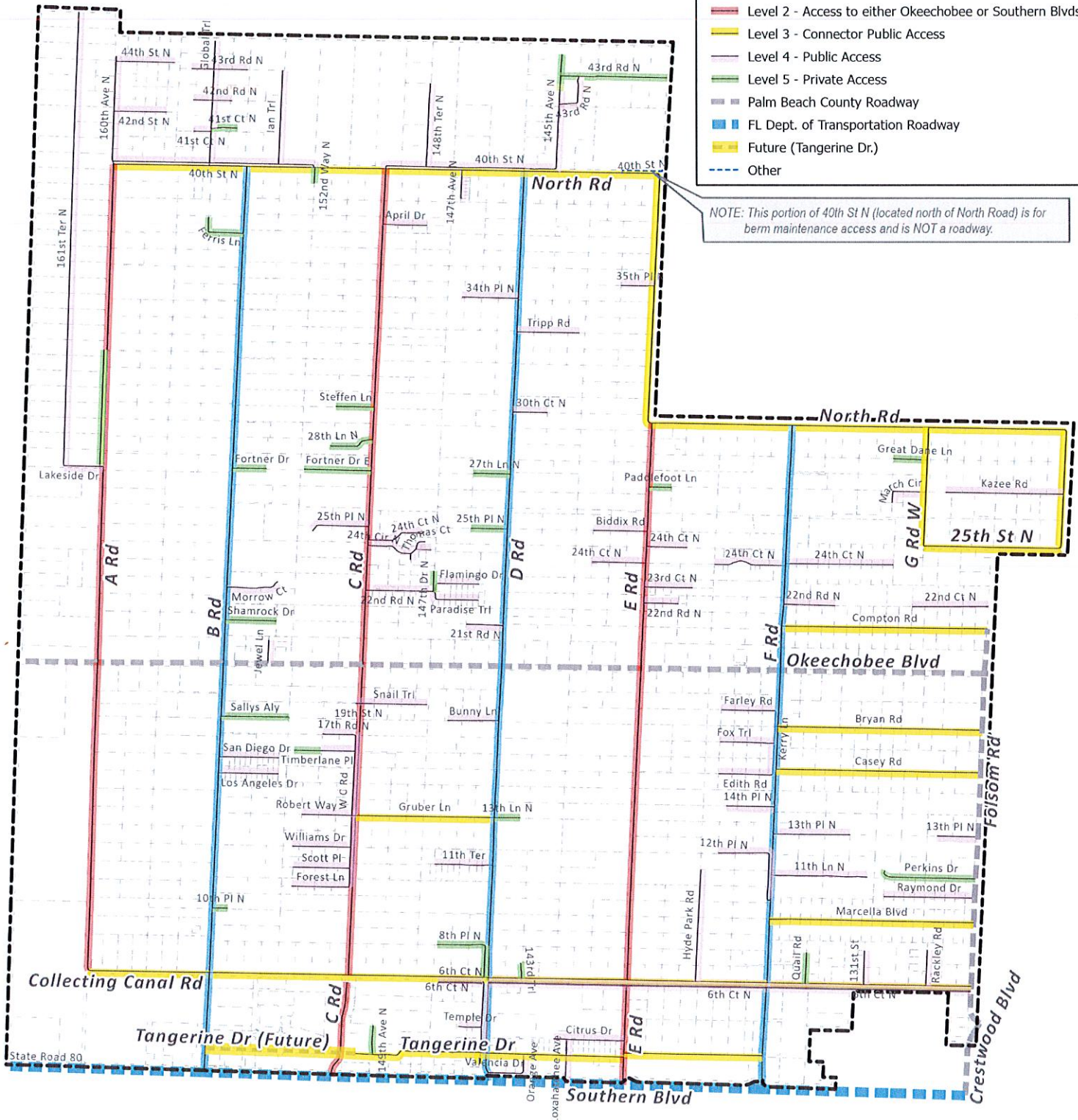


MAP TRN-2 - Local Roads Classification Map

Item 7.

- Municipal Boundaries
- Parcels
- Level of Service
 - Level 1 - Access to both Okeechobee and Southern Blvds
 - Level 2 - Access to either Okeechobee or Southern Blvds
 - Level 3 - Connector Public Access
 - Level 4 - Public Access
 - Level 5 - Private Access
- Palm Beach County Roadway
- FL Dept. of Transportation Roadway
- Future (Tangerine Dr.)
- Other

NOTE: This portion of 40th St N (located north of North Road) is for berm maintenance access and is NOT a roadway.



INFRASTRUCTURE
GOALS, OBJECTIVES AND POLICIES (Rev: Ord. 2013-08)

GOAL 3: INFRASTRUCTURE

Ensure the provision of high quality, healthful, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to town residents and visitors.

DRAINAGE GOAL 3A: DRAINAGE

Provide high quality, healthful, effective, reliable, efficient, environmentally sound and necessary services for coordinated drainage.

3A.13.1 Objective:

To optimize the utilization of water resources through provision of stormwater management in urban areas for the Town which reduces damage and inconvenience from flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and groundwater and protects the functions of wetlands in urban areas.

3A.1.1 3.1.1 Policy:

Storm water management facilities shall be designed in accordance with South Florida Water Management District (SFWMD) criteria, and, when applicable, with Loxahatchee Groves Water Control District (LGWCD) criteria.

3A.1.2 3.1.2 Policy:

The Town of Loxahatchee Groves shall implement adopt in the Unified Land Development code maintain land development regulations which implement the minimum design criteria for stormwater management, as shown below, as the level of service standard to be used as the basis to assess adequacy of service, and concurrency during the development review process:

- a. Minimum roadway and parking lot elevations; shall be at least at the highest elevation that may occur at the peak of the 10-year one-day storm event;
- b. Minimum site perimeter elevations shall be at least the 25-year 3-day stage. Site runoff up to such stage level may not overflow into any adjacent property, unless a permanent drainage easement is obtained;
- c. Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, one day, 25-year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;
- d. Building floor elevations shall be at or above the 100-year flooded elevation, as determined from the Federal Flood Insurance Rate Maps or

~~calculations following the latest SFWMD methodology, whichever is greater;~~

~~e. Off-site discharge shall be limited to pre-development runoff based on the 25-year 3-day storm event calculated by SFWMD methods;~~

~~f. All roof runoff shall be detained on-site;~~

~~g. Storm sewers shall be designed to convey the 5 year, 1-day storm event;~~

~~h. Prior to discharge to surface or groundwater, BMP's of SFWMD shall be used to reduce pollutant loading from storm water runoff from non-agricultural uses; and,~~

~~i. Prior to discharge to surface or groundwater, BMPs of the DEP and USDA shall be used to reduce pollutant loading from storm water runoff from agricultural uses.~~

3A.1.3 3.1.3 Policy:

The Town shall ~~support the LGWCD in considering~~ consider the impact of the construction and operation of stormwater management facilities and support services on adjacent natural resources in accordance with SFWMD regulations during the installation of new stormwater management facilities and the expansion of, or increase in capacity of stormwater management facilities.

3A.1.4 3.1.4 Policy:

Coordinate with the SFWMD and ~~the LGWCD~~ to implement applicable portions of the SFWMD regional water resource projects, which intend to reduce losses of excess stormwater to tide, recharge the Surficial aquifer and Water Preserve Areas or provide additional storage surface waters.

3A.1.5 3.1.5 Policy:

The Town shall ~~support the LGWCD in addressing~~ address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3A.1.6 3.1.6 Policy:

The Town shall ~~support the LGWCD in managing~~ manage the construction and operation of its facilities through the Floodplain Development Application (FDA) approval process which dam, divert or otherwise alter the flow of surface waters to minimize damage from flooding, soil erosion or excessive drainage.

3A.1.7 3.1.7 Policy:

The Town shall support the SFWMD in maintaining and protect ground water recharge of the Surficial Aquifer system so as to maintain all of the functions of the Aquifer, including the reduction of saltwater intrusion. ~~LGWCD capital~~

Capital projects shall be incorporated within the Town's ~~Five-Year Schedule of Capital Improvements~~ Plan on an annual basis.

~~3A.1.8~~ 3.1.8 Policy:

The Town shall ~~support the LGWCD in requiring~~ require that new drainage facilities shall be designed to provide pollution control sufficient to meet criteria of all local, state and federal regulatory requirements, including but not limited to the following when applicable:

- ~~A.a.~~ Retention of stormwater;
- ~~B.b.~~ Flow of stormwater over grassed and vegetated areas;
- ~~C.c.~~ Sumps;
- ~~D.d.~~ Grease separation baffles;
- ~~E.e.~~ Mosquito control; and,
- ~~F.f.~~ Infiltration and percolation prior to overflow or outfall discharge.

~~3A.1.9~~ 3.1.9 Policy:

Use Best Management Practices (BMPs) in accordance with its regulations and those of the ~~South Florida Water Management District~~ SFWMD and the Florida Department of Environmental Protection.

~~3A.1.10~~ 3.1.10 Policy:

The Town shall support the Lower East Coast Regional Water Supply Plan and operating procedures to increase recharge water to the Surficial Aquifer.

~~3A.1.11~~ 3.1.11 Policy:

Utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and discourage the canalization, installation of ~~seawalls~~ retaining walls or other alteration of natural rivers, streams and lakes.

~~3A.1.12~~ 3.1.12 Policy:

Protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through acquisition, enforcement of rules and the application of land and water management practices which provide for compatible uses.

~~3A.1.13~~ 3.1.13 Policy:

Coordinate with the ~~LGWCD~~, Palm Beach County ("PBC") and SFWMD to protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including but not limited to the water conservation areas and water preserve areas.

~~3A.1.14~~ 3.1.14 Policy:

The Town of ~~Loxahatchee Groves~~ shall investigate the need to acquire a National Pollution Discharge Elimination System – Municipal Separate Storm Sewer System (NPDES-MS4) and the implementation of the permit conditions including monitoring of outfalls and improving stormwater management practices. ~~By December 2009.~~

~~3A.1.15 Policy:~~~~The Town of Loxahatchee Groves shall investigate the creation of grading and drainage standards for residential properties.~~**NATURAL GROUNDWATER AQUIFER RECHARGE****GOAL 3B: NATURAL GROUNDWATER AQUIFER RECHARGE**

Provide natural ground water aquifer recharge meeting all applicable federal, state and local water quality standards and does not compromise the sustainability of the town's water resources to supply water in the future.

~~3B.1.3.2~~ *Objective:*

Conserve and protect potable water resources with primary focus on the Surficial Aquifer by optimizing the utilization of water resources through effective water management practices.

~~3B.1.4~~ 3.2.1 Policy:

The Town shall enforce the landscape regulations which shall address the SFWMD's xeriscape guidelines.

~~3B.1.2~~ 3.2.2 Policy:

The Town shall protect groundwater quality by continuing to implement support the County's Wellfield Protection Ordinance, which regulates the storage, handling, usage, disposal or production of hazardous materials and solid waste within designated zones of influence as identified in the Code

~~3B.1.3~~ 3.2.3 Policy:

The Town shall support Palm Beach County PBC to implement a year-round public information and education program promoting water conservation.

~~3B.1.4~~ 3.2.4 Policy:

The Town shall support PBCWUD PBC to continue to implement a leak detection program to reduce the amount of unaccounted-for water loss within its utility systems.

~~3B.1.5~~ 3.2.5 Policy:

The Town shall coordinate with the LGWCD SFWMD in the maintenance of sufficient water levels in the canals system for fire protection purposes, by exploring partnering with Palm Beach County in its investigation of storm water reservoirs.

~~3B.1.6~~ 3.2.6 Policy:

The Town shall support the LGWCD in its efforts to maintain sufficient water levels in the canals in its interaction with SFWMD.

~~3B-2~~ 3.3 Objective:

Potable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features and not exacerbate saltwater intrusion.

~~3B2-1~~ 3.3.1 Policy:

The design for the construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels, ~~and exacerbation of saltwater intrusion~~. The design shall also consider whether or not the construction, operation and maintenance will significantly harm the aquifer system. Adverse impacts of construction, operation, and maintenance shall be avoided or at least minimized.

~~3B2-2~~ 3.3.2 Policy:

In order to protect and conserve the Surficial Aquifer, ~~Palm Beach County~~ PBC Water Utilities and the Town shall investigate utilization of alternate potable water sources to supplement and broaden its future water supply sources. These potential sources could include the Floridan Aquifer, desalinization, capture and storage of excess storm water currently lost to tide and other technologies which may be addressed in the SFWMD's Lower East Coast Regional Water Supply Plan.

POTABLE WATER GOAL 3C: POTABLE WATER

Provide commercial and residential potable water supply system which provides an adequate supply of water meeting all applicable federal, state and local water quality standards.

~~3C-1~~ 3.4 Objective:

The Town shall support PBC Water Utilities (PBCWUD) to identify and, where feasible, correct existing potable water facilities' deficiencies as necessary.

~~3C-1-1~~ 3.4.1 Policy:

The Town shall assist the County ~~with capacity surpluses and deficiencies for the long-term planning horizon and any other relevant issues. in planning for the Town's potable water supply needs by participating in the preparation of periodic Water Supply Facilities Plan updates.~~

~~3C-1-2~~ 3.4.2 Policy

The Town shall continue to participate in the Palm Beach County/Town of Loxahatchee Groves Potable Water, Wastewater, and Reclaimed Water Utilities Franchise and Service Area Agreement as a means to provide potable water supply service to Town residents.

3C.2 3.5 Objective:

Potable water facilities, currently depicted on MAP INF-1, shall be provided to meet the Town's short-term and long-term future needs. Long-term needs shall be addressed in the 10-Year Water Supply Facilities Work Plan updates.

3C.2.1 3.5.1 Policy:

The level of service (LOS) standard for potable water facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the County facility that serves the Town. The LOS standard for water treatment plants planning shall be measured by maximum average daily flow. The level of service (LOS) standard for potable water facilities provided by PBCWUD in the current 10-year Water Supply Facilities work Plan is 126 111 GPD per capita.

3C.2.2 3.5.2 Policy:

The Town of ~~Loxahatchee Groves~~ shall require in the land development regulations that applicants for development permits utilize existing potable water facilities if lines are available as defined by Chapters 62-550, 62-555, and 62-560, Florida Administrative Code (FAC).

3C.2.3 3.5.3 Policy:

~~The Town shall support the planning~~ Planning for additional capacity and/or a reduction in per capita demand ~~shall be include~~ to be included in the 10-Year Water Supply Facilities Work Plan. ~~As required in Chapter 163 of Florida Statutes to increase the coordination of local land use and future water supply planning.~~

3C.2.4 3.5.4 Policy:

An assessment of the impacts of the construction and operation of new or expansion of existing water treatment plants and support services on adjacent natural resources shall be prepared ~~during site review by PBC~~ during preparation of its 10-Year Water Supply Facilities Work Plan, when ~~considering the siting of new water treatment plants and the expansion of,~~ or increase in capacity of, water treatment plants.

3C.2.5 3.5.5 Policy: Reserved

~~The Town shall assist the County with the Retail Service Water and Wastewater Master Plan Update, and support the County to re-examine the feasibility of amending the potable water facilities LOS standard. The LOS standards that may be considered include treatment plant peak daily demand capacity, water storage capacity, and water pressure for distribution facilities.~~

3C.2.6 3.5.6 Policy:

In order to protect and conserve the Surficial Aquifer, the Town shall cooperate with ~~Palm Beach County~~ PBC to continue to investigate utilization of alternate water sources to supplement and broaden the

county's future water supply sources as described in the 10-Year Water Supply Facilities Work Plan. These potential sources could include the increased use of reclaimed wastewater, improved methods of conservation, Aquifer Storage and Recovery (ASR), improved operations to increase stormwater reuse and aquifer recharge by improvements to the secondary canal infrastructure, and other technologies which may be addressed in the Lower East Coast Regional Water Supply Plan of the South Florida Water Management District (SFWMD).

~~3C.2.7~~ 3.5.7 Policy: Reserved

~~The Town shall support and encourage maximizing the use of existing potable water facilities and reducing redundant facilities.~~

~~3C.2.8~~ 3.5.8 Policy:

The Town shall support and promote the implementation of an integrated geographic information system in order to make available standardized land use and potable water supply facilities information for local and regional planning.

~~3C.3~~ 3.6 Objective:

Maximize the use of existing potable water facilities and encourage responsible growth patterns.

~~3C.3.4~~ 3.6.1 Policy:

The Town of ~~Loxahatchee Groves~~ shall require in the land development regulations that applicants for commercial development permits adjacent to existing facilities enter into an agreement to tie-in to existing facilities or construct improvements to the utility provider's potable water system necessitated by the proposed development when adequate facilities, based on the adopted level of service standard, are not available and no fiscally feasible plan to construct or expand said facilities is proposed.

~~3C.3.2~~ 3.6.2 Policy: Reserved

~~The Town shall recommend the denial of future land use map amendments where densities or intensities are increased if:~~

- ~~1. Potable water facilities are not available and a consumptive use permit for the Florida Department of Environmental Protection Permitted capacity from the South Florida Water Management District (SFWMD) has not been issued; and,~~
- ~~2. Plans to extend potable water facilities so that they become available are not included within a financially feasible capital improvements program and/or there is not a reasonable expectation that the consumptive use permit will be issued.~~

~~3G.3.3~~ 3.6.3 Policy:

As an alternative to new potable water facility construction, The Town shall cooperate with ~~Palm Beach County~~ PBC to identify opportunities to increase the efficiency and optimize the use of existing facilities.

~~3G.3.4~~ 3.6.4 Policy: Reserved

~~The Town shall support Palm Beach County's effort to encourage the use of coordinated regulatory and programmatic approaches and financial incentives to promote responsible growth patterns.~~

~~3G.3.5~~ 3.6.5 Policy:

The Town shall ensure adequate water supplies are available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

~~3G.3.6~~ 3.6.6 Policy:

The Town shall coordinate with the South Florida Water Management District to continue to protect ground and surface waters through its permitting of water withdrawals for irrigation and human consumption.

SANITARY SEWER GOAL 3D: SANITARY SEWER

Provide residents with a cost effective, equitable and adequate sanitary sewer facilities meeting applicable federal, state, and local design standards and effluent water quality standards.

~~3D.1~~ 3.7 Objective:

The Town shall cooperate with PBCWUD to identify and, where feasible, correct existing PBCWUD sanitary sewer facility deficiencies in the Town.

~~3D.1.1~~ 3.7.1 Policy:

In the absence of legal constraints on the use of revenues, the Town shall cooperate with PBCWUD to maintain system improvements identified in the Capital Improvements ~~Element~~ update to alleviate public sanitary sewer systems deficiencies within the Town.

~~3D.1.2~~ 3.7.2 Policy:

The Town shall assist PBCWUD to develop and maintain an inventory of all its sanitary sewer facilities serving residents, customers, and large users in the Town.

~~3D.2~~ 3.8 Objective:

Sanitary Sewer facilities, currently depicted on MAP INF-2, shall be provided to meet the short-term and long-term future needs. Long-term future needs shall be coordinated through the land development and review process.

~~3D.2.1~~ 3.8.1 Policy:

The level of service (LOS) standard for sanitary sewer facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the

facility. The LOS standard for wastewater treatment plants shall be measured by average daily flow.

~~3D.2.2~~ 3.8.2 Policy:

The Town and PBCWUD shall use PBCWUD standards for sewage generation rates to assess the adequacy of service and concurrency for potential retail customers. The LOS for PBCWUD is 100 GPD per capita.

~~3D.2.3~~ 3.8.3 Policy:

The Town shall require in the land development regulations that applicants for development permits utilize existing sanitary sewer facilities if lines are available as defined by Chapter 10D-6, Standards for Onsite Sewage Treatment and Disposal Systems, Florida Administrative Code (FAC), pursuant to Section 381.0065, Onsite sewage disposal systems; installation; conditions, Florida Statutes.

~~3D.2.4~~ 3.8.4 Policy:

Local government entities shall require customers with private septic tanks to connect to public gravity sanitary sewer collection systems within 365 days of written notice that the service is available, as required by F.S. 381.00655.

~~3D.2.5~~ 3.8.5 Policy: Reserved

~~The Town shall encourage maximizing the use of existing sanitary sewer activities and reducing redundant facilities.~~

~~3D.2.6~~ 3.8.6 Policy:

~~The Town of Loxahatchee Groves~~ shall support the implementation of an integrated geographic information system in order to make available standardized land use and sanitary sewer facilities information for local and regional planning.

~~3D.2.7~~ 3.8.7 Policy:

~~The Town of Loxahatchee Groves~~ shall support and provide information as necessary to Palm Beach County Water Utilities for the update of their required planning processes.

~~3D.3~~ 3.9 Objective:

Maximize the use of existing sanitary sewer facilities.

~~3D.3.1~~ 3.9.1 Policy:

The Town shall require in the land development regulations that applicants for development permits within the County's utility service area districts enter into an agreement to tie-in to existing facilities or construct improvements to the County's sanitary sewer system necessitated by the proposed development when adequate facilities, based on adopted level of service

standard, are not available and no fiscally feasible plan to construct or expand said facilities is proposed.

~~3D.3.2~~ 3.9.2 Policy:

The Town shall continue to investigate the provision of sanitary sewer services through ~~agreements with a franchisee~~, the Palm Beach County/Town of Loxahatchee Groves Potable Water, Wastewater, and Reclaimed Water Utilities Franchise and Service Area Agreement.

~~3D.3.3~~ 3.9.3 Policy:

The Town shall recommend the denial of future land use map amendments where densities or intensities are increased if:

A4. Sanitary sewer and permitted effluent disposal facilities are not available; and

B2. Where plans to extend such facilities so that they become available are not included within a financially feasible capital improvements program.

~~3D.3.4~~ 3.9.4 Policy:

As an alternative to new sanitary sewer facility construction, the Town shall identify opportunities to increase efficiency and optimize the use of existing sanitary sewer facilities.

~~3D.3.5~~ 3.9.5 Policy: Reserved

~~The Town shall encourage the use of coordinated regulatory and programmatic approaches and financial incentives to promote efficient growth patterns.~~

~~3D.4~~ 3.10 Objective:

Sanitary sewer facilities shall be designed, constructed, maintained, and operated in a manner that conserves and protects potable water resources by optimizing the use of reclaimed wastewater, where feasible, thus offsetting demands on the Surficial Aquifer.

~~3D.4.1~~ 3.10.1 Policy:

The Town shall encourage support the use of reclaimed water as an integral part of ~~it's~~ the County's wastewater management program, where economically, environmentally, and technically feasible.

~~3D.4.2~~ 3.10.2 Policy:

The Town shall encourage support increased wastewater reuse from the East Central Regional Water Reclamation Facility (ECRWRF), where feasible.

~~3D.4.3~~ 3.10.3 Policy: Reserved

~~The Town shall continue public education efforts on the reuse of reclaimed water, encouraging the reuse of water of an appropriate quality level for the purpose intended.~~

~~3D.5~~ 3.11 *Objective:*

Sanitary sewer facilities shall be designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge areas and natural drainage features.

~~3D.5.1~~ 3.11.1 *Policy:*

The Town shall support the effort of the Palm Beach County Health Department, Florida Department of Health to reduce potential groundwater pollution sources.

~~3D.5.2~~ 3.11.2 *Policy:*

The Town shall support the effort of ~~Palm Beach County~~ PBC to prohibit direct wastewater effluent discharges to surface and ground waters within Zone 1 and Zone 2 of wellfield zones of influence as designated on the Wellfield Protection Maps.

~~3D.5.3~~ 3.11.3 *Policy:*

The Town shall coordinate with the Palm Beach County Health Department to continue to protect ground and surface waters from pollution through permitting of septic tanks, collection and transmission systems.

SANITARY SEWER GOAL 3E: SOLID WASTE

Provide a cost effective and equitable solid waste disposal system which emphasizes resource recovery and meets all federal, state, and local environmental quality standards.

~~3E.1~~ 3.12 *Objective:*

Solid waste management facilities shall be provided to meet the Town's short-term and long-term future needs.

~~3E.1.1~~ 3.12.1 *Policy:*

The Town of ~~Loxahatchee Groves~~ shall require in the land development regulations that applicants for development permits demonstrate adequacy of solid waste disposal sites or facilities prior to occupancy.

~~3E.1.2~~ 3.12.2 *Policy:*

The Town shall support and provide information as necessary to SWA to design for additional capacity.

~~3E.1.3~~ 3.12.3 *Policy:*

The Town shall provide data to SWA to determine the impact of solid waste management facilities and support services on adjacent natural resources.

~~3E.1.4~~ 3.12.4 Policy:

~~Palm Beach County PBC~~ shall provide for the periodic update of the Integrated Solid Waste Management Plan in order to assure that solid waste management facilities are available to meet future needs.

~~3E.2~~ 3.13 Objective:

The Town shall support ~~Palm Beach County PBC~~ conserving its existing solid waste Disposal facilities.

~~3E.2.1~~ 3.13.1 Policy:

Reduce the solid waste stream 30 percent as required by state law, so as to conserve existing solid waste facilities by encouraging recycling.

~~3E.2.2~~ 3.13.2 Policy:

The Town shall cooperate with ~~Palm Beach County PBC~~ to further preserve landfill space, examine the need for a comprehensive countywide yard waste program and establish clear policies regarding the construction and debris waste stream.

~~3E.2.3~~ 3.13.3 Policy:

The Town shall cooperate with ~~Palm Beach County PBC~~ to strive toward a reduction in the amount of paper through greater reliance upon the electronic media.

~~3E.4~~ 3.14 Objective:

Protect the functions of the groundwater aquifer recharge areas and other natural resources from improper disposal of solid waste.

~~3E.4.1~~ 3.14.1 Policy:

The Town shall cooperate with the SWA to monitor groundwater at SWA-managed landfills.

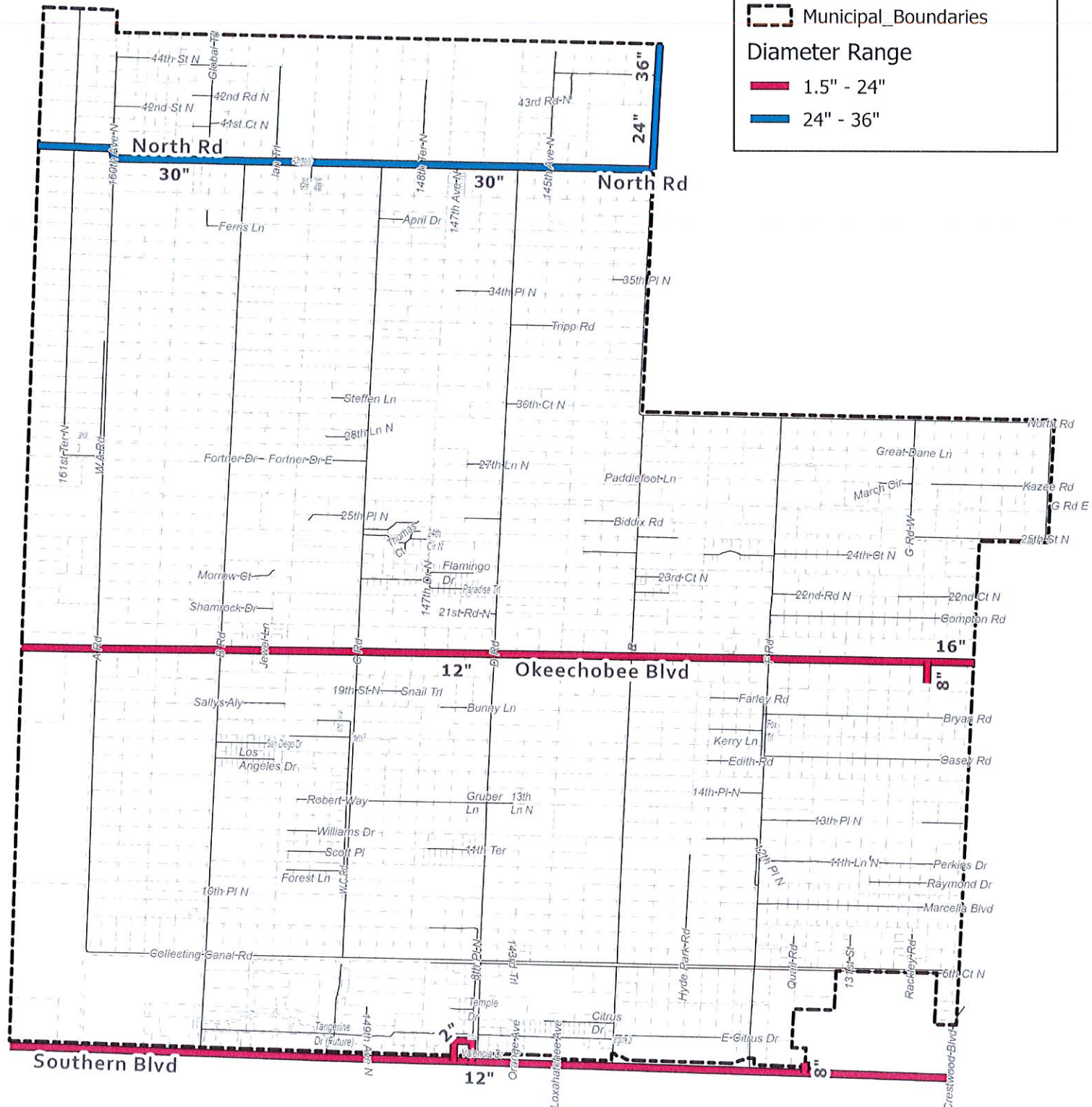
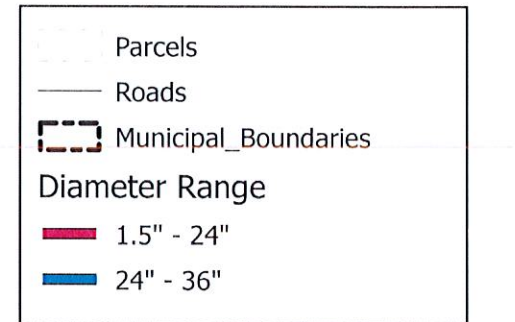
~~3E.4.2~~ 3.14.2 Policy:

Solid waste management facilities shall be designed, constructed, operated and maintained so as not to exceed established water quality standards.

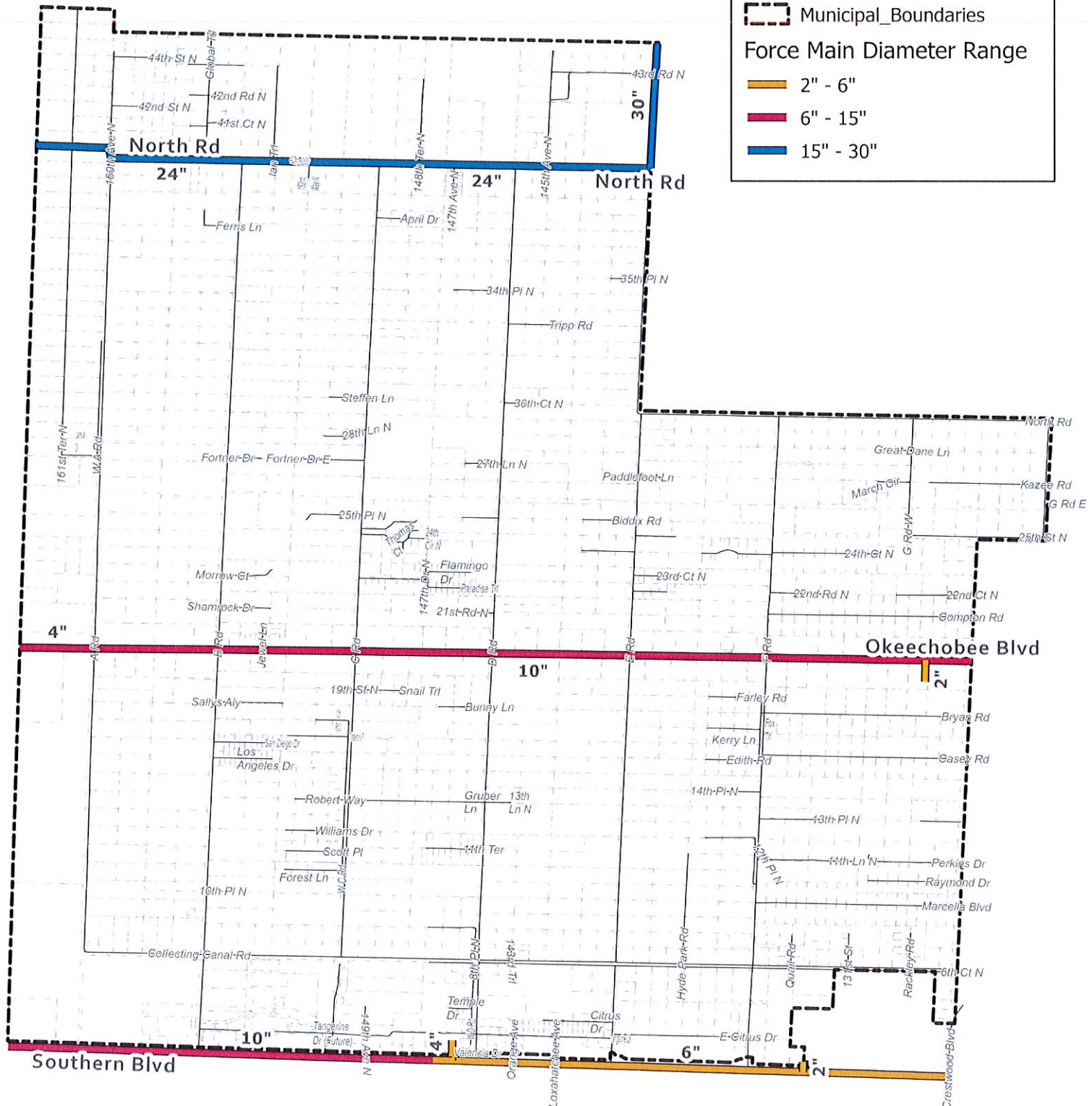
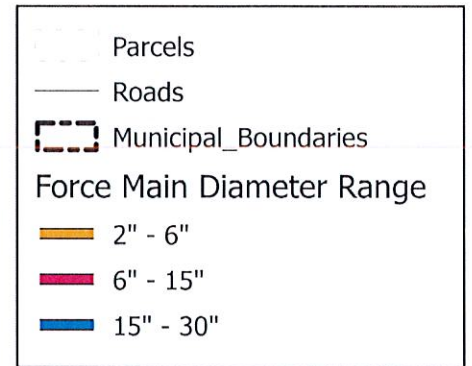
3.14.3 Policy: (moved from Conservation Policy 4.3.3)

The Town shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the Town are properly managed to protect the environment. The Town shall report any solid or hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

MAP INF-1-WATER MAINS
(Refer to the following page)



MAP INF-2-SEWER MAINS
(Refer to the following page)



**CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 4: CONSERVATION

To conserve, manage, appropriately use and protect the natural resources of the Town ensuring continued resource availability and environmental quality.

- 4.1 *Objective:*
Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.
- 4.1.1 Policy:
The Town shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.
- 4.1.2 Policy:
Through the site plan approval process, the Town shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.
- 4.1.3 Policy:
The Town shall continue to coordinate, as appropriate, with Palm Beach County ("PBC") and the Division of Forestry (Open Burning Controls) to maintain and improve air quality.
- 4.1.4 Policy:
The Town shall promote the development of multi-use trails and increasing the efficiency of the roadways through the Town to promote energy conservation and the reduction in greenhouse gas emissions.
- 4.1.5 Policy:
Educate the public through a public awareness campaign to limit idling of automobiles and trucks.
- 4.2 *Objective:*
Conserve, appropriately use and protect the quality and quantity of current and projected water sources and appropriately regulate the Town's stormwater run-off and other water sources and waters that flow into estuarine waters or oceanic waters.

- 4.2.1 Policy:
The Town shall cooperate with local, regional, state and federal agencies for the management of fresh water resources to maintain adequate fresh water supplies.
- 4.2.2 Policy:
The Town shall cooperate with ~~Palm Beach County PBC~~ and the South Florida Water Management District for the implementation of water demand management policies and programs.
- 4.2.3 Policy:
The Town shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, and that, at a minimum, meet the state water quality standards.
- 4.2.4 Policy:
The Town shall cooperate with the South Florida Water Management District and ~~Palm Beach County PBC~~ to conserve water resources in emergencies and during declared water shortages.
- 4.2.5 Policy:
Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be regulated to protect the quality and quantity of this water source.
- 4.2.6 Policy: Reserved
~~The Town shall participate in the development of the Regional Water Supply Plan in conjunction with the South Florida Water Management District.~~
- 4.2.7 Policy:
For site plan approval, the Town shall require that surface water management systems be designed and operated consistent with the Town's adopted drainage level of service.
- 4.2.8 Policy:
The Town shall provide for open space as a part of the requirements for all development and redevelopment to promote shallow water aquifer recharge and stormwater filtration.
- 4.2.9 Policy:
The Town shall work towards the further education of the public regarding various methods of water conservation at the household and small business level. In this regard, the Town shall procure publications from the South Florida Water Management District for distribution to residents and posting on the Town's website.

4.2.10 Policy:

The Town shall encourage the utilization of the Best Management Practices developed by the Florida Department of Agriculture to promote the protection of water, quality. The Town shall provide, as available, education material on the Best Management Practices.

4.2.11 Policy:

The Town shall coordinate and cooperate with the South Florida Water Management District and the U.S. Army corps of Engineers on the development and implementation of the Comprehensive Everglades Restoration Program, and similar projects designed to protect the natural ecosystems of Palm Beach County PBC and south Florida, including Lake Okeechobee.

4.2.12 Policy:

The Town shall ~~coordinate with~~ operating as the Loxahatchee Groves Water Control District shall maintain canals in the Town and relating to the maintenance and insure water quality therein of the canals in the Town.

4.3 Objective:

Assure that generation, storage, transport and disposal of wastes in the Town is managed with the best existing available technology to protect environmental quality.

4.3.1 Policy:

The Town shall provide environmental pollution prevention and education materials obtained from state agencies on the Town's website and shall assist property owners in the identification of available clean-up programs and agencies.

4.3.2 Policy:

New septic tank systems shall meet applicable state standards for permitting.

4.3.3 Policy: Reserved (Moved to Infrastructure Policy E.4.3)

~~The Town shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the Town are properly managed to protect the environment. The Town shall report any solid or hazardous waste violation they may become aware of to the appropriate jurisdictional agency.~~

4.3.4 Policy:

The Town shall coordinate with ~~Palm Beach County~~ PBC and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage solid and hazardous waste.

4.3.5 Policy:
The Town shall work closely with the Palm Beach County Solid Waste Authority to ensure ~~small quantity~~ hazardous waste generators dispose of wastes properly as required by the County Solid Waste Authority.

4.3.6 Policy:
The Town shall assist the Palm Beach County Solid Waste Authority in implementing programs for the proper storage, collection, recycling and disposal of hazardous waste.

4.3.7 Policy:
The Town shall adopt land development regulations to require producers of hazardous waste to coordinate with the Palm Beach County Public Health Unit and/or the Solid Waste Authority at the time of ~~occupational license~~ Business Tax Receipt (BTR) issuance and renewal.

4.3.8 Policy:
The Town shall encourage the diversion from landfills of all materials that are recyclable when issuing construction demolition permits.

4.4 Objective:
Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.

4.4.1 Policy:
The Town shall require approval from all applicable jurisdictional agencies regarding the protection of environmentally sensitive habitat, and shall require consistency with the policies in the Comprehensive Plan that govern:

- A1. Management of surface water;
- B2. Preservation of open space; ~~and~~
- C3. Preservation of native vegetation.
- D. Preservation of indigenous wildlife; and
- E. Preservation of wetlands.

4.4.2 Policy:
Compliance with approved permits from state, federal and other local governments, when applicable, for conservation of natural resources shall be incorporated into the Town planning process.

4.4.3 Policy:
New development encroaching into the 100 year floodplain shall incorporate elevation and flood protection measures sufficient to protect against the 100 year flood. The Town shall maintain consistency with program policies of the National Flood Insurance Program and shall monitor new cost effective programs for minimizing flood damage. Such programs may include

modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

4.4.4 Policy:
The Town shall cooperate with adjacent local governments to conserve, or appropriately use, unique vegetative communities located within one or more local jurisdictions.

4.4.5 Policy:
The Town shall adopt standards to identify and designate local environmentally sensitive lands for protection. The Town shall adopt protection standards for these identified environmentally sensitive lands.

4.4.6 Policy:
The Town shall provide technical support to private sector efforts towards the creation of a conservation land trust and conservation easements that benefits the public.

4.4.7 Policy:
The Town shall adopt standards that will allow for protection and enhancement of the existing tree canopy.

4.5 *Objective:*
Conserve, appropriately use and protect natural functions of fisheries, wildlife, wildlife habitat and marine habitat.

4.5.1 Policy:
The Town shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through the support of local, state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:
The Town shall support the state and federal laws for the protection of endangered and threatened species and significant plant and animal habitat.

4.5.3 Policy:
Protective landscape buffering shall be required between designated conservation areas and between lands recognized by the county, state or federal government as environmentally sensitive and any land uses that may negatively impact these conservation and sensitive ecosystems.

4.5.4 Policy:
The Town shall adopt open space standards as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to serve as natural vegetative or wildlife habitat, or as cultivated

landscaped space. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the open space established by Town ordinance.

4.6 *Objective:*

Assure the maintenance and conservation of trees Within the Town, through the continued maintenance of trees within Town properties and through the site plan review process for new development.

4.6.1 Policy:

~~Within one year of adoption of the Comprehensive Plan, the~~ The Town shall adopt landscaping and tree protection standards. These standards shall address the preservation of existing natural growth, the regulation of invasive and exotic plant species, the promotion of native plant materials usage and minimal landscape buffer criteria. These standards shall also contain restoration and mitigation measures to compensate for the loss of native vegetation and shall define stabilization measures for areas impacted by development.

4.6.2 Policy:

The Town shall provide native landscaping in public open spaces and facilities within the Town through grant applications or other funding sources as available

4.6.3 Policy:

The Town shall encourage and educate the public in the planting and maintenance of trees and provide public education on the placement of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

4.6.4 Policy:

The Town shall encourage buffering mechanisms to promote and enhance the rural, natural environment.

4.6.5 Policy:

The Town shall examine the feasibility of additional landscaping programs along canals, ~~in accordance with the Transportation Master Plan to be developed.~~

4.6.6 Policy:

With all new development, the Town shall regulate Category I invasive exotic vegetation as defined on the ~~most current list established by the Florida Exotic Pest Plant Council.~~ maintained by the Town.

4.6.7 Policy:

The Town shall examine the feasibility of tree planting and restoration programs through grant applications or other funding sources as available

- 4.7 *Objective:*
Wetlands and natural functions of wetlands shall be protected. Future land uses that are incompatible with the protection or conservation of wetlands and wetland functions shall be directed away from wetlands. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetland functions.
- 4.7.1 Policy:
 Buffering shall be required between wetlands and land uses that may negatively impact the wetland ecosystem.
- 4.7.2 Policy:
 As a condition of development approval when applicable, the Town shall require approval from all applicable external agencies regarding the protection of wetland habitat.
- 4.7.3 Policy:
 The Town shall coordinate and cooperate with the wetland jurisdictional agencies to encourage directing environmental mitigation to benefit the Town when the impacts occur within the Town.
- 4.8 *Objective:*
Conserve, appropriately use and protect the natural minerals and soils, in recognition of the inherent values of these areas.
- 4.8.1 Policy:
 The Town shall adopt standards to prohibit commercial mineral extraction within the Town.
- 4.8.2 Policy:
 The Town shall require all development projects to adhere to the erosion control requirements as specified in the Floodplain Development Application (FDA) and development permit application.

**RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES AND POLICIES (Re. Ord. 2013-08)**

GOAL 5A: RECREATION AND OPEN SPACE

To provide safe and adequate connected open space and recreation facilities accessible to all Loxahatchee Groves residents.

~~5A.1~~ 5.1 *Objective:*

Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

~~5A.1.1~~ 5.1.1 *Policy:*

The Town shall ~~make available~~ work with property owners to ensure public access facilities are available at a level of service of six (6) acres of park, recreation, and open space per one thousand (1,000) population.

~~5A.1.2~~ 5.1.2 *Policy:*

The Town shall ~~may~~ encourage development of a public equestrian facility at Loxahatchee Groves Park on Southern Boulevard.

~~5A.1.3~~ 5.1.3 *Policy:*

The Town shall continue to lobby the County to develop the Loxahatchee Groves County Park according to the intent of the original Master Plan and the Plan as amended in ~~January 1994~~ May 2011.

~~5A.1.4~~ 5.1.4 *Policy:*

The Town shall explore the possibility of obtaining grants, gifts, contributions, funding assistance, and other financial resources for the purchase of land contiguous to the Park, so that the acreage of the park may be increased to its original size.

~~5A.2~~ 5.2 *Objective:*

Maximize the utility and function of recreation facilities and open space resources. Establish strategies to effectively coordinate the retention of recreation and open space opportunities, as well as the development of future opportunities to meet public demands.

~~5A.2.1~~ 5.2.1 *Policy: Reserved.*

~~5A.2.2~~ 5.2.2 *Policy:*

All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

~~5A.3~~ 5.3 *Objective:*

Establish effective methods of coordinating public and private resources to meet public demands.

~~5A.3.1~~ 5.3.1 Policy:

Maintain cooperative relationships with agencies, groups, individuals and organizations currently providing leisure programs to the residents.

~~5A.3.2~~ 5.3.2 Policy:

Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, including equestrian trails and greenways, facilities and programs.

~~5A.4~~ 5.4 Objective:

Require the provision of open space in redevelopment and new development.

~~5A.4.1~~ 5.4.1 Policy:

The provision of open space such as natural areas, vistas, land buffers, or multi-use trails, shall be required in residential and non-residential development as per the Unified Land Development Code (ULDC).

~~5A.4.2~~ 5.4.2 Policy:

The Town emphasizes that open space is needed in order to create vista, to provide shade, and to create and enhance the rural image and flavor of the Town.

5.4.3 Policy:

Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.

GOAL 5B: GREENWAYS AND MULTI-USE EQUESTRIAN TRAILS

The Town of Loxahatchee Groves will strive to provide a town-wide greenway and equestrian multi-use trail system designed to accommodate the movement of pedestrians, cyclists and equestrians which preserves the town's rural lifestyle.

~~5B.1~~ 5.5 Objective:

The Town of Loxahatchee Groves shall develop a plan for a greenway and equestrian multi-use trail system to meet the needs and interests of the residents of Loxahatchee Groves.

~~5B.1.1~~ 5.5.1 Policy:

The Town shall create a map of existing greenway and equestrian riding multi-use trails.

~~5B.1.2~~ 5.5.2 Policy:

The Town, in addition to recommendations of the Roadways, Equestrian Multi-Use Trails and Greenways (RETAG) (MUTAG) Advisory Committee, shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, and equestrian circulation throughout the Town.

~~5B.1.3~~ 5.5.3 Policy:

The existing Roadways, Equestrian Multi-Use Trails and Greenways Plan shall may be updated every five (5) years to ~~insure~~ ensure consistency with current Town policy.

~~5B.1.4~~ 5.5.4 Policy:

Annually, the RETAG (TAG) Advisory Committee shall assess and recommend to the Town Council whether the greenway and equestrian multi-use trail system is sufficient to meet the needs of the residents, and recommend needed improvements.

~~5B.1.5~~ 5.5.5 Policy:

The greenway and equestrian multi-use trails system, wherever feasible, shall provide linkages between residential homes, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.

~~5B.1.6~~ 5.5.6 Policy: Reserved.

~~All vehicular parking for land uses which are adjacent to the greenway and equestrian trail system should provide the parking on a side away from the trail.~~

~~5B.1.7~~ 5.5.7 Policy:

The greenway and equestrian multi-use trail system shall be consistent with design documents adopted by the Town and based upon RETAG (MUTAG) Advisory Committee recommendations, ~~in coordination with Loxahatchee Groves Water Control District.~~

~~5B.1.8~~ 5.5.8 Policy:

The Town shall use landscaping and signs to visually identify street crossings and multi-use trail access points. Safe and controlled greenway and equestrian multi-use trail crossings shall be constructed.

~~5B.1.9~~ 5.5.9 Policy:

The Town shall coordinate the construction of proposed multi-use trails ~~with the LGWCD whenever they fall within the LGWCD Town rights-of-way.~~ Doing so shall ensure that sufficient right-of-way is preserved to construct and maintain the Town's multi-use trails.

~~5B.1.10~~ 5.5.10 Policy:

The Town shall coordinate the provision of greenway and equestrian multi-use trail connections among adjoining or abutting properties during the site plan review process.

~~5B.1.11~~ Policy:

~~Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, including multi-use trails facilities and programs.~~

~~5B.2~~ 5.6 Objective:

~~The Town of Loxahatchee Groves' greenway and equestrian multi-use trail system shall be financially feasible.~~

~~5B.2.1~~ 5.6.1 Policy:

The Town shall determine which trails should be considered for public ownership.

~~5B.2.2~~ 5.6.2 Policy:

The Town shall explore the possibility of obtaining grants, gifts, contributions, funding assistance, and other financial resources for the development of greenways and equestrian riding multi-use trails.

~~5B.2.3~~ 5.6.3 Policy:

The Town should pursue joint efforts with all affected local jurisdictions, including local governments, special districts, and other public agencies in the acquisition, development and maintenance of greenways and equestrian multi-use trails as a means for reducing costs and pooling resources.

~~5B.3~~ 5.7 Objective:

The Town of Loxahatchee Groves' equestrian trail system shall support provide access to abutting county parks, open space, and neighboring municipalities.

~~5B.3.1~~ 5.7.1 Policy:

The Town shall ~~pursue~~ support direct connections and access between the Town's equestrian multi-use trails and the Loxahatchee Groves County Park and the Royal Palm Beach Pines Nature Area.

~~5B.3.2~~ Policy:

~~The Town shall pursue direct connections and access between the Town's equestrian trails and the Village of Wellington's equestrian preserves and public trails.~~

~~5B.3.3~~ Policy:

~~The Town shall coordinate with Loxahatchee Groves Water Control District for development of greenways and equestrian trails.~~

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 6: HOUSING

To provide safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated on in the Future Land Use Map Element; and (2) the current rural residential character of the Town. Further, ensure that the character of new housing development is consistent with that currently in evidence while accommodating the needs of projected population growth.

6.1 *Objective:*

Conserve existing residential neighborhoods and housing stock by adopting minimum housing standards.

6.1.1 *Policy:*

~~Within one year of the adoption of the Comprehensive Plan, adopt~~ Continue ~~to follow the Florida Building Code and local amendments, as each are amended from time to time, and other appropriate land development regulations that support the current rural residential character of the Town.~~ minimum housing regulations that shall contain the following minimum provisions:

- ~~1. A requirement that all new development or redevelopment be served by an adequate individual or central water and wastewater systems and contain heating and cooking facilities.~~
- ~~2. Minimum requirements for light and ventilation, in accord with Florida building codes.~~
- ~~3. Minimum requirements for electrical and plumbing systems.~~
- ~~4. General requirements for the maintenance of the exterior and interior of residential structures.~~
- ~~5. Minimum dwelling space and sanitary requirements.~~
- ~~6. Procedures governing rehabilitation and demolition actions.~~

6.1.2 *Policy:*

~~Within one year of the adoption of the Comprehensive Plan, adopt~~ Continue ~~administrative and enforcement procedures necessary to implement minimum housing regulations and which, at a minimum~~

A. Designate a Town Housing Official; and,

B. ~~Establish administrative procedures to require~~ Require rehabilitation and/or demolition of housing, if necessary, following a natural disaster or if a dwelling unit is damaged by fire beyond repair.

6.1.3 Policy:

~~During the initial preparation and adoption of land development regulations supporting this Comprehensive Plan, and~~ At the time of each successive required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration under the provisions and criteria cited in the Standard Housing Code.

6.2 Objective:

Adequate and affordable housing, consistent with the current rural character of the Town, shall be provided for existing residents and anticipated population growth, including housing to accommodate any defined specialized needs of very-low, low and moderate income households. ~~elderly households, EH handicapped or displaced residents, and farmworkers;~~ Also, provisions shall be made for displaced residents, Community Residential Housing foster care housing, as well as ~~and~~ manufactured or and modular mobile homes.

6.2.1 Policy:

Require housing construction that is compatible with natural resource and service capabilities as defined in the Future Land Use, Transportation, Infrastructure and Conservation elements.

6.2.2 Policy:

Require developers to coordinate with the Town from initial design through completion of construction to assure that the Town's rural character is maintained.

6.2.3 Policy:

Provide for innovative housing alternatives (e.g., ~~single-room occupancy, accessory dwelling units residential structures, caretaker quarters, groom's quarters, manufactured and mobile modular homes and community residential housing~~ congregate living alternatives) oriented to facilitating reduced housing costs for very low, low and moderate income households and special needs populations.

6.2.4 Policy:

Require Ensure that standard housing, at affordable cost, is available to persons displaced through any public action prior to their displacement, ~~by including such a requirement within the Town's land development regulations.~~

6.2.5 Policy:

Allow the placement of manufactured homes ~~and individual mobile homes~~ within single-family residential districts provided that: (1) such homes must comply with all Town building, construction, design and housing codes that apply to all housing types and U.S. Department of Housing and Urban Development manufactured home construction and safety standards; and (2) they shall be subject to any reviews as provided in the Town code of ordinances.

6.2.6 Policy:

Encourage development of affordable and workforce housing, including accessory dwellings, in residential developments ~~south of Collecting Canal Road areas~~, in proximity to employment opportunities and major transportation facilities.

6.2.7 Policy: Reserved

~~Encourage congregate living facilities as a permitted use south of Collecting Canal Road in proximity to Palms West Hospital.~~

6.2.8 Policy:

Encourage job creation at locations ~~identified on the Future Land Use Map and~~ permitted by the Town's land development regulations as a means of assisting very-low, low and moderate income residents in finding employment proximate to their homes.

6.2.9 Policy:

The Town shall support regional efforts to address low income and workforce housing by working with the Palm Beach Intergovernmental Plan Amendment Review Committee, (IPARC) ~~to develop an interlocal Agreement whereby municipalities could jointly pursue a comprehensive approach and solution to this county-wide issue.~~

6.3 Objective:

Provision shall be made for the location of community residential housing daycare, foster care and group home facilities regulated by the Town's ULDC and licensed by the state of Florida, ~~in a manner consistent with state law and the character of existing residential neighborhoods~~

6.3.1 Policy:

The Town shall ~~permit~~ support the location of community residential homes of 6 or fewer residents licensed by the state of Florida ~~different classes of group home facilities~~ in appropriate residential neighborhoods that foster non-discrimination and encourage the development of community alternatives to institutionalization. ~~Further, no appropriate residential neighborhoods shall be closed to such facilities.~~

6.3.2 Policy:

The Town shall monitor the development and distribution of ~~daycare foster care and group homes~~ community residential homes to ensure that adequate sites and infrastructures are provided, while over-concentration (i.e., ~~to be defined by implementing Policy 6.3.1~~) in any residential appropriately zoned area is avoided.

6.3.3 Policy:

~~"Foster Care Facility" and "Group Home Facility"~~ "Community residential home" shall be defined as a residential unit, otherwise meeting the requirements of the Chapter 419, Florida Statutes and the Town Zoning Code, where a family living environment is provided for individuals not related by blood or legally to the householder.

6.3.4 Policy: Reserved

~~The total number of residents within a foster care or group home facility, including permanent residents and foster care or group home residents shall not exceed 1.01 persons per room, excluding bathrooms, kitchens utility rooms, and garages.~~

6.3.5 Policy:

The Town shall permit Daycare facilities, for up to five persons, within a single-family residence, as required regulated by, Chapter 402, Florida Statutes.

6.4 Objective:

The private sector delivery process shall continue to be relied upon as the means for providing 100% of the housing necessary to accommodate Town residents. The need to formulate alternative housing implementation programs shall be reassessed at the time of each required Evaluation and Appraisal Report (EAR).

6.4.1 Policy:

Due to high land values and low permitted densities, very-low, low and moderate income housing efforts shall be oriented primarily toward: (1) maintaining the existing housing stock in standard condition; (2) continuing to permit individual ~~manufactured housing and mobile homes~~ modular or factory built homes per ULDC Section 20-015 and existing manufactured homes per ULDC Sections 20-0010(I) and (J); and (3) investigating innovative housing alternatives such as ~~single-room occupancy, accessory dwelling units, and congregate living~~

6.4.2 Policy:

Provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet projected needs. Further, expedite development reviews for those applications that include very-low, low or moderate income housing.

6.4.3 Policy:

A determination shall be made by the Town at the time of each required EAR-based Comprehensive Plan update as to whether or not the private sector delivery process is adequately functioning, in terms of implementing Objective 6.4. If it is determined that the private sector is not properly functioning, in terms of this criterion, alternative mechanisms, including government and non-profit sector participation shall be considered, including the use of available Federal, State and local assistance programs.

6.4.4 Policy: Reserved

~~Within 12 months of the availability of data from 2010 Census and the Florida Housing Data Clearinghouse, prepare an Affordable Housing Assessment to determine whether or not the Town needs to implement additional housing programs to meet projected housing needs.~~

~~At the time of the initial EAR, prepare an Affordable Housing Assessment using the most recent data provided by the Florida Housing Data Clearinghouse to determine, whether or not the Town needs to implement additional housing programs to meet projected housing needs.~~

6.4.5 Policy:

Provide information and technical assistance to the private sector for the implementation of green building standards in new construction and home renovations.

6.5 Objective:

The Town shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

6.5.1 Policy:

The Town shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services.

6.5.2 Policy:

The Town shall educate residents on home energy reduction strategies.

6.5.3 Policy:

The Town shall not prohibit the appropriate placement of photovoltaic panels.

6.5.4 Policy:

The Town shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 7: INTERGOVERNMENTAL COORDINATION

To provide accessible, effective, and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the Town of Loxahatchee Groves through development activities; preservation of the quality of life and efficient use of resources.

7.1 Objective:

~~Continue and improve initiated semi-annual contact through~~ Attend formal and informal meetings with Palm Beach County ("PBC") officials, School Board of Palm Beach County, adjacent municipalities, and other regional and local agencies providing services or regulatory control over the use of land within Loxahatchee Groves.

7.1.1 Policy:

~~Loxahatchee Groves~~ The Town shall maintain an active program of monitoring and communication with operating under the provisions of the Local Government Comprehensive Planning and Land Development Act, Chapter 163 F.S., and distribute amendments to its Comprehensive Plan adopted by the entities described in Objective 7.1.

7.1.2 Policy: Reserved

~~The Town shall continue informal methods to increase the effectiveness of the existing coordination mechanisms of intergovernmental coordination which shall include but not be limited to the official identification of primary responsibility for coordination.~~

7.1.3 Policy:

The Town shall initiate periodic meetings between its Town Manager and Council and their counterparts in surrounding communities to discuss each municipality's plans for growth management and upcoming developments which could affect any of those municipalities.

7.1.4 Policy:

~~The Town's Comprehensive Plan~~ Town will consider ~~be consistent, where feasible and practical, with~~ the Treasure Coast Regional Policy Planning Council Regional Policy Plan, Palm Beach County Comprehensive Plan, the Comprehensive Plans of adjacent local governments, and applicable regional water supply plans when amending the Comprehensive Plan.

7.1.5 Policy:

The Town will consult with their water supplier prior to issuing building permits for new development and redevelopment to ensure adequate water supplies to serve new development is available by the date of issuance of a certificate of occupancy.

7.1.6 Policy:

The Town shall participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

7.1.7 Policy:

Cooperatively pursue the resolution of development and growth management issues having impacts that transcend the Town's current political jurisdiction ~~including issues of federal, regional, and state significance with the appropriate agencies.~~ Issues to be addressed include, but are not limited to, the following:

- A. Accessibility to parks in neighboring municipalities;
- B. Roadway improvements and formulation of master plans with other entities and agencies that would offer regarding traffic control, on Okeechobee Boulevard;
- C. Stronger enforcement of speed limits and traffic safety measures and/or lowering speed limits on alphabet roads;
- D. Stormwater runoff and water quality;
- E. Alternate water supply plans;
- F. Hazardous waste exposure; and,
- G. Siting of facilities with County-wide significance.

7.1.8 Policy:

The Town shall, in conjunction with other affected parties, evaluate the Capital Improvements Element when it is undergoing annual review to determine if current funding is proportional to services rendered.

7.2 Objective:

Ensure that the impacts of development proposed in the Town's Comprehensive Plan upon development in adjacent municipalities, the County, adjacent counties, the region and the State are addressed through coordination mechanisms.

7.2.1 Policy:

The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

7.2.2 Policy:

The Town shall utilize the following process procedures, as appropriate, when considering the location and extension of public facilities, that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses that are established within a formal agreement between local, county and state governments and agencies:

- A4. ~~The site plan procedure, Site Plan approval~~ which considers the future impact of a proposed site plan development on the facilities and services provided by The Town Loxahatchee Groves and those of adjacent local governments, if any or other governmental entity.
- B2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map. and,
- C3. Establishment of joint planning processes or joint planning areas with local governments, the School District of Palm Beach County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state.

7.2.3 Policy:

The Town shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

- A. Coordinate planning activities mandated by the various elements of the ~~Loxahatchee—Groves~~ Comprehensive Plan with local governments, the School District of Palm Beach County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;
- B. Use of the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with the other local governments, when agreed to by all affected parties;
- C. Work cooperatively with ~~Palm Beach County~~ PBC to facilitate any annexation areas with consistent joint meetings or work groups, and other mechanisms; and
- D. Demographic and social-economic information and services shall be readily available for county, school board, and municipal planning activities.

7.2.4 Policy:

The Town shall participate in the Intergovernmental Plan Amendment Review Committee (IPARC) in order to ensure communication and coordination with other municipalities on comprehensive planning issues.

7.3 Objective: Reserved

~~Ensure coordination with the School Board of Palm Beach County to establish concurrency requirements for public school facilities.~~

7.3.1 Policy: Reserved

~~The Town of Loxahatchee Groves, in cooperation with appropriate local, county, and state governments and agencies, shall continue to utilize the following collaborative planning process to reach decisions on population projections and public school siting:~~

- ~~a) Employ compatibility and public school impact procedures, which consider land use compatibility and public school impacts through use of flexibility provisions included in the Loxahatchee Groves Comprehensive Plan;~~
- ~~b) Provide the School Board of Palm Beach County with population projections and other demographic and socio-economic data to assist the School Board with appropriate student generation rates and public school siting;~~
- ~~c) If requested, provide professional support to the School Board Superintendent's site review committee;~~
- ~~d) Involve the School Board of Palm Beach County during the review process for residential Land Use Plan Amendments, Plats, and Developments of Regional Impact; and,~~
- ~~e) Procedures shall be coordinated in a manner that conforms to the interlocal agreement between the Town and the School Board.~~

7.4 *Objective:*

Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting levels-of-service and/or permitting requirements, and initiating maintenance and capital improvement projects located within the Town of Loxahatchee Groves.

7.4.1 Policy: Reserved

~~The Town Manager or an appointed designee shall prepare and review the annual level-of-service monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluation and coordinate levels-of-service.~~

7.4.2 Policy:

In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the Town, the Town shall coordinate its adopted level of service standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

7.4.3 Policy:

Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the Town receives a proportionate share of revenue allocations, facilities and service improvements.

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES (Rev. Ord. 2013-08)**

GOAL 8: CAPITAL IMPROVEMENTS

The Town shall ensure adequate and timely public facilities and infrastructure capacity to accommodate existing and future residents and businesses maximizing the use and value of existing facilities, and effectively managing future growth consistent with the level-of-service standards established in the Comprehensive Plan.

8.1 Objective:

Maximize fiscal resources available to the Town for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.

8.1.1 Policy:

Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable level of service standards prior to the issuance of new development orders.

~~The Town shall follow the following timing requirements to ensure that adequate public facilities are available to meet level of service standards with the impact of development:~~

- ~~(a) Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent.~~
- ~~(b) Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.~~
- ~~(c) Transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the Town approves a building permit that results in traffic generation.~~

- 8.1.2 Policy:
Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private contributions, including dedications and/or funds.
- 8.1.3 Policy:
Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact appropriate fees, dedications and/or contributions from private development.
- 8.1.4 Policy:
~~Aggressively seek~~ Seek all realistic grant opportunities to fund projects in the Five-Year Schedule of Capital Improvements.
- 8.1.5 Policy:
Land development regulations established by the Town shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.
- 8.1.6 Policy:
Each review of the Capital Improvements Element shall include a review of the assumptions, projections, needs, and consideration for appropriate and timely renewal of existing facilities according to the following criteria:
- A.4) Emergency and post-disaster mitigation;
 - ~~2)~~ ~~Deficiency determination by a Concurrency Management System;~~
 - B.3-2) Public involvement in Capital Improvement Program and Budget;
 - ~~C.4-3)~~ Existing land development and Town plans;
 - ~~D.5-4)~~ Plans of local, county, state agencies including the Loxahatchee Groves Water Control District; E
 - ~~6-5)~~ ~~Accommodation of new development and redevelopment; and,~~
 - E.7-6 Financial feasibility

- 8.2 Objective:
Provide the necessary capital improvements to replace worn-out or obsolete public facilities, correct service deficiencies and accommodate planned future growth, ~~consistent with the adopted level-of-service standards.~~

- 8.2.1 Policy:
Prepare and adopt a Five-Year Capital Improvement Program (CIP) as part of the Town's annual budgeting process. Amend the Five-Year Schedule of Capital Improvements on an annual basis ~~CIP updates.~~
- 8.2.2 Policy:
The annual update of the Five-Year Schedule of Capital Improvements shall reflect proportionate fair-share and other developer contributions.

- 8.2.3 Policy:
The Five-Year Schedule of Capital Improvements shall be financially feasible.
- 8.2.4 Policy:
The Five-Year Schedule of Capital Improvements shall be consistent with objectives and policies of Comprehensive Plan elements.
- 8.2.5 Policy:
Coordinate proportionate fair share mitigation procedures and payments with ~~Palm Beach County~~ ("PBC"), the Florida Department of Transportation, and the Palm Beach County School District.
- 8.2.6 Policy:
Coordinate planning for the Town improvements with the plans of state agencies, the South Florida Water Management District (SFWMD), ~~Palm Beach County PBC~~, the Loxahatchee Groves Water Control District and adjacent municipalities when applicable.
- 8.2.7 Policy:
All capital improvements in the Five-Year Schedule of Capital Improvements for which the Town is responsible will be included in the Town's Annual Budget and Capital Improvement Fund.
- 8.2.8 Policy: Reserved
- 8.2.9 Policy:
Use the Town's Unified Land Development Code (ULDC) to ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts
- 8.2.10 Policy:
Coordinate with road, utility and infrastructure service providers within the Town to ensure that necessary capital improvements are implemented to support new construction and redevelopment.
- 8.2.11 Policy:
Repair, rehabilitate, and replace the Town's capital facilities according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.
- 8.2.12 Policy:
Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms, conditions of development approval, and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, including equestrian multi-use trails and greenways, schools and roadways.

8.2.13 Policy:
Capital improvements associated with the construction of educational facilities are not addressed in the Town's CIP or Five-Year Schedule of Capital Improvements, but rather are the responsibility of the Palm Beach County School District.

8.2.14 Policy:
The Town, in conjunction with the Palm Beach County School District, has the responsibility for implementing the public school concurrency program within Loxahatchee Groves.

8.2.15 Policy:
For public school facilities, a proportionate share mitigation agreement is subject to approval by Palm Beach County School District and the Town.

~~8.2.16 Policy:~~
~~Reserved~~

~~8.2.17 Policy:~~
~~Reserved~~

~~8.2.18 Policy:~~
~~The public school LOS standard is the school's utilization, expressed as a percentage, which is the result of comparing the number of students with the satisfactory Florida Inventory of School Houses (FISH) capacity at a given location, e.g., an elementary facility with 1,000 students and a FISH capacity of 970, has an LOS of 103%. Also referred to as the utilization of a facility.~~

8.3 *Objective:*
Develop and implement a debt management program to assist the Town in providing adequate and timely revenues for scheduled capital improvements.

8.3.1 Policy:
Provided the Town Charter allows such an activity, ~~Loxahatchee Groves~~ the Town may incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the Town's ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

8.3.2 Policy:
Ensure that any increase in operating costs for a new or additional facility is also considered when evaluating the debt to be incurred for a facility.

8.3.3 Policy:
The Town will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

8.3.4 Policy:
The Town shall adopt standards for debt management prior to incurring any public debt.

- 8.3.5 Policy:
Debt payment shall not exceed the anticipated useful life of a capital improvement and, in no case, shall exceed thirty years.

- 8.4 *Objective:*
Land use decisions shall be made based upon available or projected fiscal resources in coordination with the Five-Year Schedule of Capital Improvements which maintains adopted level of service standards and meets existing and future facility needs.

- 8.4.1 Policy:
The Town shall determine whether projects in the Five-Year Schedule of Capital Improvements will allow level of service standard to be maintained with a proposed land use change.

- 8.4.2 Policy:
The Town shall provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development.

- 8.4.3 Policy:
In order to coordinate land uses with available and projected fiscal resources, the Town shall include in its annual update of the Five-Year Schedule of Capital Improvements, any appropriate projects listed in the first five (5) years of the PBC ten (10) year Water Supply Facility Work Plan (WSFWP).

- 8.5 *Objective:*
The Town shall include all projects identified in the policies of the various elements of this Comprehensive Plan that are the responsibility of ~~Loxahatchee Groves~~ the Town and determined to be of relatively large scale and high cost as capital improvements projects for inclusion within the Five-Year Schedule of Capital Improvements.

- 8.5.1 Policy:
Capital improvements shall be provided to: (1) correct existing deficiencies and extend the life expectancy; (2) manage growth, as defined in the Future Land Use Element and the Town's Charter; and/or (3) replace worn-out or obsolete facilities, as indicated in the Five-Year Schedule of Capital Improvements, ~~of this element.~~

- 8.5.2 Policy:
The Town defines a capital improvements project or program as a major, not often-recurring, expenditure that costs or commits at least \$25,000, which has an expected life of at least five (5) years, and which falls into one of the following categories:

- A. Acquisition or lease of land or interests in land for public purposes.
- B. Accommodation of Town growth and improvement of infrastructure services delivery by means of the purchase, lease, construction, rehabilitation, or replacement of:
 - 4.i. A public building or physical facility;

- 2.ii. Public infrastructure such as roads, drainage canals, parks, trails, or similar projects; and,
- 3.iii Equipment supporting the maintenance of infrastructure.

- C. Projects designed to bring the community into immediate compliance with state or federal law or court order. Such projects are not subject to the above cost or life expectancy limits.

A capital improvements project or program is further defined to include any planning, engineering, feasibility or appraisal studies related thereto if the total cost is at least \$10,000. This shall include any studies oriented to defining the initial need for land and/or facilities.

- 8.5.3 Policy:
Normal maintenance activities are not included in the Five-Year Schedule of Capital Improvements.

- 8.5.4 Policy:
The Town shall, as a matter of priority, schedule for funding any capital improvement projects in the Five-Year Schedule of Capital Improvements which are designed to correct existing public facility deficiencies.

- 8.5.5 Policy:
Proposed capital improvements projects shall be evaluated and ranked in order of priority according to the following guidelines:

- A. Whether the proposed project is financially feasible, in terms of its impact upon Town budget potential;
- B.~~A.~~ Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve, achieve full use of, or increase the efficiency of existing facilities;
- C.~~B.~~ Whether the project prevents or reduces future improvement costs or provides service to areas currently lacking such service;
- D.~~C.~~ Whether the project represents a logical extension of facilities and services within the Town; and
- E.~~D.~~ Whether or not the proposed project is consistent with plans of State agencies, ~~Palm Beach County~~ PBC agencies and the Loxahatchee Groves Water Control District.

8.6 Objective:

The Five-Year Schedule of Capital Improvements shall be reviewed by the FAAC on an annual basis as part of the Town budget process. Any revisions and/or amendments to the Five-Year Schedule of Capital Improvements shall be made by the Town Council at that time. Annual updates to ~~Tables 9-1 to 9-3~~ the Five Year Schedule of Capital

Improvements shall be made by Town Council Ordinance and not subject to the comprehensive plan amendment process.

8.6.1 Policy:

The annual update process shall include a review to determine that proposed Five-Year Schedule of Capital Improvements revisions are internally consistent with the Goals, Objectives and Policies of the Comprehensive Plan.

8.6.2 Policy:

All items to address an imminent danger or threat to the public health or safety shall be submitted to the Town Council for decision and appropriate action through the Town Manager. If the obligation duration exceeds one budget year, the item shall be included in the Five-Year Schedule of Capital Improvements.

8.7 *Objective*

The Five-Year Schedule of Capital Improvements consists of Tables 8-1 to 8-3.

Table 8-1 – Summary of FY 2014 – 2018 Capital Improvements Projects

A. Necessary to Maintain LOS Standards: Loxahatchee Groves

Comprehensive Plan Element	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy-Citation)
Transportation	TRAN-1: Non-District Town Road Survey (1)	Objective 2.6 and Policies 2.2.4, 2.7.1 and 2.7.9 Transportation Element
Transportation	TRAN-2: Collecting Canal Road OGEM surface Improvements (1,2)	Policy 2.1.3 Transportation Element
Transportation	TRAN-3: Okeechobee Traffic Signal @ "D" Rd. (1)	Policies 2.1.4 and 2.2.2, Transportation Element
Transportation	TRAN-4: Town Road OGEM Projects—Specific Future Projects To Be Identified (1,2)	Policy 2.1.3 Transportation Element
Transportation	TRAN-5: Pave/OGEM Surface "D" Road from Southern Blvd. to Collecting Canal	Policy 2.1.3 Transportation Element
Transportation	TRAN-6: LGWCD to Town road transfer costs—Specific Future Projects To Be Identified	Policy 2.1.3 Transportation Element
Drainage Sub-Element	DR-1: Drainage Canal Refurbishment Program (sub to LGWCD)	Policies 3A.1.5 and 3A.1.6 Drainage Sub-Element

Key: TRAN—Transportation; DR—Drainage; LGWCD—Loxahatchee Groves Water Control District.

(1) — Existing Deficiency; (2) — Replacement Project; 3) — To Meet Future Need

**B. FY 2014 to 2018 Improvements Necessary to Maintain LOS Standards:
— Outside Agencies**

Agency	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Lox Groves Water Control Dist	DR-2: 40-foot Long Front Backhoe lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element
Lox Groves Water Control Dist	DR-3: Long-Reach Mower lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element
Palm Beach County School District	PSF-1 Palm Beach County School District 5-Year Capital Budget (FY 2013 – 2017) By Reference (3)	Policy 8A.3 A Public School Facilities Element
Florida Department of Transportation	FDOT-1: #4282391 Bridge #930402 repair and rehab. West of "D" Road (1)*	Policy 2.2.4 Transportation Element; Policy 9.2.10 Capital Improvements Element
Florida Department of Transportation	FDOT-2: #4193452 Add lanes and reconstruct Southern Boulevard (3)*	Policies 2.2.4 and 2.6.2 Transportation Element; Policy 9.2.10 Capital Improvements Element

*— Project included in the FY 2011 – 2015 Transportation Improvement Program (TIP) of the MPO.

Key: DR— Drainage; PSF— Public School Facility; FDOT— Florida Department of Transportation

(1)— Existing Deficiency; (2)— Replacement Project; (3)— To Meet Future Need

**C. FY 2014 to 2018 Non-LOS Comprehensive Plan-Directed Improvements:
Loxahatchee Groves**

Comprehensive Plan Element	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Recreation and Open Space	ROS-1: Equestrian Trails — Linear Park from "A" Road to Folsom Road (1,3)	Objective 2.3 Transportation Element
Recreation and Open Space	ROS-2: Equestrian Trails — Future Projects To Be Identified (1,3)	Objective 2.3 Transportation Element

Key: ROS — Recreation and Open Space

(1)— Existing Deficiency; (2)— Replacement Project; (3)— To Meet Future Need

D. FY 2014 to 2018 Other Infrastructure Improvements: Outside Agencies/Private Parties

Project No. and Description	Public Agency/Private Party	Comprehensive Plan Consistency (Objective/Policy Citation)
TRAN-7 "F" Road Pavement and OGEM Improvements: Southern Blvd. to Collecting Canal (1,3)	Grove Medical Plaza Site Plan Approval Condition	Policy 2.1.4 Transportation Element

Key: TRAN — Transportation.

(1)— Existing Deficiency; (2)— Replacement Project; (3)— To Meet Future Need

Table 8-2 FY 2014—2018
Schedule and Cost of Capital Improvements Projects
A. Necessary to Maintain LOS Standards

Project Number*	Fiscal Year Cost (\$ 000's)					Total Cost (Dollars)
	2013/14	2014/15	2015/16	2016/17	2017/18	
TRAN-1	100	100	0	0	0	200,000
TRAN-2	944	0	0	0	0	944,000
TRAN-3	250	0	0	0	0	250,000
TRAN-4	100	0	0	0	0	100,000
TRAN-5	300	0	0	0	0	300,000
TRAN-6	29	29	29	29	29	145,000
TRAN-7	106	0	0	0	0	106,000
DR-1	150	150	150	150	150	750,000
DR-2	62	62	62	62	62	310,000
DR-3	34	34	34	34	34	170,000
FDOT #4282391	119	0	0	0	0	119,000
FDOT ##4193452**	5,200	0	0	0	34,500	39,700,000
Totals	7,394	375	275	275	34,775	43,094,000

**Cost includes entire project length (Lion Country Safari to west of Crestwood Blvd).

* - Refer to Table 9-1A, 9-1B and 9-1D.

B. Non-LOS Comprehensive Plan-Directed Improvements

Project Number*	Fiscal Year Cost (\$ 000's)					Total Cost (Dollars)
	2013/14	2014/15	2015/16	2016/17	2017/18	
ROS-1	80	0	0	0	0	80,000
ROS-2	0	100	100	0	0	200,000
Totals	80	100	100	0	0	280,000
PBC School	5-Year Capital Budget (FY 2013—2017) Incorporated By Reference					

* - Refer to Table 9-1C.

Table 8-3 Revenue Sources for Town Directed Capital Improvements Projects

Project Number*	Revenue Source	Fiscal Year Budget (\$000)					Total Cost (Dollars)
		2013/14	2014/15	2015/16	2016/17	2017/18	
TRAN-1	GF/GT	100,000	100,000	0	0	0	200,000
TRAN-2	GF/GT	944,000	0	0	0	0	944,000
TRAN-3	GF/GT	250,000	0	0	0	0	250,000
TRAN-4	GF	100,000	0	0	0	0	100,000
TRAN-5	GF	300,000	0	0	0	0	300,000
TRAN-6	GT	29,000	29,000	29,000	29,000	29,000	145,000
TRAN-7	P	106,000	0	0	0	0	106,000
DR-1	GT	150,000	150,000	150,000	150,000	150,000	750,000
ROS-1	GF	80,000	0	0	0	0	80,000
ROS-2	GF	0	100,000	100,000	0	0	200,000
Town Totals	GF/GT/P	2,059,000	379,000	279,000	179,000	179,000	3,075,000

* Refer to Tables 9-1A, 9-1C and 9-1D.

Revenue Sources: GF-General Fund; GT-Gas Tax; G-Grant; P-Private Source

PROPERTY RIGHTS ELEMENT
GOALS, OBJECTIVES AND POLICIES

Property Rights

The Property Rights Element is required to be included in the comprehensive plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6) (i) 1, Florida Statutes, establishes the Property Rights Element requirement.

Chapter 163.3177(6)2(i)(1), Florida Statutes establishes that each local government must adopt a property rights element in its Comprehensive Plan by the earlier of the date of its adoption of its next proposed plan amendment that is submitted after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan.

GOAL 9: PROPERTY RIGHTS

The Town shall respect judicially acknowledged, and constitutionally protected private property rights.

9.1 Objective:

The Town shall ensure that private property rights are considered in local decision making.

9.1.1 Policy:

The following rights shall be considered in local decision making.

- A. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights;
- B. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances;
- C. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property; and,
- D. The right of a property owner to dispose of his or her property through sale or gift.

4

SUMMARY OF AGENCY COMMENTS AND STAFF RESPONSES

The proposed EAR-based amendments to the comprehensive plan were submitted to the Florida Department of Commerce (FDC) and other required reviewing agencies on February 12, 2024. Although the Town received comments from several agencies, there were no objections to the proposed amendments. The following agencies submitted comments: FDC; Treasure Coast Regional Planning Council (TCRPC); South Florida Water Management District (SFWMD); Florida Department of Transportation (FDOT) District 4; and the Palm Beach County School District.

The second public hearing to consider adoption of the amendments must be held within 180 days of the Town's receipt of the FDC Objections, Recommendations and Comments (ORC) report dated April 12, 2024.

The Town Council will convene a workshop to discuss the comments received from the reviewing agencies and the need for further amendments to the comprehensive plan prior to consideration of second reading.

Florida Department of Commerce (Florida Commerce)

A. **Objections:** None.

B. **Comments:** The following two comments were offered: with Staff responses:

1. **Planning Horizons:** Florida Commerce staff encourages the Town to amend the comprehensive plan to reflect the new statutorily required planning periods pursuant to Florida Statutes Sections 163.3177(5)(a) and 163.3191. The planning periods include the first 10-year period after the plan's adoption and an additional period of at least 20-years.

Staff Response: The 2024 Evaluation and Appraisal Report Support Documentation (Support Documentation Section III.A)) and the 2024 Evaluation and Appraisal Report Goals Objectives and Policies (Goals, Objectives and Policies Population Introduction Element Population Projections Section) documents both contain population projections to 2035 and 2045. These projections are used as they are prepared by the Palm Beach County Planning Division and used by the county and various planning agencies. Since they are used as the basis for planning coordination in Palm Beach County and meet the 10 and 20-year planning periods, they will continue to be incorporated within Town planning documents.

2. **Coordinate with External State Agencies:** Florida Commerce strongly encourages the Town to work with staffs from Florida Department of Transportation, South Florida Water Management District, and Treasure Coast Regional Planning Council to address the comments that were provided in their correspondence.

Staff Response: Comments by each of these agencies are summarized in the paragraphs that follow as well as Town responses. It should be stated that there were no objections submitted by any of these agencies.

Treasure Coast Regional Planning Council (TCRPC)

A. **Objections:** None.

B. **Comments:** The following official TCRPC comments were offered:

1. **Regional Impacts:** No adverse effects on regional resources or facilities have jurisdictions by the Palm Beach County Intergovernmental Plan Review Committee Clearinghouse Coordinator.

Staff Response: No response necessary

C. **Additional Suggestions:** The following additional TCRPC suggestions were offered: along with Staff responses:

1. **Public School Facilities:** Since the Public Schools Facilities Element is to be eliminated, at a minimum, the language in Objective 7.3 and associated Policies in the Intergovernmental Coordination Element should be retained to state that the Town will work with the School District on population projections and school siting in accord with Section 163.3177(6)(h)(2) of the Florida Statutes. In addition, the Town is encouraged to join as a signatory to the Coordinated School Planning Interlocal Agreement

Staff Response: Staff recommends that Objective 7.3 of the Intergovernmental Coordination Element, rather than being deleted, be revised to establish consistency with Section 163.3177(6)(h)(2) of the Florida Statutes which requires coordinating the Town's comprehensive Plan with plans of the school district, as well as other listed agencies.

Staff recommends that Intergovernmental Coordination Element Objective 7.3 be retained in its original form, and Policy 7.3.1, in its original form, be revised, as follows and incorporated within the Comprehensive Plan:

7.3 Objective:

Ensure coordination with the School Board of Palm Beach County to establish concurrency requirements for public school facilities.

7.3.1 Policy:

~~The Town of Loxahatchee Groves, in cooperation with appropriate local, county, and state governments and agencies, shall continue to utilize the following collaborative planning process will work with the School District on population projections and school siting in accord with Section 163.3177(6)(h)(2) of the Florida Statutes.~~

2. **Infrastructure Element:** Consider not deleting the stormwater management criteria in Policy 3.1.2 since these establish a Level-of-Service standard for this important aspect of the Town's infrastructure and help manage the impact of new development.

Staff Response: Infrastructure Element Drainage Policies 3.1.2 a to i are proposed to be deleted, as the criteria are currently within the Town's Unified Land Development Code (ULDC) and used to guide the Town's infrastructure development and maintenance. Including the criteria in the

ULDC is the most efficient way to administer and revise, if necessary, the specifics of the Policy 3.1.2 directive. Staff recommends no change to the proposed revision.

3. Intergovernmental Coordination Element: In policy 7.1.4, the reference to Council should be revised as follows in strikethrough and underline:

~~The Town's Comprehensive Plan~~ Town will ~~consider be consistent, where feasible and practical, with the Treasure Coast Regional Policy Planning Council Regional Strategic Regional Policy Plan, Palm Beach County Comprehensive Plan, the Comprehensive Plans of adjacent local governments, and applicable regional water supply plans~~ when amending the Comprehensive Plan.

Staff Response: Staff recommends that the proposed TCRPC revision to Intergovernmental Coordination Element Policy 7.1.4 be incorporated within the adopted Comprehensive Plan.

South Florida Water Management District (SFWMD)

A. Objections: None.

B. Comments: The following two "Advisory Comments" comments were offered: along with Staff responses:

1. Infrastructure Element – Natural Groundwater Aquifer Recharge:

Policy 3.2.1 states: "The town shall enforce the landscape regulations which shall address the SFWMD's xeriscape guidelines." The term "Xeriscape" is dated language that has been replaced by Florida-Friendly Landscaping. The District recommends that the Town update this language to reflect the current Florida Statutes. There are resources available if the Town would like to consider adopting a local Florida-Friendly Landscaping ordinance (Chapter 373.185 Florida Statutes).

Staff Response: Staff recommends that Natural Groundwater Aquifer Recharge Policy 3.2.1 be revised to read:

Policy 3.2.1:

~~The Town shall enforce landscape regulations which shall address the SFWMD's xeriscape guidelines~~ require quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant.

2. Regional Water Supply Planning: The Town is required to revise its Water Supply Facilities Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the Town's Work Plan needed to be updated and adopted by May 2020. To date, we have not received the updated Work Plan. The Work Plan must cover at least a 10-year planning period, include updated water

demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands.

Staff Response: The Town's Ten-Year Water Supply Facilities Work Plan Update is presented in Section II.A.1 of the 2024 Evaluation and Appraisal Report Support Documentation. The Update was prepared pursuant to the document entitled: "A Guide to the Preparation of the Water Supply Facilities Work Plan" and is consistent with the most recent Palm Beach County Water Supply Plan Update. The Lower East Coast Water Supply Facilities Work Plan is currently being updated. The Town will coordinate with Palm Beach County in the preparation of its next Update consistent with Infrastructure Element Potable Water Policy 3.4.1 and update the Town's Ten-Year Water Supply Facilities Work Plan, as necessary.

Florida Department of Transportation (FDOT) District 4

A. Objections: None.

B. Comments: Three Technical Assistance Comments were offered: by FDOT District 4. Due to their length, a complete copy of the Technical Assistance Comments and Recommendations are presented in Attachment A. The following is a summary of the comments and recommendations along with Staff responses:

1. Transportation Element Policies 2.2.5 and 2.2.6: The Town is proposing to constrain Okeechobee Boulevard to two lanes and encourage traffic calming features to be incorporated as part of future transportation projects. For instance Policy 2.2.5(2) which reads: "(2) annual exclusion of that portion of Okeechobee Boulevard from Folsom Road to west of A Road from consideration of expansion to four lanes from the County's 5-Year Road Program."

The Town should reconsider the adoption of policies (2.2.5 and 2.2.6) that will constrain the future number of lanes on Okeechobee Boulevard. Alternatively, the Town should allow for needed capacity improvements to occur but at a speed consistent with the Town's rural character and controlled through appropriate roadway design elements.

Staff Response: All Town-related planning documents, commencing with the Loxahatchee Groves Neighborhood Plan (1996), and including the Strategic Vision Plan (2008) and initial Comprehensive Plan (2011) have stressed maintenance of the existing quality of life and preservation of the natural environment and rural atmosphere. Further, the Florida Department of Commerce (FDC) has recently (2023) determined that the Town is a "rural community" as the term is defined by Section 288.0656(2)(a)4, Florida Statutes.

The local consistent historical planning directives and FDC determination support maintaining Transportation Element Policies 2.2.5 and 2.2.6 in their current proposed form. Staff proposes no revision to Transportation Element Policies 2.2.5 and 2.2.6.

2. Future Land Use Element 1.2 and Related Policies: The Town is proposing a revised Objective 1.2 and related policies 1.2.1 and 1.2.3 that will direct rural style commercial center development consisting of accessible shopping, recreation and employment opportunities for Town residents and substantial equestrian land uses away from Okeechobee Boulevard and specifically target all this activity within the Town along the Southern Boulevard/State Road 80 Corridor.

Implementation of this objective and policies has the potential to create adverse impacts to SR 80, a Strategic Intermodal System (SIS) facility. The Department projects that SR 80 will not have sufficient capacity in the future to serve the demand created by existing and future development. The proposed objective and policies may result in a diversion of local trips within the Town to the SR 80 Corridor to satisfy local home-based shopping trips.

The Town should consider the implementation of strategies to offset the impacts of local trips on SR 80. For example, the Town could update the comprehensive plan to identify additional roadway connections between A Road and F Road and between Okeechobee Boulevard and SR 80 on Map TRN 2. Additionally, language regarding Tangerine Drive in Policy 1.2.4 could be strengthened relating to the roadway's function as a parallel reliever to SR 80 local trips.

Staff Response: The vast majority of development potential along Southern Boulevard (Palm Beach Community College, Loxahatchee Groves Commons, Groves Town Center, Lockhart Self-Storage, AG Market, Palms West Plaza, Southern Lawn Care, Groves Medical Office and Everglades Farm Equipment) have already been built or approved. Remaining development opportunities with the potential to generate additional traffic impacts on Southern Boulevard capacity are minimal. Implementation of Policy 1.2.4, as written, would complete the Tangerine Drive/East Citrus east-west link between the Community College and Town Hall located on F Road as proposed by FDOT. Staff proposes no revision to Future Land Use Element 1.2 and related Policies.

3. Transportation Element Policies: The Transportation Element includes a policy (2.2.6A) to designate Okeechobee Boulevard as a Rural Minor Collector in the Town's Comprehensive Plan. This designation is inconsistent with the Federal Functional Classification assigned to Okeechobee Boulevard as an Urban Collector. Census designated urban boundaries, not the character of an area, form the basis for designating if a roadway segment is within a rural or urban area. The Town is located within the Miami-Fort Lauderdale Urban Area. Only roadways functionally classified as urban minor collector or above are eligible for Federal Surface Transportation Funds. Future funding for roadway infrastructure that the Town may rely on in the future could be jeopardized by the inconsistency.

It is recommended that the Town consider amending Policy 2.2.6.a and applicable Transportation Element Functional Classification Maps to display the correct and official Federal Functional Classification of Okeechobee Boulevard in the Town's Comprehensive Plan.

Staff Response: The Town's proposed assignment of a "Rural Minor Collector" Functional Classification designation to Okeechobee Boulevard is consistent with all current and previous local planning efforts, as well as the recent Florida Department of Commerce (FDC) determination that the Town is a "rural community". In further support of this conclusion, Erdman Anthony prepared an Urban Area Study (2011) which concluded that only 11% of the area of the Loxahatchee Groves Water Control district met the criteria for designation as an Urban Area under Florida Statutes 189.4051. Staff concludes that the proposed "Rural Minor Collector" Functional Classification of Okeechobee Boulevard is appropriate and recommends that no revisions to proposed Policy 2.2.6a and Map TRN-1 be made. Alternatively, in order to support eligibility for

federal funding, the Town may revise Map TRN-1 to classify Okeechobee Boulevard as an "Urban Minor Collector."

Palm Beach County School District (PBCSD)

A. Objections: None.

B. Comments: No official comments were offered.

Staff Response: An email was received from PBCSD with attachments related to the Countywide School Planning Coordination Interlocal Agreement. The Florida Legislature passed growth management legislation that made school concurrency optional in 2011. However, local governments are still required to enter participate in an Interlocal Agreement that describes a joint process for collaborative planning and decision making on population projections and school siting.

A Coordinated Planning Interlocal Agreement (ILA) was approved by the School Board and Palm Beach County Commission in 2015. The Coordinated Planning ILA adopts a School Capacity Adequacy Determination (SCAD) for the planning and construction of public schools. In Palm Beach County

The PBCSD has suggested that the Town include a policy in the Intergovernmental Coordination Element that supports the maintenance and enhancement of joint planning processes and procedures for coordination of public education facilities for planning and decision-making, including participation in the Countywide School Planning Coordinated Interlocal Agreement (ILA). Staff recommends including Policy 7.3.2 in the Intergovernmental Coordination Element that supports joint planning processes through the ILA, as follows:

7.3.2 Policy:

The Town shall abide by, and participate in, the "Interlocal Agreement between the School Board of Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning", adopted by the Palm Beach County Board of County Commissioners through Resolution 2015-1864.

ATTACHMENT A – FDOT DISTRICT IV COMMENTS

From: Valdez, Yazmin
To: Williams, Jana
Subject: FW: [EXTERNAL] - Town of Loxahatchee Groves 24-1ER - FDOT District Four Review
Date: Monday, March 18, 2024 11:29:30 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Loxahatchee Grives TA comments from DOT.

Yazmin

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Thursday, March 14, 2024 9:00 AM
To: DCPexternalagencycomments <dcpexter@commerce.fl.gov>; Valdez, Yazmin <Yazmin.Valdez@Commerce.fl.gov>
Cc: framaglia@loxahatcheegrovesfl.gov; Krane, John <John.Krane@dot.state.fl.us>; Martinez, Cesar <Cesar.Martinez@dot.state.fl.us>; McKirdy, Kris <Kris.McKirdy@dot.state.fl.us>; Walia, Kent <Kent.Walia@dot.state.fl.us>; Bush, Lois <Lois.Bush@dot.state.fl.us>; Harari, Laurie <Laurie.Harari@dot.state.fl.us>; Kareiva, Ronald <Ronald.Kareiva@dot.state.fl.us>; Shanmugam, Raj <Raj.Shanmugam@dot.state.fl.us>; Carver, Jennifer <Jennifer.Carver@dot.state.fl.us>; Norat, Tony <Tony.Norat@dot.state.fl.us>; Sosa, Geysa <Geysa.Sosa@dot.state.fl.us>; Campbell, Tammy <Tammy.Campbell@dot.state.fl.us>; Brian Ruscher <bruscher@palmbeachtpa.org>; Andrew Uhlir <auhlir@palmbeachtpa.org>; Jeff Gagnon <JGagnon@pbcgov.org>; KMOHYUDD@pbcgov.org; Motasem Al-Turk <MAlturk@pbcgov.org>; Stephanie Heidt <sheidt@tcrpc.org>; Bradford O'Brien <BObrien@royalpalmbeach.com>
Subject: [EXTERNAL] - Town of Loxahatchee Groves 24-1ER - FDOT District Four Review

Pursuant to Section 163.3184(4), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the Town of Loxahatchee Groves' EAR based Comprehensive Plan Amendments, which are transmitted under the State Coordinated Review (SCR) process. These amendments include the following components:

1. Addition of New Elements: Incorporates Introduction and Private Property Rights Elements within the Goals Objectives and Policies of the Comprehensive Plan.
2. Deletion of an Element: Deletes the Public-School Facilities Element Goals Objectives and Policies, as the Element is no longer required.
3. Revision of Elements: Incorporates revisions to the Goals Objectives and Policies of the following Elements: Future Land Use; Transportation; Infrastructure; Conservation; Recreation and Open Space; Housing; Intergovernmental Coordination; and Capital improvements; and
4. Element Map Updates: Incorporates revisions to, or additions of, Maps in the following Elements: Future Land Use (FLU-1); Transportation (TRN-1 and TRN-2); and Infrastructure (INF-1 and INF-2).

Based on a review of the City's amended Plan, FDOT is providing technical assistance comments consistent with Section 163.3168(3), Florida Statutes. The technical assistance comments will not form the basis of a challenge. These comments can strengthen the local government's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

Technical Assistance Comment #1 (Transportation Element Policies 2.2.5 and 2.2.6):

The Town is proposing to constrain Okeechobee Boulevard to two lanes and encourage traffic calming features to be incorporated as part of future transportation projects. Policy 2.2.5(2) for instance.

2.2.5 Policy:

The following shall be Town policies: (1) permanent removal of the "E" Road, 140th Avenue extension; **(2) annual exclusion of that portion of Okeechobee Boulevard from Folsom Road to west of "A" Road from consideration of expansion to four lanes from the County's 5-Year Road Program;** (3) support for the extension of Seminole Pratt-Whitney Road north to State Road 710, the Beeline Highway; (4) opposition to the extension of Okeechobee Boulevard to State Road 80 (Southern Boulevard); and (5) support of the extension of State Road 7 from Okeechobee Boulevard to Northlake Boulevard.

This roadway is identified in the Palm Beach Transportation Planning Agency (TPA) 2045 Long Range Transportation Plan (LRTP) 2045 Volume to Capacity Map (Map 32) as exceeding a ratio of 1.2, indicating that the level of service (LOS) will exceed the adopted LOS D volume by 2045. Okeechobee Boulevard is an important regional facility, a designated truck route on Map 12 of the LRTP, and a vital connection between the Central Western Palm Beach County communities and downtown West Palm Beach. It is also important due to its connectivity with the Florida Turnpike and Interstate 95. The portion of the roadway from E Road to Crestwood Boulevard contains a 2022 Annual Average Daily Traffic (AADT) count of 14,600 vehicle trips, exceeding the 14,000 vehicles per day capacity of a rural two-lane roadway (Source: 2023 FDOT Quality of Service Handbook Generalized Service Volume Tables). This could result in undesirable vehicle travel time delays to the Town's residents, delays in freight & goods movement, and other regional travel impacts through diversion of trips to other roadways.

Recommendation for Technical Assistance Comment #1:

The Town should reconsider the adoption of policies (2.2.5 and 2.2.6) that will constrain the future number of lanes on Okeechobee Boulevard. This policy could result in congestion within the area the Town has targeted for preservation of rural lifestyle and negatively impact quality of life with extended travel times to reach desired destinations. Alternately, the Town should allow for needed capacity improvements to occur but at a speed consistent with the Town's rural character and controlled through appropriate roadway design elements.

Technical Assistance Comment #2 (Future Land Use Element Objective 1.2 and related policies):

The Town is proposing a revised Objective 1.2 and related policies 1.2.1 and 1.2.3 that will direct rural style commercial center development consisting of accessible shopping, recreation, and employment opportunities for Town residents and substantial equestrian land uses away from Okeechobee Boulevard and specifically target all this activity within the Town along the Southern Boulevard/State Road 80 (SR 80) Corridor at the southern municipal boundary of the Town.

1.2 Objective:

Development of a rural style commercial center consisting of accessible shopping, recreation, and employment opportunities for Town residents, shall be limited to the Southern Boulevard Corridor.

1.2.1 Policy:

The Town shall limit new commercial development to areas south of East Citrus Road Drive border to border

1.2.3 Policy:

The Town shall may endorse a substantial equestrian facility along the Southern Boulevard Corridor.

Implementation of this objective and policies has the potential to create adverse impacts to SR 80, a Strategic Intermodal System (SIS) facility. The SIS consists of a statewide network of highway corridors that are intended to serve long distance and higher speed traffic. The Department projects that SR 80 will not have sufficient capacity in the future to serve the demand created by existing and future development. The proposed objective and policies may result in a diversion of local trips within the Town to the SR 80 Corridor to satisfy local home-based shopping trips. This potential infusion of local trips has the potential to degrade the intrastate functionality of SR 80 by reducing speeds and decreasing capacity of the roadway. Additionally, these diverted trips may access SR 80 via local Town roadways, increasing through traffic on local roads.

Recommendation #1 for Technical Assistance Comment #2:

The Town should consider the implementation of strategies to offset the impacts of local trips on SR 80 and assist the Department to protect the important functions of the SIS. The Department previously communicated strategies to the Town on February 20, 2017 (Amendment number 17-1ESR). For example, the Town could update the comprehensive plan to identify additional roadway connections between A Road and F Road and between Okeechobee Boulevard and SR 80 on Map TRN-2.8 (Future 2030 Number of Lanes) to serve existing and to guide future planned developments. Additionally, language regarding Tangerine Drive in Policy 1.2.4 could be strengthened relating to the roadway's function as a parallel reliever to SR 80 for local trips. Implementation of this strategy will allow for local trips from Loxahatchee Grove residents to be able to access developments along SR 80 without requiring direct access to SR 80. An example of this would be Seminole Palms Drive in Royal Palm Beach between Lamstein Lane and Royal Palm Beach Boulevard.

1.2.4 Policy:

The Town shall consider extension of Tangerine Drive from B Road to D Road.

Recommendation #2 for Technical Assistance Comment #2:

The Town should consider revising the objectives and policies in the Comprehensive Plan to allow non-residential uses that are consistent with the Town character to more appropriately be located where they are easily accessible to the preponderance of the Town's residents. Due to the heavy traffic volumes and regional and intrastate nature of trips on SR 80, it is unlikely that commercial development along the SR 80 Corridor will effectively serve the Town's need for neighborhood commercial uses. Okeechobee Boulevard should be able to fulfill this need and ensure the viability of such neighborhood type commercial uses. The Town could accomplish this and still preserve the rural character that is of such high importance to residents by adopting appropriate design guidelines and land development regulations for commercial uses. Similar guidelines and regulations have been adopted by other municipalities, such as the Town of Davie, to preserve their character. An example would be their architectural building design guidelines for their Western Theme Overlay District (See: https://www.municode.com/library/fl/davie/codes/code_of_ordinances?nodeId=PTIICOOR_CH12LADECO_ARTXIIISPPLARDI_DIV11REACCEDI_S12-438.24BUDEGU).

Technical Assistance Comment #3 (Transportation Element Policies):

The Transportation Element includes a policy (2.2.6A) to designate Okeechobee Boulevard as a Rural Minor Collector in the Town's Comprehensive Plan.

2.2.6 Policy:

In order to maintain the two-lane section on Okeechobee Boulevard and protect its rural character, the Town shall support implementation of the following:

A. Designation of the section of Okeechobee Boulevard within Loxahatchee Groves as a Rural Minor Collector on the County's Roadway Classification Map and designed as a Rural Parkway'

This designation is inconsistent with the Federal Functional Classification assigned to Okeechobee Boulevard as an Urban Minor Collector. Census designated urban boundaries, not the character of an area, form the basis for designating if a roadway segment is within a rural or urban area. The Town is located within the Miami--Fort Lauderdale Urban Area. A download (large file) of the 2010 Federal Functional Classification and Urban Areas Boundary Map can be found at: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/statistics/hwysys/d4/2010fcubpalmbeachcounty.pdf?sfvrsn=b4c9502_2.

Only roadways functionally classified as urban minor collector or above are eligible for Federal Surface Transportation Funds – the federal funds available to states and MPOs to construct transportation projects. As such, federal funding for roadway infrastructure that the Town may rely on in the future could be jeopardized by the inconsistency created by the Town's Policy 2.2.6A.

Recommendation for Technical Assistance Comment #3:

The Department recommends that the Town consider amending Policy 2.2.6A and applicable Transportation Element Functional Classification Maps to display the correct and

official Federal Functional Classification of Okeechobee Boulevard in the Town's Comprehensive Plan.

The Department does not have any comments relating to the addition of new Introduction and Private Property Rights Elements and the deletion of the Public-School Facilities Element.

We request the Department of Commerce (DOC) include these technical assistance comments in the ORC report to the Town of Loxahatchee Groves. Once adopted by the Town, FDOT requests a digital copy of the final adopted Comprehensive Plan with the supporting data and analysis. If you have any questions, please do not hesitate to contact Kent Walia, Planning Supervisor at 954-777-4601 or kent.walia@dot.state.fl.us, or Larry Hymowitz Planning Specialist III at (954) 777-4663 or larry.hymowitz@dot.state.fl.us.

Thank you.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four

p: (954) 777-4663 f: (954) 677-7892

a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309

e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us

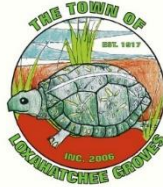


Together our actions have the power to save lives!



TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



AGENDA MEMO

TO: Town Council of Town of Loxahatchee Groves

FROM: Town Manager's Office

DATE: June 18, 2024

SUBJECT: Discussion on Current Zoning of Planned Unit Development (PUD)

Background:

At their regular meeting on June 4, 2024, Councilmember Maniglia added this discussion to the agenda as a result of a resident's request.

Refer to the EAR 2024 Goals, Objectives and Policies sections 1.1.5 and 1.15 from the previous agenda item; continued discussion will ensue, if necessary.

The Town's Code of Ordinances, Article 41 – Planned Unit Development is included in your packet.

Recommendation:

Discuss and provide staff with direction.

Section 41-010. - General.

- (A) *Purpose and intent.* The purpose of a PUD is to: (1) provide a zoning vehicle to implement the Multiple Land Use (MLU) future land use category and related special policies assigned to specific properties under Objective 1.15 of the Future Land Use Element of the Comprehensive Plan; and (2) offer an alternative to standard commercial zoning to property owners meeting the location criteria specified in Section 41-030(B)(1) to (B)(3) and who propose creative solutions to implement Town planning directives.
- (B) *Applicability.* The requirements of this article shall apply to all parcels assigned a Multiple Land Use designation in the Comprehensive Plan. In addition, the requirements of this article, by Town Council approval, may apply to certain additional parcels assigned a Town commercial land use designation which encompass one or more plots and developed in conformance with an overall Master Plan.
- (C) *Conflicts.* If a conflict exists between this article and other articles in this Code, the provisions of this article shall apply to the extent of the conflict.
- (D) *Location and threshold.*
- (1) A PUD assigned a Multiple Land Use future land use designation shall meet the requirements of Policy 1.1.14 of the Future Land Use Element and any Special Policies assigned to the property under Objective 1.15 of the Comprehensive Plan.
 - (2) A PUD assigned a commercial future land use designation, per Table 1-8 of the Comprehensive Plan, shall comply with the performance standards in Section 41-030(B)(1) to (B)(3) of this article and any Special Policies assigned to the property under Objective 1.15 of the Comprehensive Plan.
- (E) *Development order.* Issuance of a development order for a PUD shall be deemed to authorize an amendment to the Town's Official Zoning Map.
- (1) *Zoning map amendment.* Any land which is the subject of a PUD approval shall be so designated on the Town's Official Zoning Map. Before any land is designated as a PUD on the Official Zoning Map, it shall receive approval pursuant to the standards and procedures for a rezoning pursuant to Section 05-070: "Town Council to amend zoning regulations" and Part V: "Development Review Procedures and Requirements" of this Code. Further, any land assigned a PUD designation under this section shall have been previously assigned either an MLU Future Land Use designation or a commercial land use designation on the Town's Future Land Use Map.
 - (2)

Conditions. The Town Council may impose conditions of approval in a development order for a PUD to protect the public health, welfare and safety; to ensure compliance with the Comprehensive Plan and the requirements of this Code; to implement special planning studies completed by the Town; to ensure off-site road improvements are provided to address traffic impacts associated with the PUD; to ensure the dedication of public facilities; to ensure compatibility between land uses, including the use of buffers; and to ensure a quality development.

Any public representations regarding any of the above listed items made to the Town Council by the property owner or his designated agent during a duly noticed Council public hearing or Council meeting during the approval process of a related comprehensive plan amendment or rezoning shall be included within the conditions of approval in a development order for a PUD.

- (3) *Successive owners.* Conditions imposed by the Town Council shall run with the land and shall be binding on all successors or assigns with an interest in the property.
- (4) *Development permits.*
 - a. A development permit shall not be issued for any land development in a PUD, nor shall any land development activity commence within a PUD prior to approval of a site plan pursuant to Article 155 of this Code for the affected area.
 - b. An internal lot, which constitutes a portion of an approved PUD Master Plan, and which is subject to final site plan approval, may be subdivided by fee title conveyance of said individual internal lot upon approval by the Town Manager, provided that:
 1. Legal access to each internal lot in the Master Plan is provided by a common drive aisle in full compliance with all requirements of this Code.
 2. The layout, location, and construction limits of structures within the internal lot are regulated by separation distances between structures rather than by setbacks from interior property lines.
 3. Individual internal lots are not subject to requirements for minimum area or dimensions under this Code.
 4. A statement of the developer's intent to subdivide the property according to the provisions of Section 41-010(E)(4)b. shall be included with the PUD application. Internal lot subdivision lines with bearings and distances shall be included on the approved site plan for the internal lot.
 5. All lands within the perimeter of the internal lot are subject to a common recorded unity of control or other such maintenance and use covenants for access, parking, stormwater management, and other required common areas or facilities, as approved as to form and sufficiency by the Town Attorney.

6. The internal lot is delineated on a single boundary plat of record.

Item 8.

7. The entirety of the property included within the PUD Master Plan, including the internal lot, is depicted on a plat of record meeting the requirements of Article 140, Division I: Platting, of this Code.

(Ord. No. 2012-08, § 2(Exh. A, § 1), 11-20-2012)

Section 41-020. - Land use and development regulations.

Each PUD shall have an underlying land use designation, including Multiple Land Use (MLU), Commercial Low (CL) or Commercial Low Office (CL-O), as indicated on Map FLU - 1.10 and defined in Table 1.8 of the Future Land Use Element of the Comprehensive Plan.

(A) *Land use.*

- (1) A PUD with an MLU future land use designation shall consist of designated land use areas, pods, phases or lots, each of which shall be assigned a land use category defined in Table 1.8 of the Future Land Use Element of the Comprehensive Plan.
- (2) Each PUD with Commercial future land use designation shall be assigned either a CL or CL-O future land use designation, as defined in Table 1.8 and assigned to the subject parcel on Map FLU - 1.10 of the Future Land Use Element of the Comprehensive Plan.
- (3) Specific permitted, accessory and conditional uses allowed in each area, pod, phase or lot of an MLU PUD, consistent with the land use categories assigned to the property by Special Policy under Objective 1.15 of the Comprehensive Plan, shall consist of those stated in the corresponding zoning districts (e.g. the Commercial Low zoning district implements the Commercial Low future land use category and the Institutional and Public Facilities zoning district implements the Institutional and Public Facilities future land use category, etc.).
- (4) Specific permitted, accessory and conditional uses allowed in a Commercial PUD shall consist of those stated in the zoning district which corresponds to the future land use category assigned to the property (i.e. the Commercial Low zoning district implements the Commercial Low future land use category and the Commercial Low-Office zoning district implements the Commercial Low Office future land use category).

(B) *Maximum development intensity.*

- (1) *MLU PUD development density and intensity.* The maximum non-residential development potential of each area, pod or phase of a parcel assigned an MLU future land use designation shall be determined by multiplying its gross size, in square feet, by the intensity (maximum floor area ratio) of the associated non-residential land use category, as depicted in Table 1.8 of the Comprehensive Plan. The maximum residential development potential of each area, pod or phase of a parcel assigned an MLU future

land use designation shall be determined by multiplying its gross size, in acres, by the density (maximum dwelling units per acre) of the associated residential land use category, as depicted in Table 1.8 of the Comprehensive Plan. The sum of maximum non-residential and residential development potentials of each area, pod or phase shall determine the maximum development potential of the PUD as a whole. However, the maximum development potential of an individual future land use designation of an MLU PUD shall not exceed any limitations imposed by Special Policy under Objective 1.15 of the Future Land Use Element of the Comprehensive Plan. Land use and intensity may be further limited under Section 41-020(C).

- (2) *Commercial PUD development intensity.* The maximum development potential of a parcel assigned a Commercial Low or Commercial Low-Office future land use designation shall be determined by multiplying its gross size, in square feet, by the intensity (maximum floor area ratio) of the associated land use category, as depicted in Table 1.8 of the Future Land Use Element of the Comprehensive Plan or as specifically limited under Section 41-020(C).
- (C) *Additional limitations on land use and maximum intensity.* The development potential of a PUD, as determined in Subsections (A) and (B), including use and intensity, as well as those of specific areas, pods, phases, or lots may be further limited by Special Policy under Objective 1.15 of the Future Land Use Element of the Comprehensive Plan; concurrency reservation; conditions of a related development order; or the application of land development regulations in this Code.
- (D) *Property development regulations.*
 - (1) Property development within a PUD shall be governed by the land development regulations in this Code, subject to any limitations established by Special Policy under Objective 1.15 of the Comprehensive Plan and conditions of approval stated in the most recent approved Master Plan, site plan or plat.
 - (2) Property development within each area, pod or phase of an MLU PUD shall be governed by zoning regulations in this Code that correspond to the future land use designation assigned to the property by Special Policy under Objective 1.15 of the Future Land Use Element of the Comprehensive Plan (e.g. the Commercial Low zoning district regulations implement the Commercial Low future land use category and the Institutional and Public Facilities zoning district regulations implement the Institutional and Public Facilities future land use category, etc.). Additional limitations may be established by Special Policy under Objective 1.15 of the Comprehensive Plan and conditions of approval stated in the most recent approved Master Plan, site plan or plat.
 - (3)

Property development within a Commercial PUD shall be governed by zoning regulations in this Code correspond to the specific future land use designation assigned to the property (i.e. the Commercial Low zoning district regulations implement the Commercial Low future land use category and the Commercial Low-Office zoning district regulations implement the Commercial Low Office future land use category). Additional limitations may be established by Special Policy under Objective 1.15 of the Comprehensive Plan and conditions of approval stated in the most recent approved Master Plan, site plan or plat.

(E) *Waiver of property development regulations.*

- (1) A waiver of a specific property development regulation in this Code may be requested as part of the application for PUD approval provided that, in no event, shall use, density or intensity limitations be exceeded. Any waiver shall be approved by the Town Council under Section 41-010(E)(2) and, in addition, demonstrate that such waiver is necessary to best meet the PUD design objectives and standards stated in Section 41-030(A). The Town Council shall have the authority to grant a waiver of provisions of this Code relating to the following:
 - a. Height.
 - b. Setbacks.
 - c. Parking and loading.
 - d. Landscaping and buffers.
 - e. Separation of uses.
 - f. Plot coverage.
 - g. Such other provisions of this Code which do not specifically prohibit such requests.
- (2) A waiver or waivers may be granted to a proposed PUD upon demonstration of significant contributions to implementing Town planning objectives and maintaining its rural character. In order to determine the significance of a proposed waiver, the applicant must justify said waiver or waivers by addressing the following items in the Statement of Use:
 - a. Identification, protection and enhancement of natural areas.
 - b. Provision of open space and landscaping in excess of Code requirements.
 - c. Provision of pervious area in excess of Code requirements.
 - d. Preservation of native vegetation.
 - e. Joint use of driveways.
 - f. Cross-access opportunities.
 - g. Additional specific Comprehensive Plan or other Town planning directives.
- (3) A waiver request shall be included in the Statement of Use required in Section 41-030(C) (2)b.3., including justification for the request and public benefits accrued.

- (4) In no event shall a waiver be used as a means to increase the maximum development intensity limitations imposed by the Comprehensive Plan.

(Ord. No. 2012-08, § 2(Exh. A, § 2), 11-20-2012)

Section 41-030. - Objectives and standards.

(A) *PUD design requirements.*

- (1) Compatibility and consistency with the Comprehensive Plan.
- (2) Compatibility and consistency with the following Town planning documents, or their successors: Master Roadway, Equestrian and Greenway Plan (MREG); SR-80/Southern Boulevard Conceptual Access Management Plan; and Guidelines for Loxahatchee Groves' Non-Residential Projects ("Rural Vista Guidelines").
- (3) A vehicular circulation system which interconnects each internal area, pod or phase and provides access to common Southern Boulevard road entrances to the PUD.
- (4) A vehicular circulation system which provides opportunities for connectivity with adjacent properties.
- (5) Preservation of existing native vegetation and other natural or historic features to the greatest extent possible and compliance with the Town's Native Tree Preservation, Soil Stabilization and Exotic Removal Ordinance.
- (6) Screening and buffering of adjacent areas from non-residential PUD components.
- (7) Screening and/or buffering of objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, dumpsters and compactors, etc.) from public view.
- (8) Minimize impervious surfaces and maximize open spaces.

(B) *PUD performance standards.*

- (1) PUDs shall have frontage on and legal access to Southern Boulevard. Individual interior PUD areas, pods, phases or lots may be provided access by a common access point or access points, as approved by the Town Council.
- (2) The minimum parcel size for an MLU/PUD shall be 50 acres, consistent with the Comprehensive Plan.
- (3) The minimum frontage along Southern Boulevard for a CL/PUD or a CL-O/PUD shall be 600 feet and incorporate one of the following Southern Boulevard access scenarios: an existing Florida Department of Transportation (FDOT) approved driveway; a proposed driveway identified in the Town's SR-80/Southern Boulevard Conceptual Access Management Plan (SBCAMP); or an existing driveway that will be shared and gain approval by FDOT. The

minimum depth from Southern Boulevard for a CL/PUD or a CL-O/PUD plot shall be 750 feet; however, no event, shall a principal or accessory commercial use or building or commercial parking lot extend beyond 750 [feet] north of Southern Boulevard.

- (4) Infrastructure improvements shall be provided to accommodate projected impacts, as determined by the Town's concurrency review process. Improvements shall be provided according to a schedule approved by the Town Council.
- (5) PUDs shall provide cross access to adjacent properties where possible and deemed appropriate by the Town Council.
- (6) The internal vehicular and non-vehicular circulation systems shall be designed and constructed in a manner that does not adversely impact drainage within or adjacent to the PUD.
- (7) At the discretion of the Town Council, public streets within a PUD shall connect to public streets in developments directly adjacent thereto. If no public streets exist, and the Town Council determines that a future public street is possible, a connection to the property line may be required in a location determined by the Town Council.
- (8) A PUD shall comply with the following unless waived by the Town Council.
 - a. The location of a Bus Stop, Boarding and Alighting Area (BSBAA) shall be shown on the Master Plan prior to approval by the Town Council, unless a written statement is received from Palm Tran that such a facility is not required for the construction of future mass transit infrastructure.
 - b. Prior to the issuance of the first building permit, the property owner shall convey to Palm Beach County, or appropriate alternative entity, an easement for a BSBAA in a location approved by Palm Tran. The property owner shall construct continuous paved pedestrian and bicycle access compliant with the American with Disabilities Act (ADA) to and through the BSBAA.
- (9) All utility services located in a utility easement shall be installed underground or combination/alternative acceptable to the Town Council, with the following exceptions: primary electrical facilities and high voltage wires, lift stations, transformers, and other above ground structures necessary for the function of utility services. Such above ground structures shall be screened from view from adjacent rights-of-way by landscaping, fencing, walls, or a combination thereof.
- (10) Parking and loading for all uses in a PUD, subject to modifications permitted by the Town Council pursuant to Section 41-020(E) and use and intensity limitations imposed by the Town Council, per Section 41-020(B) and (C) above, shall be provided in compliance with Article 95 "Parking and Loading" of this Code.

As determined by the Town Council, perimeter landscape buffer requirements per Article 85 "Landscape" of this Code may be applied to the exterior boundaries of a CL/PUD or a CL-O/PUD, as opposed to the perimeters of each interior pod, phase or lot thereof. Additional exterior PUD perimeter landscape buffers adjacent to residential areas may be required by the Town Council in order to compensate for the loss of interior landscape buffer area approved in this manner.

- (12) Review and report by the Roadway Equestrian Trails and Greenway Advisory Committee (RETAG). Prior to review of a PUD by the Town Council, the RETAG shall review the PUD application regarding the need for and location of greenways, including equestrian trails, within the proposed PUD and provide a report to the Town Council through the adoption of a motion reflected in the minutes of the meeting. The applicant shall provide a written response to any issues discussed.

C. Application requirements.

- (1) For any proposed PUD, and prior to submittal of a formal PUD application, the applicant shall make a presentation at a Town Council public workshop to discuss the proposed PUD application and its implications for the Town and neighboring property owners.
- (2) In addition to the requirements of Article 110 and Section 160-010 of this Code, a qualified applicant shall submit the following information for a determination of PUD application completeness by the Town Manager.
 - a. A Master Plan, subject to the following requirements.
 1. The Master Plan, subject to any limiting conditions imposed by the Town by Special Policy under Objective 1.15 of the Future Land Use Element of the Comprehensive Plan, which shall be the controlling document for the PUD.
 2. All development uses, access and density and intensity in the PUD shall be consistent with the Master Plan, as well as any other conditions set forth therein.
 3. All site plans, subdivisions and plats shall be consistent with the Master Plan.
 4. Approval of a Master Plan by the Town Council shall be binding upon land owners subject to the PUD development order, their successors and assigns, and shall constitute the principal development regulations of the land.
 5. All areas, pods, phases or lots within the boundaries of a Master Plan shall be assigned an MLU, Commercial Low or Commercial Low Office land use designation as described in Table 1-8 of the Future Land Use Element of the Comprehensive Plan.
 6. Each interior area, pod, phase or lot of a PUD shall clearly indicate the acreage and proposed density/intensity. Tabular data for the entire PUD shall be provided in a form acceptable to the Town Manager.
 - b. The required Master Plan shall contain the following information:

1. Site acreage.
 2. Site boundaries clearly identified, and ties to section corners.
 3. Existing and proposed land uses and existing uses of adjacent lands. Proposed PUD uses shall be described in detail in a written Statement of Use, which shall become part of the approved Master Plan.
 4. Preliminary site plan drawing meeting the requirements of Sections 155-010(B) through (J), (L), (M), and (R) of this Code.
 5. Indication of vehicular connections to public rights-of-way.
 6. If applicable, a valid Conceptual Driveway Permit approval from the Florida Department of Transportation issued pursuant to the "State Highway System Access Management Classification System Standards", as amended.
 7. Design Guidelines, including schematic elevations and a written statement of consistency with the Rural Vista Guidelines.
 8. All adjacent public and private rights-of-way and easements, indication of ultimate right-of-way line, centerline, width, pavement or surface width, existing or proposed median cuts and intersections, street light poles and other utility facilities and easements.
 9. Indication of existing native vegetation that will be preserved, and written acknowledgement that the PUD is subject to the permitting requirements of the Town's Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal Ordinance.
 10. A detail of the proposed buffer for screening along any property line adjacent to a residential zoning district addressing the removal of invasive vegetation and replanting.
 11. Site data, including the maximum intensity permitted on site.
- c. Proof of concurrency, including all supporting documents.
 - d. A study indicating the market feasibility of the proposed development.
 - e. A statement detailing how the proposed PUD implements the Comprehensive Plan.
 - f. Documentation of review by the Roadway Equestrian Trails and Greenway Advisory Committee (RETAG) regarding the need for and location of greenways, including equestrian trails, within the PUD, including a written response to RETAG comments and recommendations.
 - g. All land shown on a Master Plan shall receive approval of a site plan pursuant to Article 155 of this Code and plat pursuant to Article 140 of this Code.
- 1.

Upon approval, the site plan and plat shall become the controlling documents for the land area addressed, however, land use, density and intensity, and access shall be consistent with the Master Plan. Item 8.

2. The re-designation or reconfiguration of an area, pod, phase or lot from one land use to another in a PCD with an MLU future land use designation shall require approval of the Town Council. However, in no event, shall re-designation or reconfiguration of an area, pod, phase or lot result in an increase in total PUD traffic generated by the mix of land uses approved by the Town Council in the Master Plan.

D. *Administrative amendments.* Upon application, based upon the recommendations by the Town's staff and consultants, an approved Master Plan may be administratively amended pursuant to the site plan amendment process set forth in Section 155-005(B) of this Code, and provided that such proposed amendment does not:

- (1) Alter a recorded plat;
- (2) Conflict with the specific requirements of this article;
- (3) Increase the density and/or intensity of use, including building height of an approved master plan or a subsequently approved site plan;
- (4) Effect adjoining or surrounding properties by increasing traffic generation, addition of entrances to local roads, decreasing buffers adjacent to residential areas, or creating a nuisance, including but not limited to noise, light, odor, etc.;
- (5) Result in the relocation of major external access points;
- (6) Decrease the specified setbacks and/or open spaces or specified parking and loading spaces.
- (7) Require approval of a variance.
- (8) Alter a condition of approval previously approved by the Town Council.

(Ord. No. 2012-08, § 2(Exh. A, § 3), 11-20-2012)

TO: Mayor and Council Members
FROM: Jim Fleischmann, Town Planning Consultant
RE: Rural Vista Guidelines Workshop
DATE: June 18, 2024

AGENDA ITEM REPORT

Background

Prior to the Town's incorporation in 2006, the Loxahatchee Groves Rural Vista Committee developed the attached "Guidelines for Loxahatchee Groves' Non-Residential Projects," (Guidelines) to 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. The Guidelines were never formally adopted; however, there is direction for their use in the Town's Comprehensive Plan and Unified Land Development Code (ULDC). The current Comprehensive Plan direction is included in the Future Land Use Element:

1.3 *Objective:*

The Town shall strive to encourage a rural community design and look.

1.3.1 Policy:

The Town shall adopt an ordinance for non-residential development that reflects and updates the Rural Vista Guidelines by January 2010.

The Guidelines are also referenced in the following ULDC Sections:

Section 05-045 *Compliance Required:*

Subsection (A): No development order or permit shall be issued that is not in conformity with the provisions of the ULDC, the adopted Comprehensive Plan and the Rural Vista Guidelines as adopted by the Town Council. As well as applicable ordinances and regulations. (NOTE; THE RURAL VISTA GUIDELINES HAVE NOT BEEN ADOPTED BY THE COUNCIL).

Section 41-030 *Objectives and Standards* (NOTE: FOR PLANNED UNIT DEVELOPMENT APPROVALS ONLY):

Subsection (A) *PUD Design Standards* (2) Compatibility and consistency with the following Town planning documents, or their successors: Master Roadway, Equestrian and Greenway Plan (MREG), SR-80/Southern Boulevard Conceptual Access Management Plan, and Guidelines for Loxahatchee Groves Non-Residential Projects ("Rural Vista Guidelines").

Section 95-115: *Construction of Parking Areas:*

Subsection (A) *Subgrade, Base and Surface Materials* (1) A minimum of six-inch shellrock or limestone base with at least a three-inch layer of open graded emulsified mix (OGEM) or a surface material of equivalent durability as detailed in the Rural Vista Guidelines, as adopted; or (2) A base and surface material of equivalent durability; as certified by an engineer.

Recent Activity

The proposed EAR-Based Comprehensive Plan Amendments includes the proposed revision of Future Land Use Element Policy 1.3.1 as follows:

1.3.1 Policy:

The Town shall adopt ~~an ordinance~~ architectural guidelines for non-residential development that reflects and updates the Rural Vista Guidelines, ~~by January 2010.~~

The following list of specific architectural and landscape guidelines was prepared during the proposed Okeechobee Boulevard Overlay process. However, they were not adopted.

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 will be compatible with existing surrounding uses.
6. The business meets all of the following fixed criteria:
 - a. The size of the business shall not exceed 1,500 square feet of gross floor area.
 - b. The first floor street frontage of the business shall not exceed 35 feet in width.
 - c. Corporate advertising shall not be used which is visible from the exterior of the premises.
 - d. Exterior facade colors shall comply with the requirements of the 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.
 - f. Signage colors shall be muted to minimize visual intrusion as approved by the Town.
 - g. No drive thru windows shall be used.
7. Larger than normal (e.g. 40 feet in front and 100 feet in the rear) "greenbelt" buffers/setbacks should be required in the Overlay.

8. Require only native trees (e.g. oaks and pines) to be used as landscape material in future development projects along Okeechobee Boulevard.
9. The RETAG Advisory Committee recommended a prototype monument sign for use on Okeechobee Boulevard.

Staff Recommendation

The Council should implement proposed revisions to Future Land Element Policy 1.3.1 and consider incorporating recommended architectural and landscaping guidelines generated by the committee structure in the Overlay review process.



TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER – ST. LUCIE – MARTIN – PALM BEACH

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

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.

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

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

Table of Contents

<u>Page</u>	<u>Heading</u>
3	Rural Vista Vision
4	Mission Scope Development & Design Standards
4-7	Projects with Rural Character
8	Exteriors
9-10	Roofs & Roofing Material
11	Windows
12	Porches & Entryways
13	Screening Mechanical & Waste Property
14	Signs
15	Lighting
16-17	Parking
18	Non-vehicular Pathways & Pedestrian Amenities
19-20	Landscaping
20	Setbacks
21	Unacceptables
22	Appendix A Building Style
23	Appendix B Color Chart
24	Appendix C Roof Designs
25	Appendix D Vegetation
26	Appendix E Acceptable Businesses
27-31	Appendix F Definitions
32	Appendix G Materials

Rural Vista

Loxahatchee Groves.

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

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

UNIQUE IDENTITY:

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

UNITY:

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

SECURITY & PRIVACY:

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

INDEPENDENT:

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

HISTORY:

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

VARIETY:

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

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 9.



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[®]); brick or brick veneer; and wood textured metal siding. Other approved materials are stone and tinted textured concrete masonry (Cemplank[®]). 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.

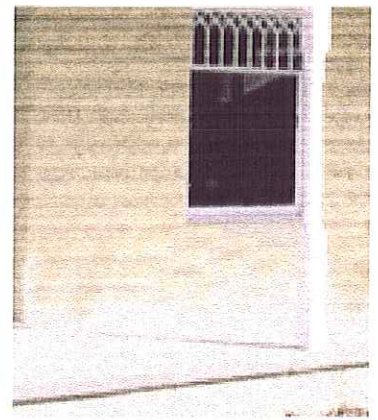
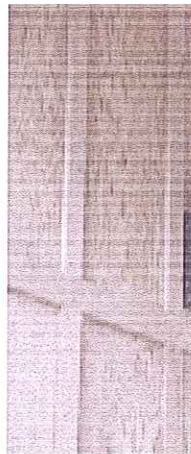
HUMAN SCALE is a structure's proportions that relates directly to its use by a person, i.e. door size, etc.

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.



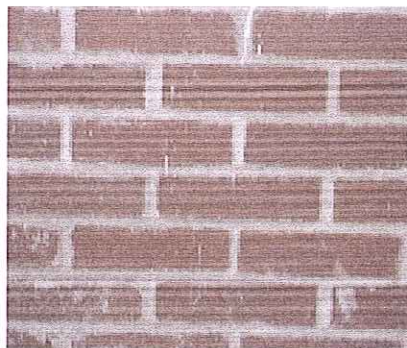
Wood textured concrete siding, *Hardiplank[®]*, is being used extensively in commercial developments. It comes in a variety of configurations.



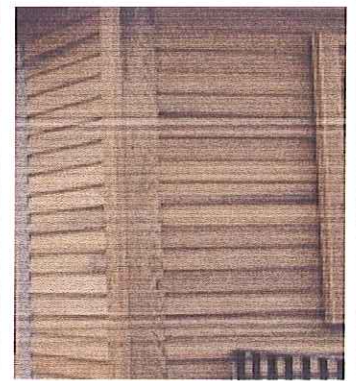
If concrete block is the choice for the exterior finish, use pre-formed textured block, NO-STUCCO.



Stone



Brick



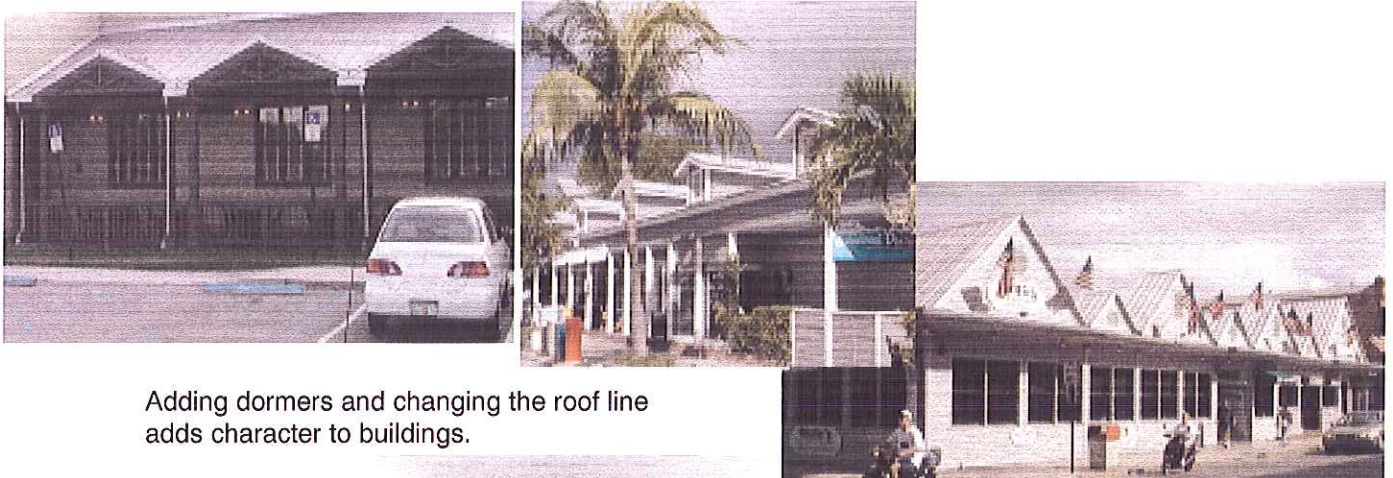
Horizontal Lap Cedar

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.



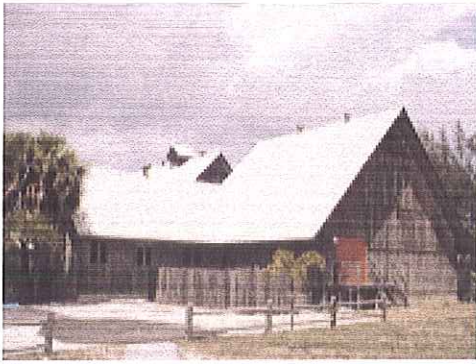
The roofs on these structures are examples of Hip on Deck roof styles.



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



Combination Gambrel & Mansard with Cupolas & Dormers



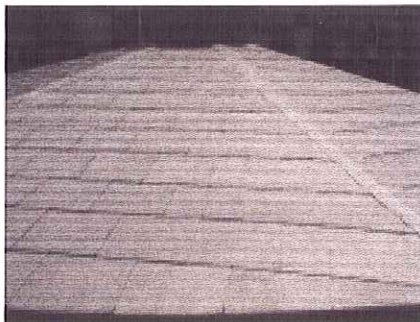
Roofs & Roofing Materials



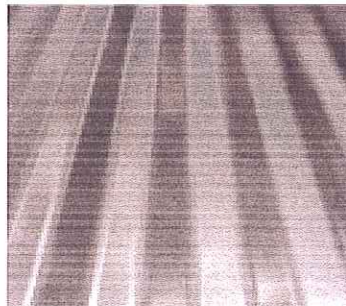
Breaking up the roof-line adds to the charm of these buildings.



Hip on Deck



Metal Shingle



Corrugated



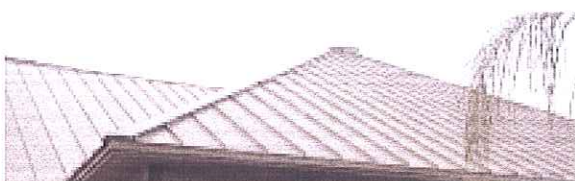
Copper Shingle



5V Crimp



Metal Shingle



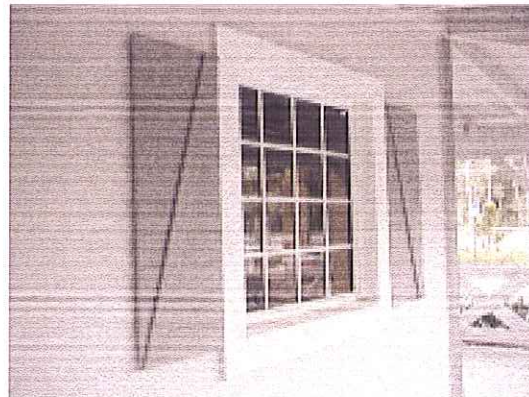
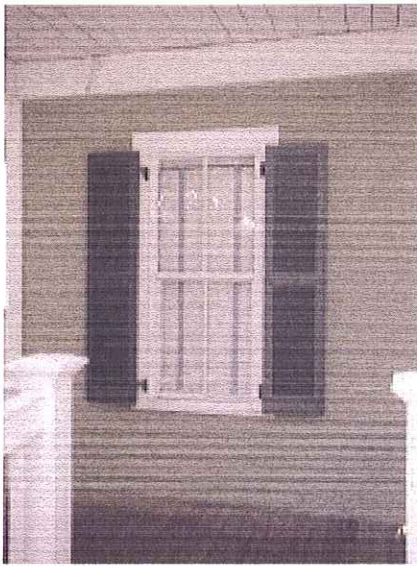
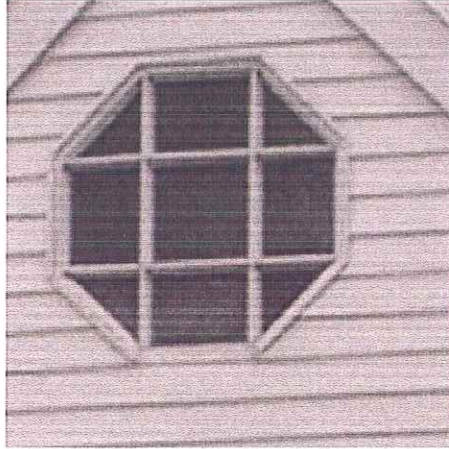
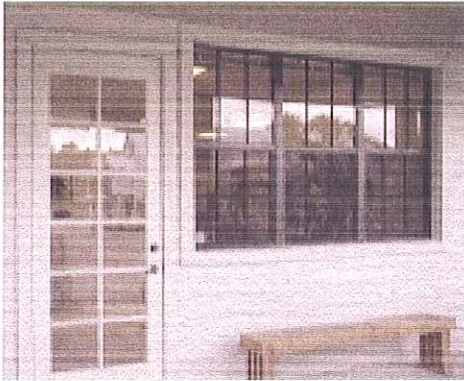
Standing Seam Sheet Metal



Standing Seam Sheet Metal

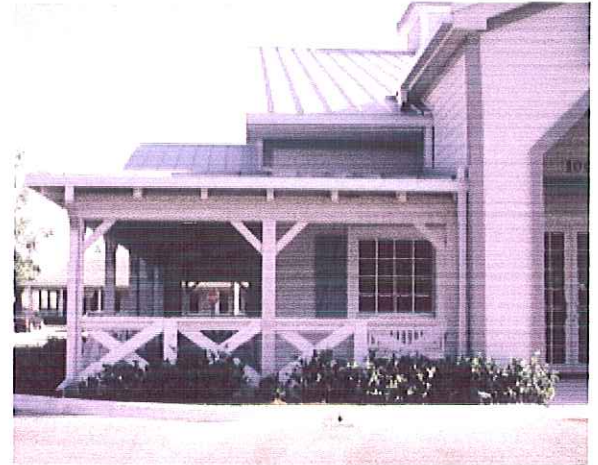
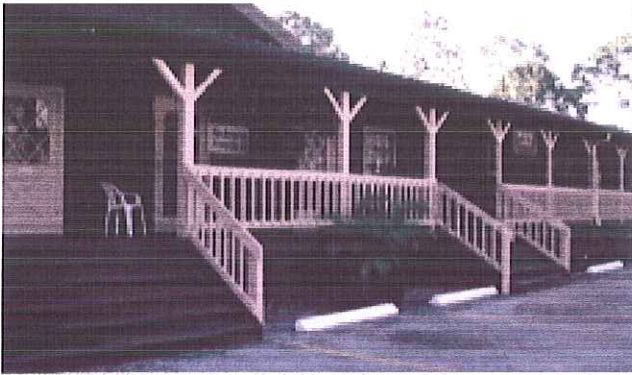
Windows

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



Porches & Entryways

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

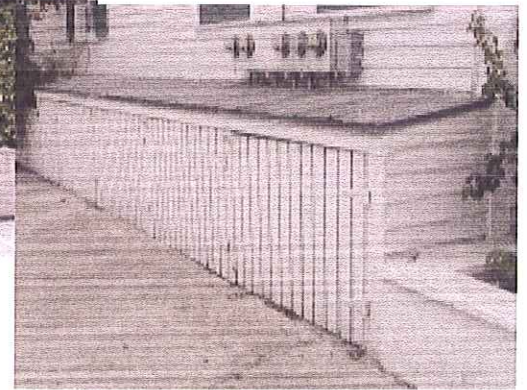
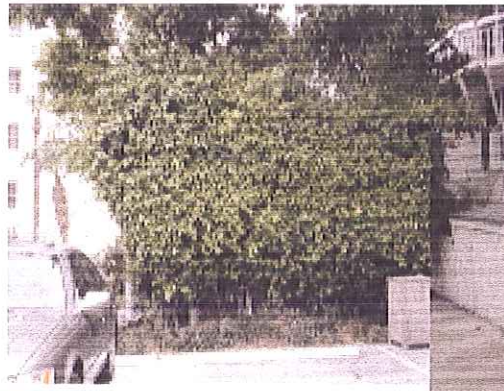
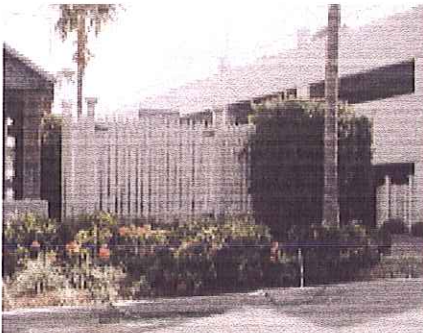


Screening

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

MECHANICAL & WASTE SCREENING:

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



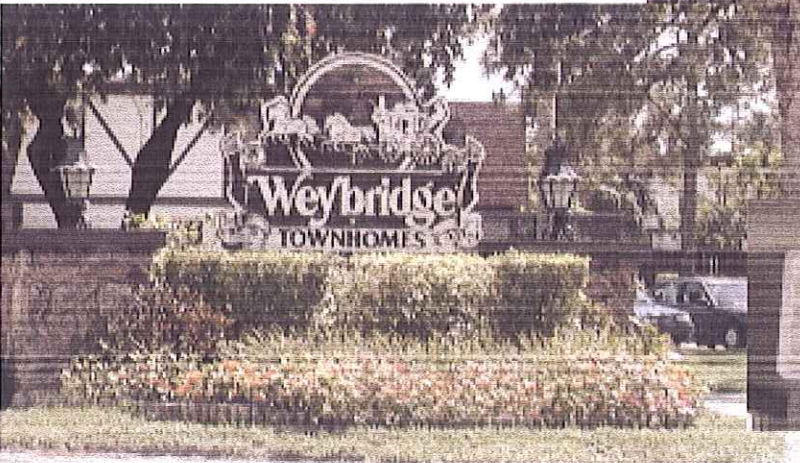
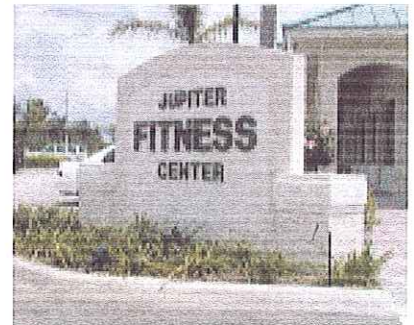
PROPERTY SCREENS:

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

Dumpster Shed

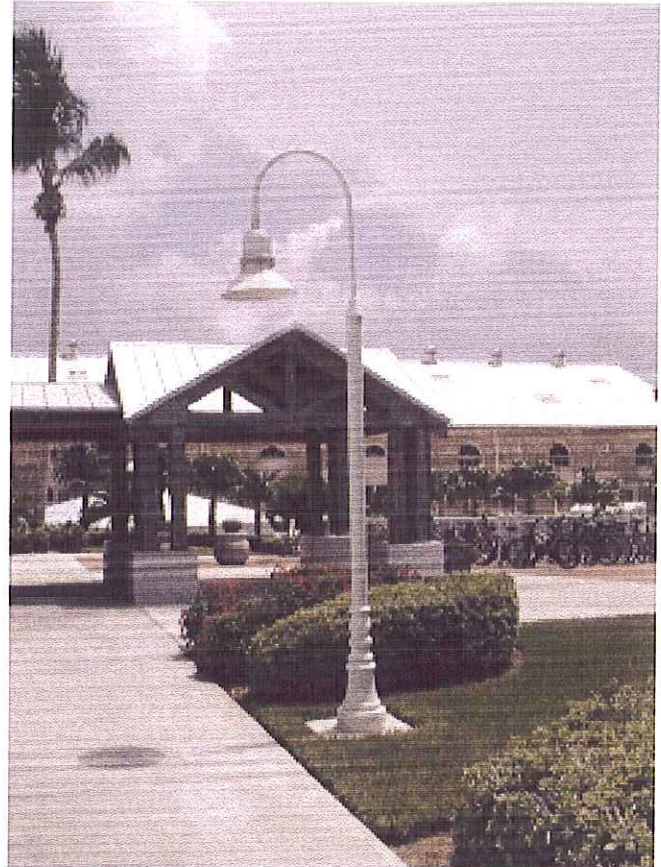
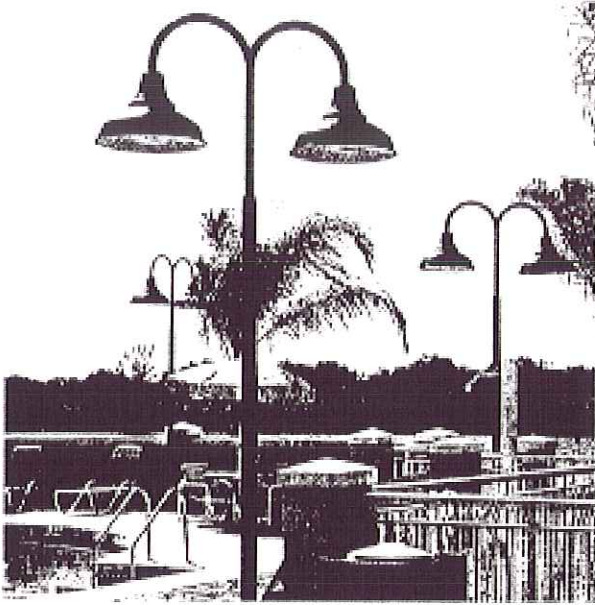
Signs

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



Lighting

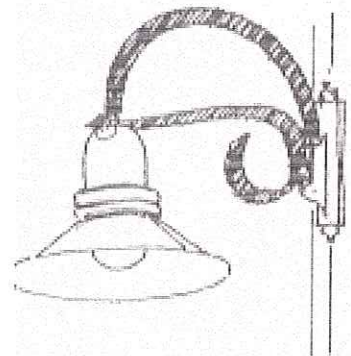
Aesthetic exterior lighting may be used to illuminate a building and its grounds for safety purposes. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than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



Flag Pole Light



Pathway Light



Parking

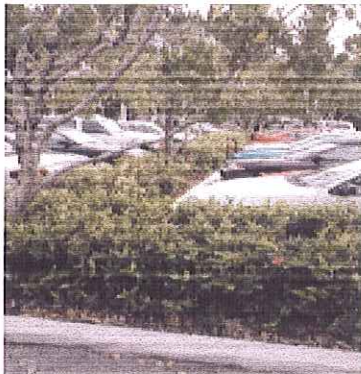
Parking must be configured to incorporate and preserve the maximum amount of existing native vegetation for shading and screening. Restricting the number of parking spaces and the liberal use of tree wells will aid in tree preservation. Serpentine, angled parking is preferred and can be planned around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

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

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



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

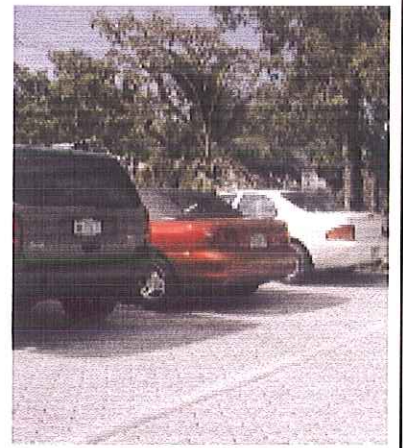


Liberal Use of Shrubbery & Trees

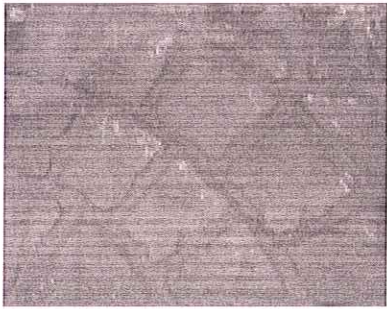


Parking Screens

Parking and Pavers



Colored Pavers to Mark Parking Places



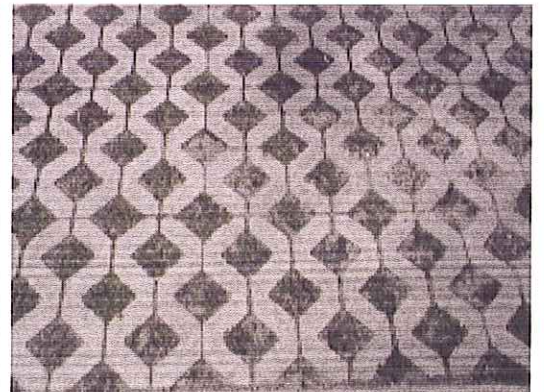
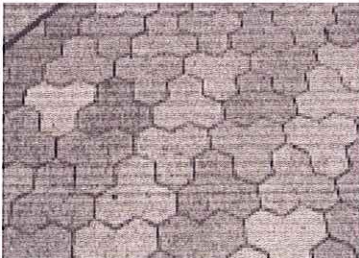
Stamped Contrete



Brick Pavers



Shaped Pattern Pavers

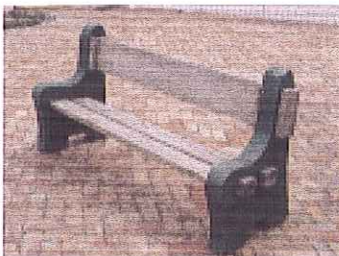


Grass Block

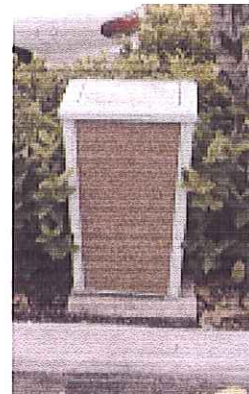
Non-Vehicular Pathways and Pedestrian Amenities

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

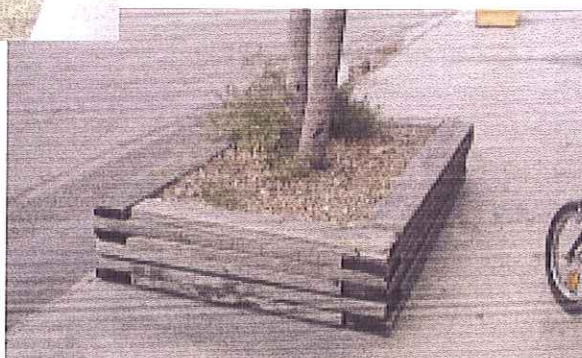
Landscaping & Setbacks



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.)

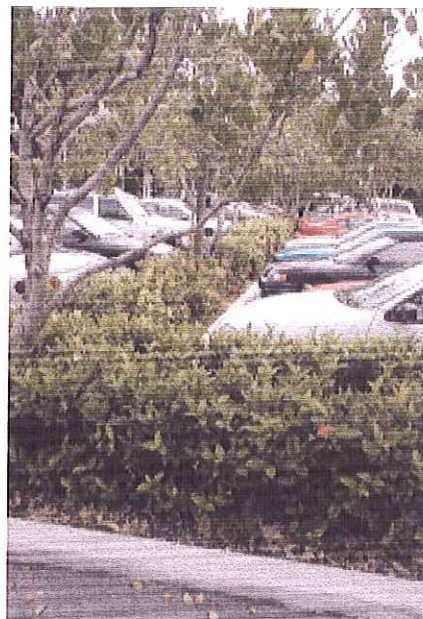


The use of landscape timbers forms a rustic barrier between the paved and native growth areas.



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.



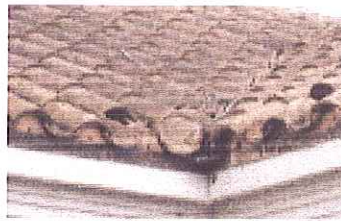
Long, thin windows or "Ribbon Windows"



Towers.



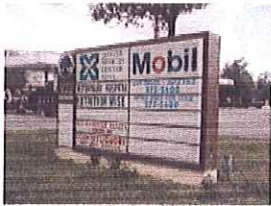
Arches and long colonades



Barrel Tiles



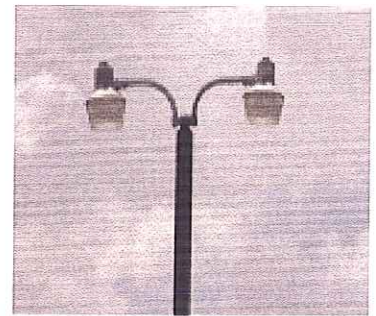
Uninteresting Roof Line
Individuality of the stores is lost.



Backlit plexiglass signs



Flat Roofs



Unshielded lighting is disturbing to neighboring homes.



Unacceptable Hip on Deck
Too Tall



Screening Needed



Too Contemporary

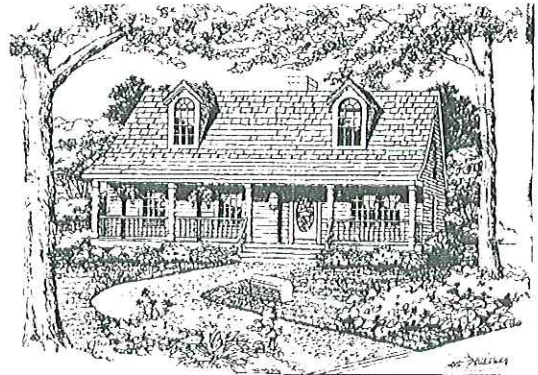
Appendix A

Item 9.

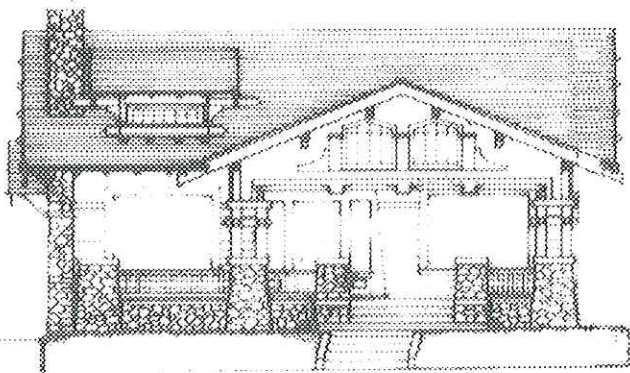
This appendix contains examples of Colonial, Country, Bungalow, Farmhouse, Victorian and Rustic.



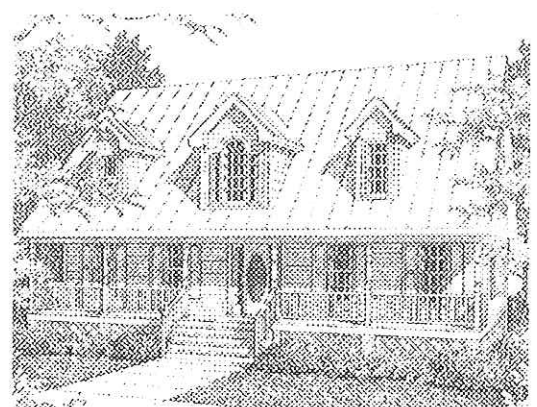
Colonial



Country



Bungalow



Farmhouse



Victorian

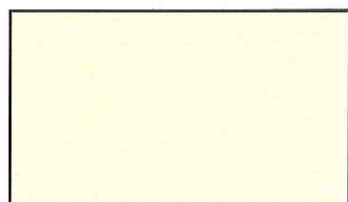


Rustic

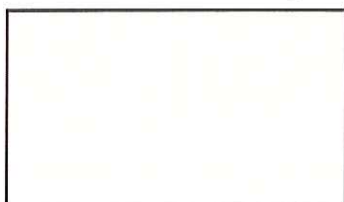
22

Appendix B

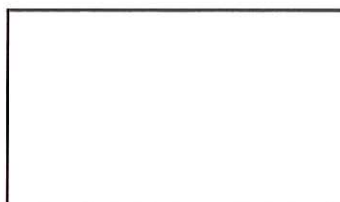
Colors



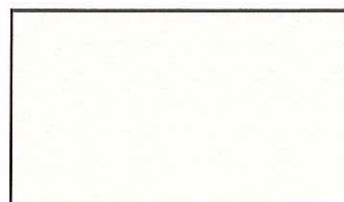
Pantone 1215 CVP



Pantone 608 CVP



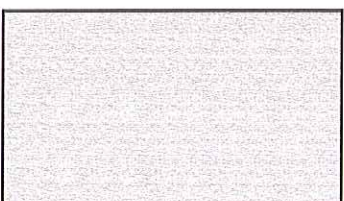
Pantone 600 CVP



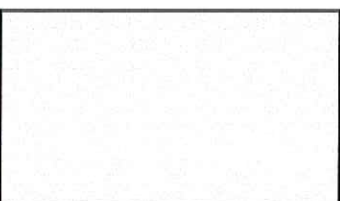
Pantone 155 CVP



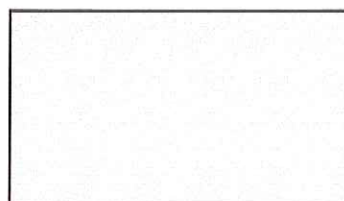
Pantone Grey 6 CVP



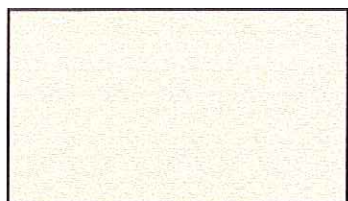
Pantone Grey 4 CVP



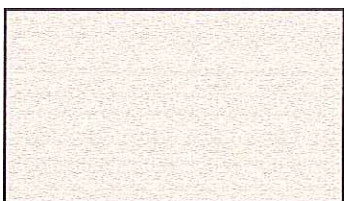
Pantone Gray 1 CVP



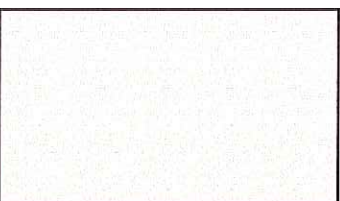
Pantone 454 CVP



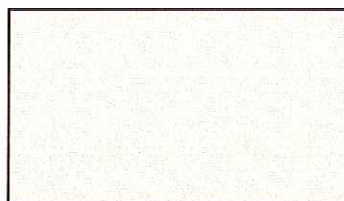
Pantone 467 CVP



Pantone 4665 CVP



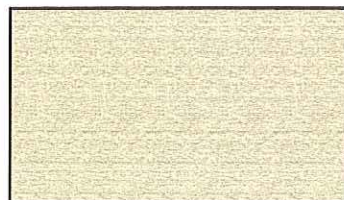
Pantone 4685 CVP



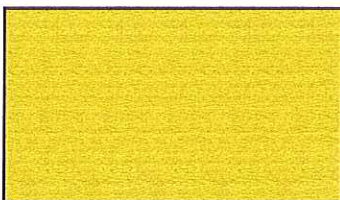
Pantone 615 CVP



Pantone 105 CVP



Pantone 451 CVP



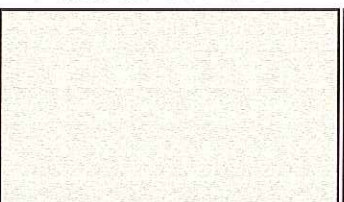
Pantone 3975 CVP



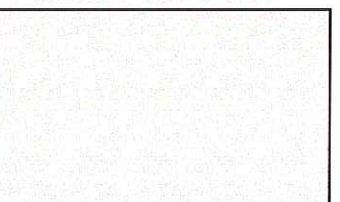
Pantone 3985 CVP



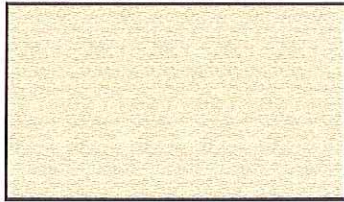
Pantone 4515 CVP



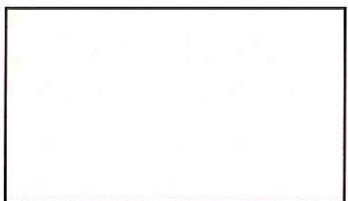
Pantone 4535 CVP



Pantone 4545 CVP



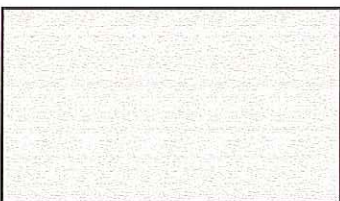
Pantone 728 CVP



Pantone 712 CVP



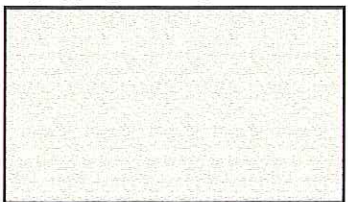
Pantone 5773 CVP



Pantone 5803 CVP



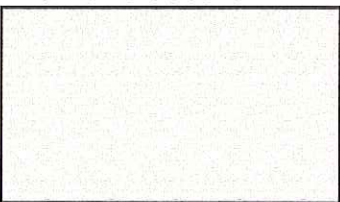
Pantone 5777



Pantone 5797 CVP



Pantone 730 CVP



Pantone 726 CVP

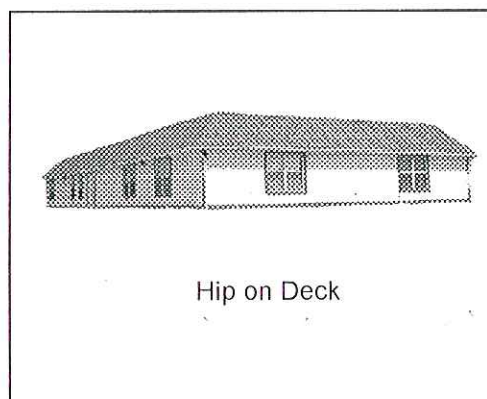
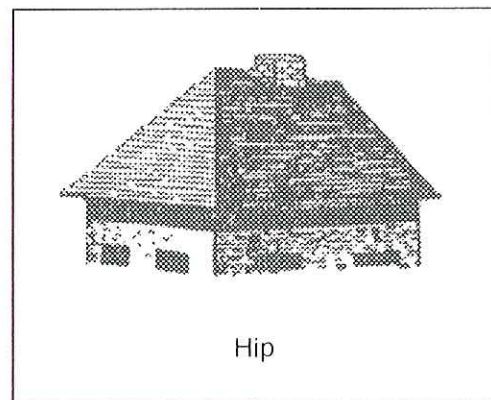
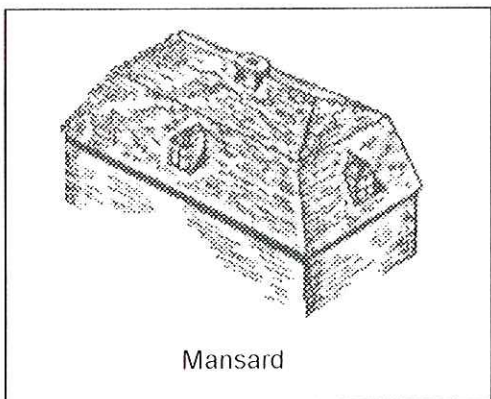
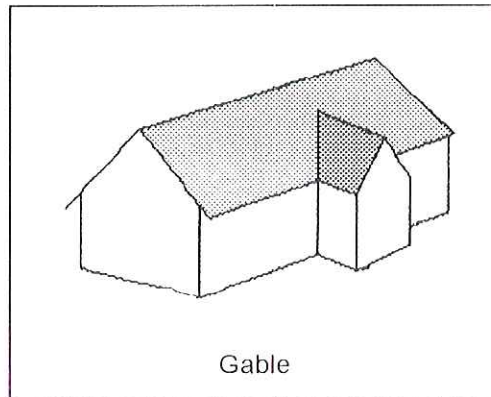
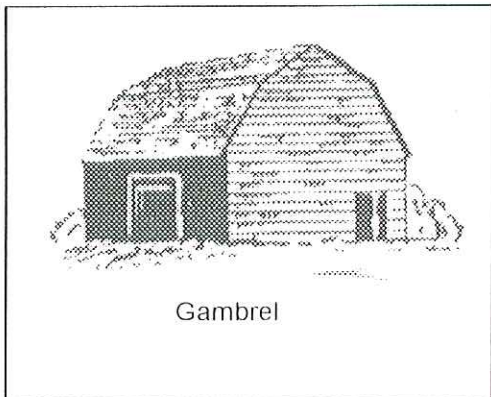


Pantone 722 CVP

Appendix C

Item 9.

Examples of roof designs: Hip, Gable, Gambrel, Mansard, 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

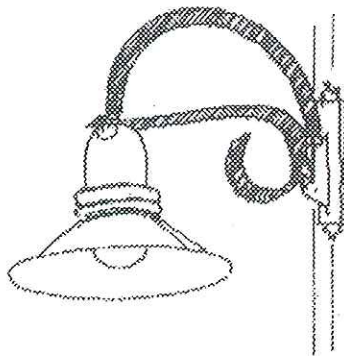
WINDOW AND BUILDING TRIM:

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:



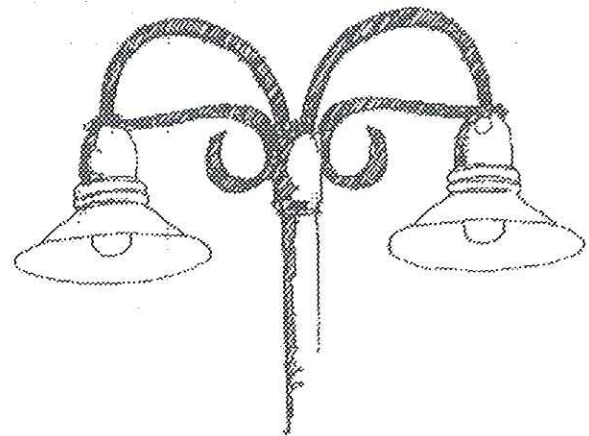
Street Lighting

POSTS OR COLUMNS:

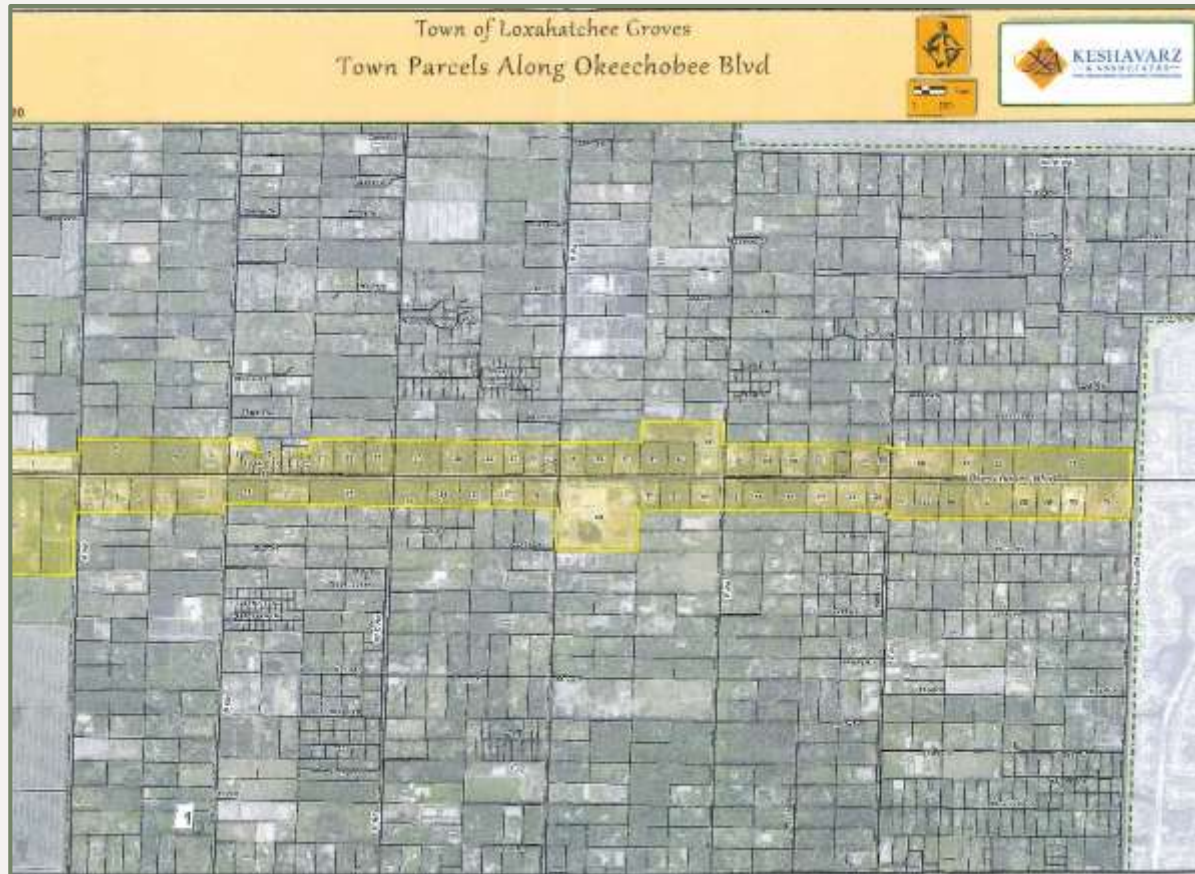
4" x 4", 6" x 6", 8" x 8", 10" x 10", 12" x 12"
 PT Pine
 Pine
 Cedar
 Concrete with simulated wood texture.

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 th 6 pm to 8 pm Royal Palm Beach Cultural Center 151 Civic Center Way Royal Palm Beach, FL 33411 (Subject to change)	Saturday, June 11 th 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-Conform

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.”

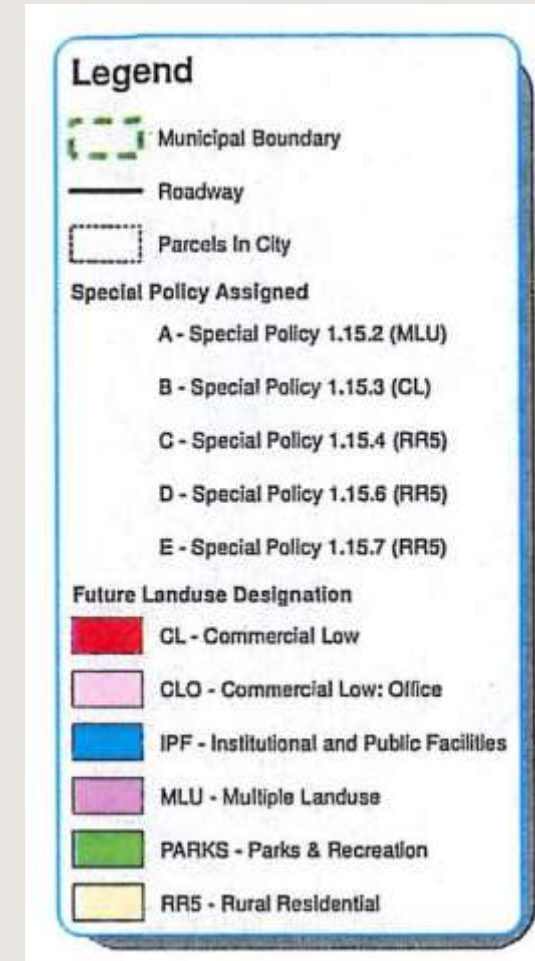
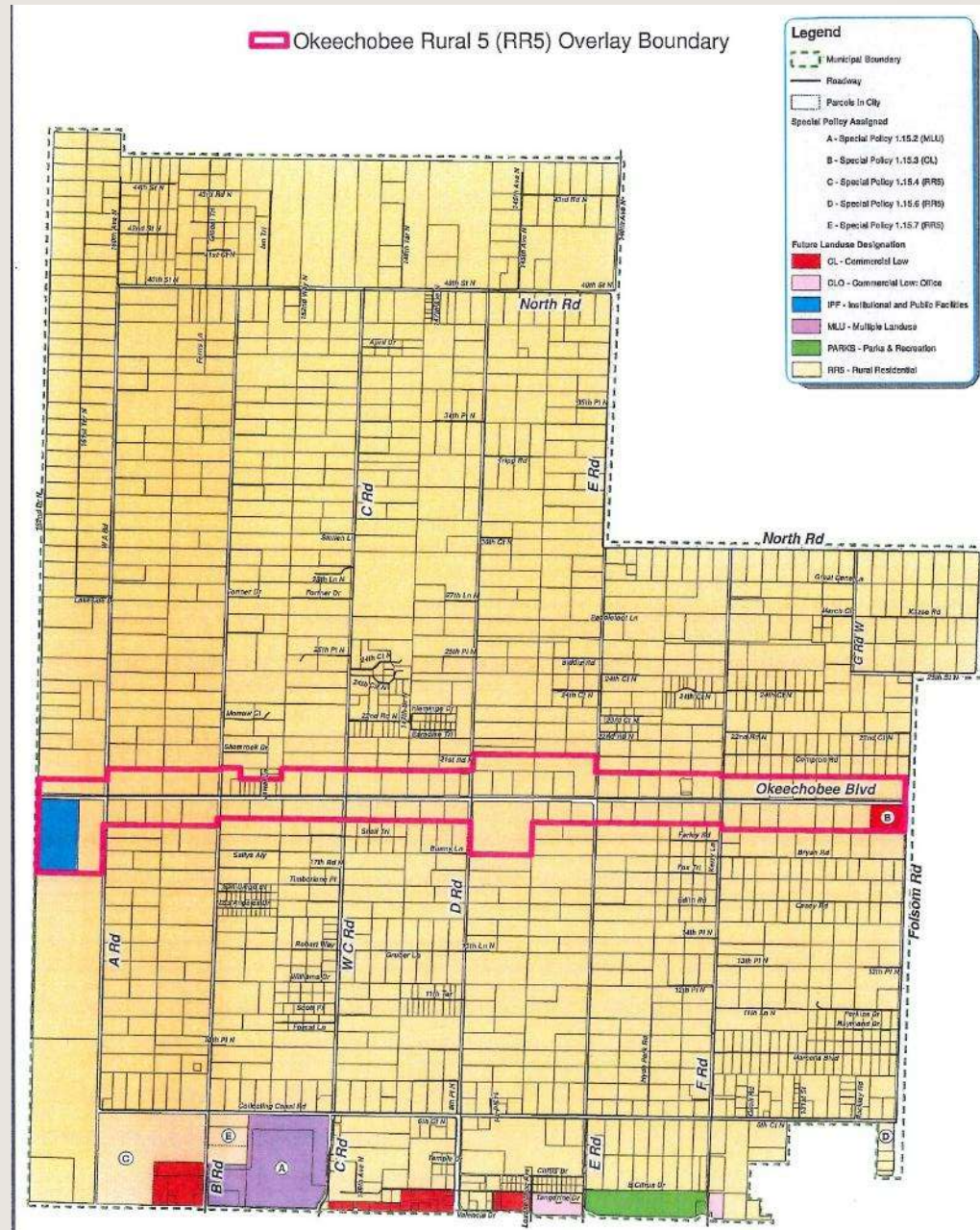
Overlay zones can also be used to promote locally desired outcomes, such as mixed-used developments, design themes, or other local development priorities.

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 9.



Okeechobee Boulevard Future Land Use Element

DRAFT Text Amendments

Item 9.

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 9.

- (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 9.

(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

DRAFT Text Amendments

Item 9.

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

DRAFT Text Amendments

Item 9.

<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

Item 9.

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

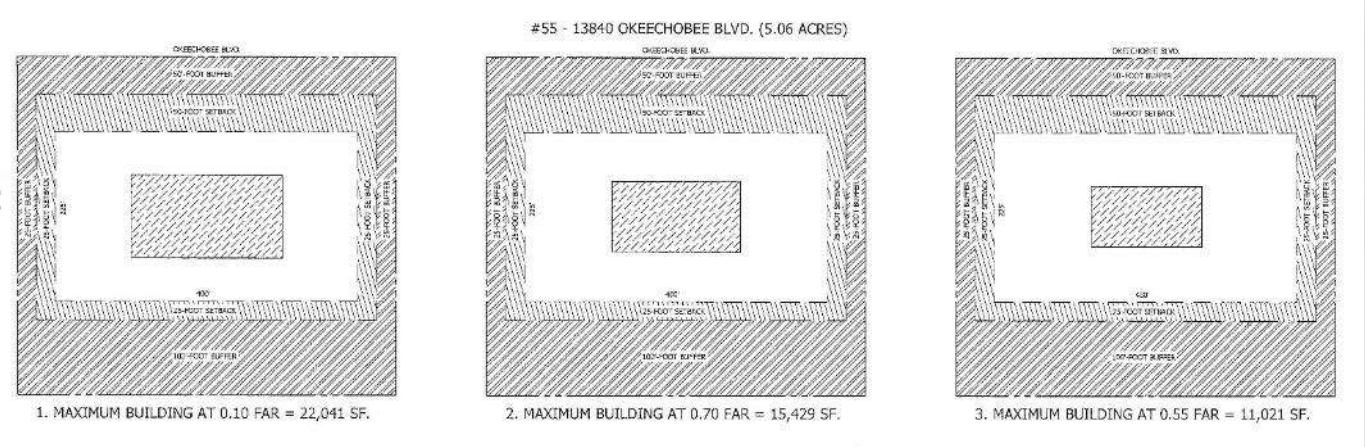
ID_No	PCN	PROPOSE	ACRES	Res		
37	41414317013100030	AG Classification OR	4.90	21344	14941	10672
38	41414317014130040	AG Classification OR	4.94	21519	15063	10759
39	41414317014130020	VACANT	5.00	21780	15246	10890
40	41414317014130030	AG Classification OR	5.00	21780	15246	10890
41	41414317014120030	RELIGIOUS	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

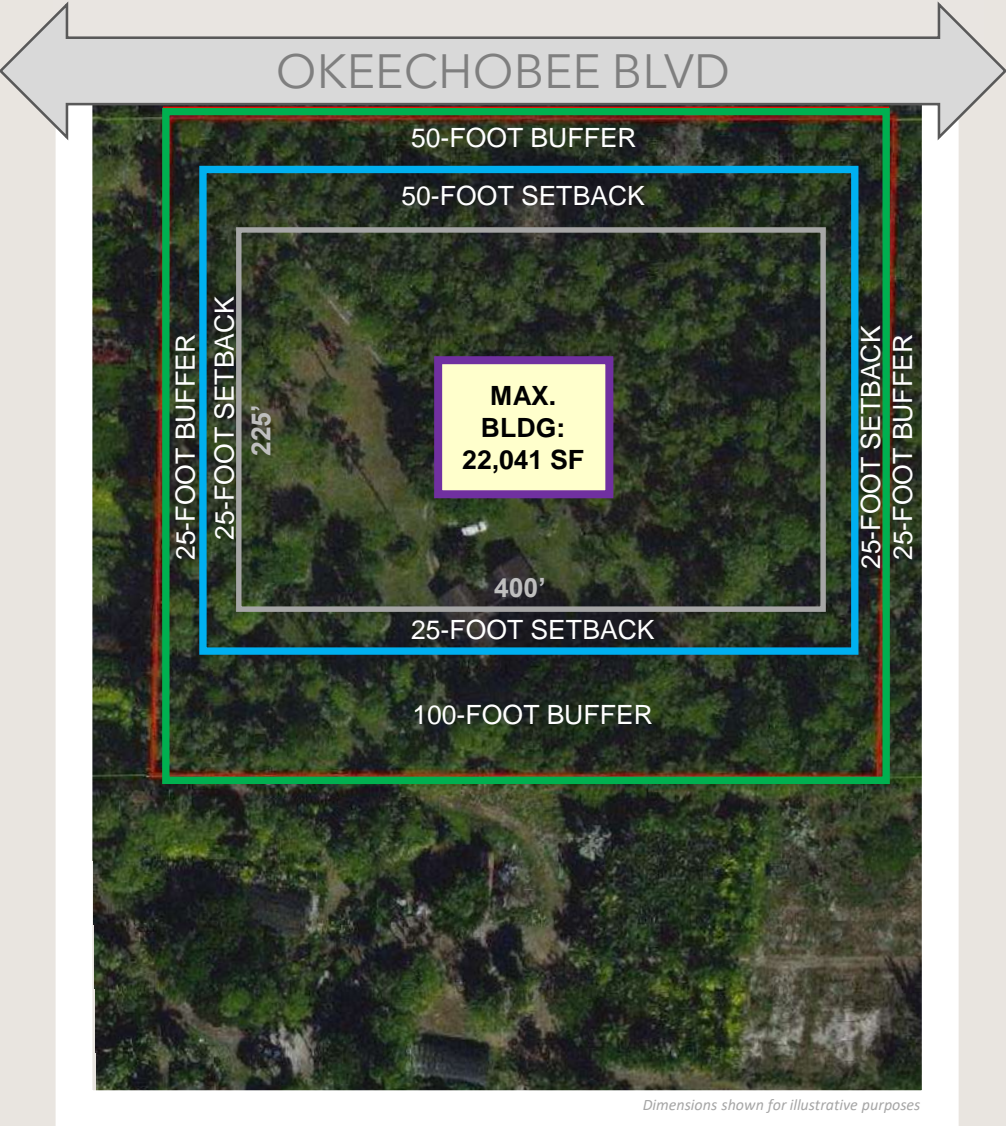
Illustrative Example: 5.06-Acre Parcel



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

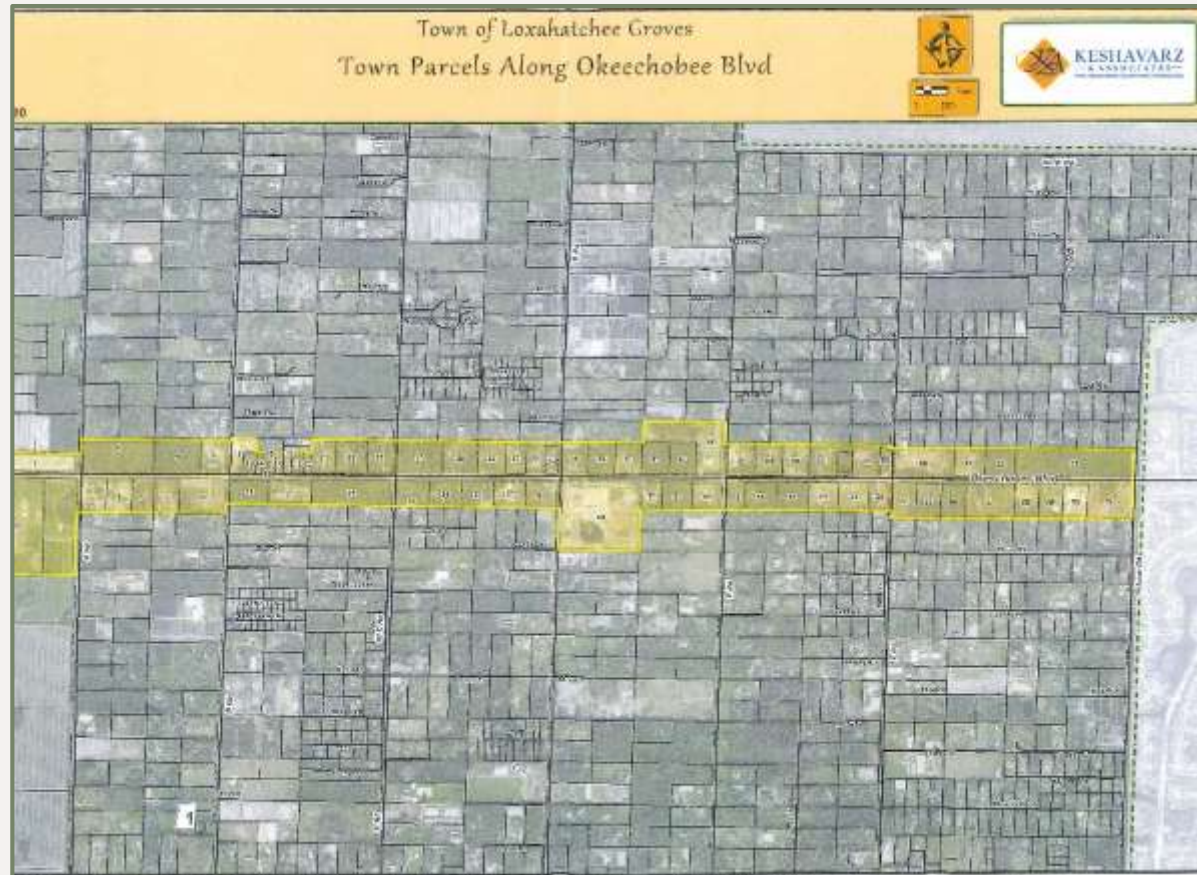
NOTES	
Maximum Building Floor-to-Area (FAR) Ratio	0.07
Maximum Lot Coverage	15%
Maximum Building Footprint for 5-Acre Example:	15,429 SF

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

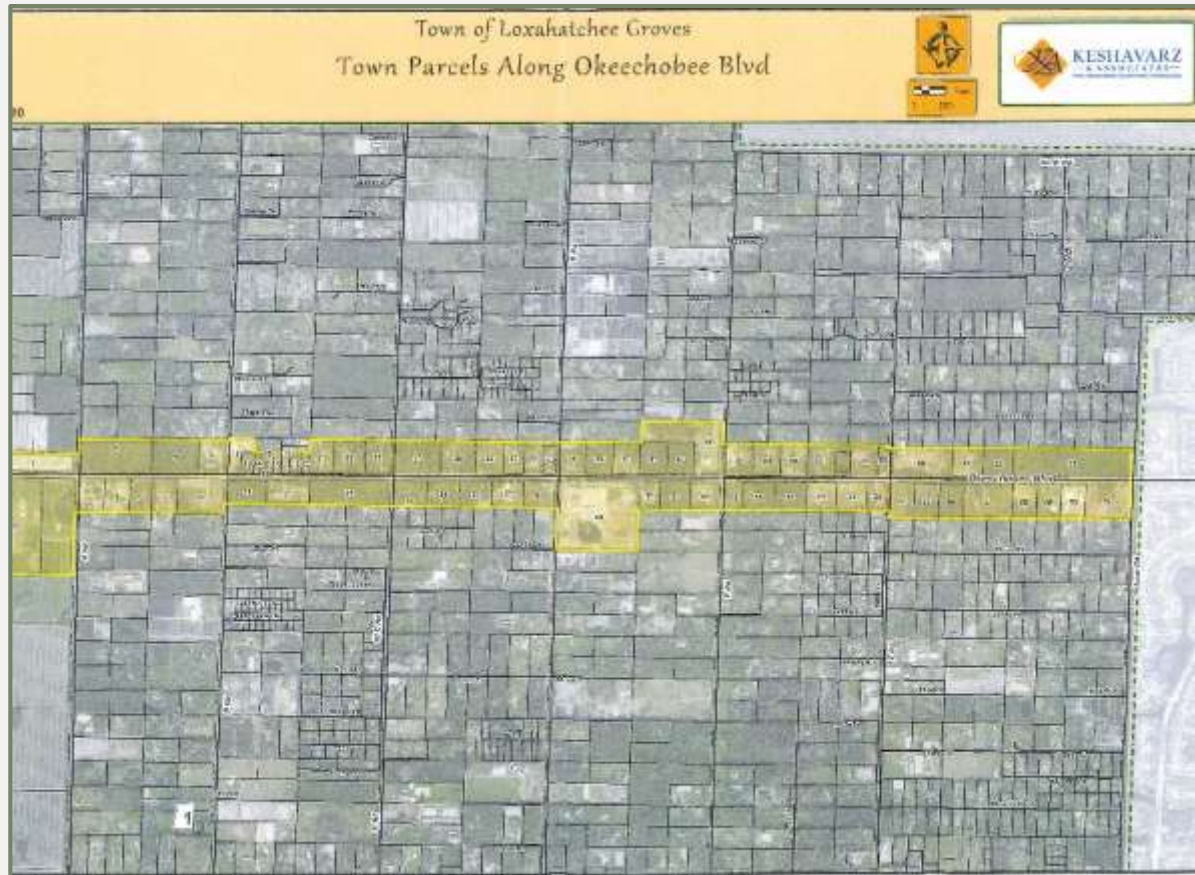
- Start here
- ...
- ...
- ...

Resident Discussion

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

Resident Discussion

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



Next Resident Discussion Workshop

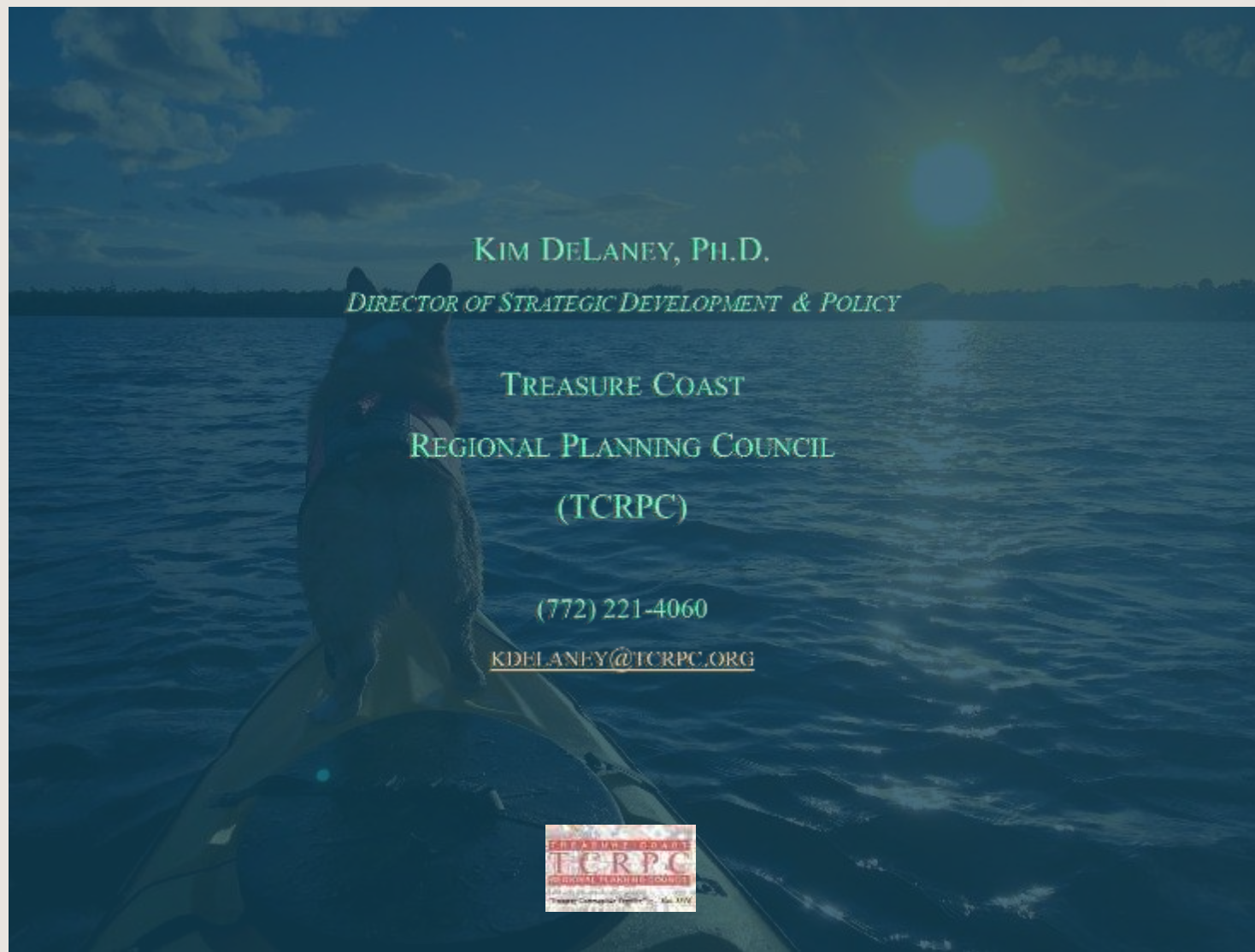
**Saturday, June 11th
10 AM – 12 PM**

**Village of Wellington
Council Chambers**

12300 Forest Hill Blvd
Wellington, FL 33414

FOR MORE INFORMATION:
www.loxahatcheegrovesfl.gov

Thank You!





155 F Road Loxahatchee Groves, FL 33470

TO: Town Council of Town of Loxahatchee Groves
FROM: Francine L. Ramaglia, Town Manager
DATE: July 2, 2024
SUBJECT: Updates, Items of Interest and Future Agenda Items

Proposed Upcoming Town Council Meeting Schedule:

- August 6, 2024
- September 3, 2024 (1st Budget Hearing)
- September 18, 2024 (2nd Budget Hearing)
- October 1, 2024
- November 5, 2024
- December 3, 2024

Direction on Individual Council Requested Items:

Agenda:

- Village of RPB drainage issue
- Intersection Improvements at B & Southern

Workshop:

- Drainage Part II
- Code/Bldg. Part II

Additional Planning items not included in attached May 7th memo:

- Potential Applications:
 - 15211 Okeechobee Boulevard – Daycare
 - 14048 Okeechobee Boulevard – TLC
 - 15550 Okeechobee Boulevard – Vested Rights
 - Briar – Soccer Academy
 - Church expansion (community)
 - 320 D Road – Equestrian PUD
 - 1038 B Road – Estate Equestrian PUD
- Potential Site Plan Amendments:
 - Brightview
 - Big Dog Ranch – Sanctuary/Site Plan Amendment
- Other Matters:
 - Receiver sites
 - Conservation easements
- Committee Assignments:
 - Sign Code



155 F Road Loxahatchee Groves, FL 33470

Future Agenda Items:

Below is a proposed schedule for discussions and action as noted for upcoming agenda workshops and regular council meetings for the next several months:

July 2, 2024	<ul style="list-style-type: none"> – Initial Budget Presentation – Preliminary Millage and Assessment Rates – HR Manual Update <p>Piggybacks:</p> <ul style="list-style-type: none"> – Murray/Logan (dredging) – Hinterland (Culvert Clearing) <p>Best Interest Contracts:</p> <ul style="list-style-type: none"> – Fleet Maintenance – Signs <ul style="list-style-type: none"> – EAR 2nd Reading – Comp Plan Data & Analysis Resolution – School District Cooperative Planning Agreement – Discussion Town Council's Participation on Government Committees/Voting Delegates for FLC – Discussion on Adopting a Policy for Reimbursement of Attorney's Fees – Gas Tax map adjustments including Hopkins request – List of Pre-approved Easements for FY 2025 Paving Plan – Acceptance of Easements (including Brian McNeil) – Lake Worth Piggyback approval – Johnson Davis work authorization for culvert at 24th & F and for continuing rip/rap work – Presentation by Gina Lawrence of the MGO Software (Permits, Code, Zoning, PW & LBTR modules)
Workshop Discussion TBD	<ul style="list-style-type: none"> – FEMA Requirements for FDA/Culvert Ordinance/Revisions to ULDC Section 26 – Discussion of Tree Removal/Land Clearing (Section 87) – Discussion of current Tree Mitigations in progress for Development Projects and Code Enforcement
August 6, 2024	<ul style="list-style-type: none"> – Legislative Update: Lobbyists, Roth, Harrell – Presentation on PBSO Behavioral Services Program – Quarterly Reports – Traffic InterLocal with Palm Beach County (if possible) – Discussion of Townwide Traffic & Road Standards



Town of
LOXAHATCHEE GROVES

Item 10.

155 F Road Loxahatchee Groves, FL 33470

	<ul style="list-style-type: none">– Renewal of Lobbyist Agreement– Award of Culvert Bid– 1st Reading – Tree Removal/Land Clearing (Section 87)– 1st Reading – RV Ordinance– CERT Agreement Renewal– LPR/Camera Program Policy– Use of Logo Policy– Discussion of Special Events/Special Uses– Discussion of Livestock Waste/BMPs– LGWCD ILA, Maintenance Agreement & Culvert Ordinance (1st Reading)– Discussion on Ex-Porte Policy – Mayor Kane requested– Discussion of reimbursement of Attorney's Fees – Mayor Kane requested– Discussion on Ordinance 2012-08 – Councilmember Maniglia requested
September 3, 2024	<ul style="list-style-type: none">– 1st Budget Hearing– 1st Reading – Ordinance FY 2025 CIP– 1st Reading – Special Events/Special Uses– 1st Reading – Livestock Waste/BMPs– 1st Reading - Agritourism– 2nd Reading – Tree Removal/Land Clearing (Section 87)– 2nd Reading – RV Ordinance– 2nd Reading – Sign Code– Annual District Landowners' meeting– Adoption of FY 2025 Meeting Calendar– Agritourism Committee recommendations– Conveyance of County ROW at Intersection of E and Okeechobee– Qualifying Dates
September 18, 2024	<ul style="list-style-type: none">– 1st Reading Townwide Traffic & Road Standards– 2nd Budget Hearing– 2nd Reading – Ordinance FY 2025 CIP– Adoption of FY 2025 Special Events & Calendar– Discussion of Certificate of Use– Qualifying Dates



Town of
LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470

October 1, 2024	<ul style="list-style-type: none">– Award of Bids for Roads & Drainage– 2nd Reading – Special Events/Special Uses– 2nd Reading – Livestock Waste/BMPs– 2nd Reading – Townwide Traffic & Roadway Standards– 2nd Reading – Agritourism– Discussion of Non-Conformities & Unrecorded Plats– Sunshine Law, Public Records Law & Ethics Law by Torcivia, Donlon, Goddeau & Rubin PA– Deletion of Historical Legacy (Jim/TA)
-----------------	---

The above is primarily an ordinance/resolution driven priority list and does not really account for any of the contracting and other work of the Town. Some of the other items not on the list include Development and Planning applications (see attached) follow up items from workshop discussions, NPDES Compliance, Assessment Methodology adoption, etc. We may need to space things out a bit more and we continue to implement a more complete agenda tracking system.

Upcoming Planning Development Items:

See attached listing compiled by Attorney & Planners

Upcoming Town Events:

- Community Picnic
- Back to School (backpack drive)
- Veterans Parade & Ceremony
- Holiday Gratitude Food Drive
- Western Communities Holiday Parade

Recommendation:

Review, discuss and direct Staff.



155 F Road Loxahatchee Groves, FL 33470

TO: Town Council of Town of Loxahatchee Groves
FROM: Francine Ramaglia, Town Manager
DATE: May 7, 2024
SUBJECT: Discussion on Town Council's Participation on Government Committees

Background:

The Town Council has the opportunity to serve on a variety of government committees of other agencies.

Below please find the current list of councilmembers who are currently serving:

- Councilmember Danowski – PBC Impact Fee Committee
- Councilmember Shorr – IPARC Committee
- Vice Mayor Herzog – American Legion Auxiliary Unit, Loxahatchee Groves Landowners Association.
- Mayor Kane – Loxahatchee Groves Landowners Association

Recommendation:

Discuss the Town Council's participation and if a reporting status is recommended.

**TORCIVIA, DONLON,
GODDEAU & RUBIN, P.A.**

701 Northpoint Parkway, Suite 209
West Palm Beach, Florida 33407-1950
561-686-8700 Telephone / 561-686-8764 Facsimile
www.torcivialaw.com

Glen J. Torcivia
Lara Donlon
Christy L. Goddeau*
Leonard G. Rubin*

*FLORIDA BAR BOARD CERTIFIED
CITY COUNTY AND LOCAL GOVERNMENT ATTORNEY

Jennifer H.R. Hunecke
Susan M. Garrett
Elizabeth V. Lenihan*
Ruth A. Holmes
Ben Saver
Tanya M. Earley
Daniel Harrell, Of Counsel

April 11, 2024

VIA ELECTRONIC MAIL ONLY

Ms. Francine Ramaglia, Town Manager
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470

RE: Reimbursement of Attorney's Fees

Dear Francine:

You have requested advice from our office regarding reimbursement to Council Members for attorney's fees related to defense of alleged ethics violations. There are several provisions that provide for the defense of public officials and reimbursement of costs and attorney's fees expended for such defense. This letter lays out each of those provisions and how they may be applied to such requests.

Section 2-54 of the Town's Code of Ordinances provides for indemnification of municipal officers for losses and expenses incurred in the defense of disputes, proceedings, or litigation against the official for actions taken by the official. The action of the official that is cause of the dispute, proceeding, or litigation must be based on the official's performance of or be in connection with the official's performance of official duties on behalf of the Town. Though the use of "dispute, proceeding, or litigation" is broader than the statutory use of "civil action", it appears that Section 2-54 of the Code is intended to implement statutory immunity obligations of the Town.

Section 111.07, Florida Statutes, requires the municipality to reimburse an official for court costs and reasonable attorney's fees for the defense of civil actions for damages or injury as a result of the official's actions or inactions in performance of the official's public duties and the official is the prevailing party in the action. The court in *Chavez v. City of Tampa*, 560 So. 2d 1214, 1215 (Fla. 2nd DCA 1990) held that alleged ethics violations are not "civil actions" and thus not covered under this statutory provision for reimbursement.

Ms. Francine Ramaglia, Town Manager
 Town of Loxahatchee Groves
 April 11, 2024
 Page 2

Common law in Florida also provides an opportunity for public officials who are wrongfully accused of violations of duty to recover private attorney's fees upon successfully defending accusation. In *Chavez*, the court discussed conditions for such reimbursement, stating that "[t]he conditions that must be satisfied for a public official to be compensated for legal defense expenditures are that the lawsuit arise from (1) the performance of the officer's *official duties* and (2) while serving a *public purpose*." emphasis included. (*Chavez* at 1218 citing *Lomelo v. City of Sunrise*, 423 So.2d 974, 976 (Fla. 4th DCA 1982)). The court held that while defense of ethics violations may be recoverable under common law, if the vote of the official that formed the basis of the alleged ethics violation included any private interest, it would not "serve a public purpose" and would not be eligible for reimbursement even if the commission on ethics found there was no ethical conflict of interest. *Chavez* at 1218. Common law reimbursement of attorney's fees is not awardable by the governing body of the municipality. Rather, such reimbursement must be awarded by the court. (*E. Cent. Reg'l Wastewater Facilities Operation Bd. v. City of W. Palm Beach*, 659 So. 2d 402, 404 (Fla. 4th DCA 1995) and *Webb v. School Bd. Of Escambia County*, 1 So. 3d 1189, 1191 (Fla. 1st DCA 2009)). It is also important to note that the time spent establishing the official's eligibility for reimbursement is not recoverable. *Leon County v. Stephen S. Dobson, III, P.A.*, 957 So. 2d 12, 12 (Fla. 1st DCA 2007).

For reimbursement, the official must be the prevailing party in the action. A dismissal of the claim does not automatically allow for reimbursement. The reason for the dismissal must be taken into account. The court in *Walter D. Padow, M.D., P.A. v. Knollwood Club Ass'n*, 839 So.2d 744, 745 (Fla. 4th DCA 2003), held that voluntary dismissal on the basis that a continuation of the action would be a waste of resources does not result in a prevailing party who is entitled to reimbursement of attorney's fees.

Chapter 2, Article V, Division 8, of the Palm Beach County Code of Ordinances sets forth the procedures and authority of the Palm Beach County Commission on Ethics for handling ethics complaints. All complaints are investigated for legal sufficiency and, if legally sufficient, a preliminary investigation is performed to determine probable cause to believe that a violation has been committed. If no probable cause is found, the Commission dismisses the complaint. Section 2-260.3 of the County Code provides the Commission with the authority to dismiss ethics complaints on the following grounds: (1) if the Commission or hearing officer determines the public interest would not be served by proceeding further; (2) if the Commission or hearing officer determines that the alleged violation was inadvertent, unintentional, or insubstantial. The Commission's public report or order must state with particularity the reasons for dismissal. Section 2-260.4 of the County Code provides for dismissal of frivolous or groundless complaints, including a provision that the complainant must pay attorney's fees.

The Commission's dismissal on the grounds that the public interest will not be served by proceeding further is akin to a voluntary dismissal on the grounds that the continuation of the action would be a waste of resources. The Commission's dismissal on the grounds that the alleged violation was inadvertent, unintentional, or insubstantial, is reminiscent of the findings in the *Chavez* case. In either instance, the courts have held that under such circumstances, the alleged violator is not eligible for reimbursement of attorney's fees.

Ms. Francine Ramaglia, Town Manager
Town of Loxahatchee Groves
April 11, 2024
Page 2

It is our understanding that the Town does not have a policy on reimbursement of attorney's fees. The Town could adopt a policy on reimbursement that allows for reimbursement of attorney's fees for alleged ethics violations any time the complaint is dismissed, regardless of the reason. Without such policy, it is our opinion that a Council Member seeking reimbursement for attorney's fees related to an alleged ethic violation must file such a claim with the court under the common law.

If you have any questions regarding the reimbursement of attorney's fees, please contact me.

Sincerely,



Glen J. Torcivia

RESOLUTION NO. 2024-__

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ADOPTING A POLICY FOR REIMBURSEMENT OF ATTORNEYS' FEES AND COSTS INCURRED BY TOWN OFFICIALS, ADVISORY BOARD MEMBERS AND EMPLOYEES IN SUCCESSFULLY DEFENDING ETHICS COMPLAINTS.

WHEREAS, from time to time municipal public officials, advisory board members and employees are required to retain the services of a private attorney to defend against complaints brought pursuant to the State Code of Ethics or the Palm Beach County Code of Ethics; and

WHEREAS, numerous municipalities and Palm Beach County have adopted policies authorizing reimbursement of attorneys' fees and costs incurred in successfully defending ethics complaints filed against public officials, advisory board members and employees; and

WHEREAS, the Town Council desires to adopt a reimbursement policy for its public officials, advisory board members and employees; and

WHEREAS, the Town Council has determined that such reimbursement policy serves a valid public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA that:

SECTION 1. The foregoing recitals are hereby affirmed and ratified.

SECTION 2. The Town Council hereby adopts the reimbursement policy attached to this resolution as Exhibit A.

SECTION 3. This Resolution shall become effective immediately upon adoption.

Councilmember _____ offered the foregoing Resolution. Councilmember _____ seconded the Motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ANITA KANE, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES,
FLORIDA, THIS __ DAY OF _____ 2024.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Mayor Anita Kane

Town Clerk

Vice Mayor Margaret Herzog

APPROVED AS TO LEGAL FORM:

Councilmember Robert Shorr

Office of the Town Attorney

Councilmember Laura Danowski

Councilmember Phillis Maniglia

EXHIBIT A

REIMBURSEMENT POLICY FOR DEFENDING ETHICS COMPLAINTS

AUTHORITY

This Reimbursement Policy is authorized by Resolution No. 2024-__ POLICY

STATEMENT

It is the policy of the Town Council to have a method in place for processing requests for reimbursement of attorney's fees and costs expended in successfully defending ethics complaints. This policy applies to present and former Town public officials, employees, agents and board appointees.

PURPOSE

To establish a policy for reimbursement of present and former Town public officials, advisory board members, employees, and agents for reasonable attorneys' fees and costs incurred in successfully defending or prevailing in an action concerning the Florida Code of Ethics and the Palm Beach County Code of Ethics. This policy is intended to apply prospectively.

SECTION 1. DEFINITIONS

- A. Reasonable Attorney's Fees shall mean fees earned by an attorney or attorneys licensed to practice law in the State of Florida, based on the customary hourly rate charged in Palm Beach County Florida, for similar work performed by private non-appointed attorneys within the County.
- B. Successfully Defend or Prevail shall mean the dismissal any or all counts, charges, and/or allegations regardless of the reason; the finding of not guilty; a verdict in favor of the persons covered herein; or a letter of instruction issued in lieu of the finding of a violation. A failure to successfully defend or prevail against one or more counts, charges and/or allegations shall not affect the application of the policy to other counts, charges and/or allegations which were successfully defended or against which the officer or employee prevailed.

SECTION 2. REIMBURSEMENT OF ATTORNEY'S FEES AND COSTS

Subject to Section 6, the Town Council shall reimburse present and former Town officials, public officers, employees and agents, including appointees to boards and committees, for the reasonable attorney's fees and costs incurred by them after successfully defending or prevailing in actions concerning the Florida Code of Ethics, chapter 112, part III, *Florida Statutes*, or the Palm Beach County Code of Ethics, as either may be amended from time to time provided that such actions arose out of and in connection with their official duties and serves a public purpose. The decision to make payment shall be subject to final approval by the Town Council and appropriate budget allocation.

SECTION 3 REQUEST FOR REIMBURSEMENT

Any person who believes that he or she is entitled to payment for reasonable attorney's fees and costs pursuant to the provisions of this policy shall first notify the Town through its Attorney in writing, within ten (10) days of retaining private counsel. Notification shall include the reason for retention of the private attorney and shall include a copy of the fee agreement or engagement letter. Thereafter, should fees and costs exceed \$10,000, such person shall immediately notify the Town Attorney in writing that the threshold has been exceeded and shall establish good cause therefore.

At the conclusion of the matter, the person requesting reimbursement shall file a written request for reimbursement of such fees or costs with the Town Attorney. This request shall set forth the following information:

- A The name and current address of the person making the request.
- B A description of the entity that conducted the investigation or proceeding.
- C Case number or file number, if known or available.
- D A description of each count, charge, or allegation made or investigated.
- E The date(s) that the incidents are alleged to have occurred.
- F The person's office or position of employment with the Town on the dates described in paragraph E above.
- G The reasons why such person believes that the request meets the criteria set forth in this policy, and reasons why his or her fees and costs should be reimbursed by the Town.
- H The name, address and telephone number of the attorney or attorneys who represented such person against the counts, charges or allegations described in paragraph D above.
- I A copy of the fee arrangement or agreement between the person and his or her attorney, the amount of attorney's fees and costs paid for defense against the counts, charges, or allegations described in paragraph D above; and
- J Such other information as the Town Council or the Town Attorney may reasonably require

Commented [EL1]: Do they need to submit invoices and proof of payment?

SECTION 4 NOTICE

The Town Council shall be advised by the Town Attorney of receipt of a written request for reimbursement of attorney's fees and costs as set forth in Section 3 above. The Town Attorney may request such additional relevant information from the applicant as deemed necessary to a full evaluation of the claim.

SECTION 5 INSURANCE

Prior to presenting any request for reimbursement of attorney's fees and costs, the Town Attorney shall determine whether coverage for such amounts is afforded by any policy of insurance carried by the Town. Only those sums not paid by any policy of insurance carried by the Town shall be presented to Council.

Commented [EL2]: Would the Town Attorney do this or request this information from Town staff? If Town staff, is there a particular position?

SECTION 6. DISCIPLINE AND TERMINATION PROCEEDINGS

This policy does not address or pertain to employee discipline or termination proceedings. In the event such discipline or termination proceedings occur concurrently with the issues or proceedings described above, such discipline or termination proceedings shall not affect the application of this policy to the above described non-discipline or non-termination issues or proceedings.

SECTION 7. RIGHT TO REPRESENTATION FOR OFFICIAL DUTIES

This policy is in addition to and is not intended to replace all common law rights of public officials and employees to legal representation at the public expense for litigation arising out of the performance of their official duties while serving a public purpose.

SECTION 8. APPLICABILITY TO PROCEEDINGS FILED PRIOR TO EFFECTIVE DATE

This policy shall apply to alleged ethics violations filed in any judicial or administrative tribunal on or after the date of adoption of this Policy.

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470

**MEMORANDUM**

TO: Town Council of the Town of Loxahatchee Groves

FROM: Francine Ramaglia, Town Manager

DATE: May 7, 2024

SUBJECT: Summary of Pending Development Matters and Potential Revisions to the ULDC

Background

The Town Council has requested a report summarizing pending and potential development projects within the Town. This report includes the requested summary, in addition to an update on the EAR-based amendments to the Comprehensive Plan, potential revisions to the Unified Land Development Code (ULDC), and tree mitigation.

EAR-Based Amendments to the Comprehensive Plan

The proposed EAR-based amendments to the comprehensive plan were submitted to the Florida Department of Commerce (FDC) and other required reviewing agencies on February 12, 2024. Although the Town received comments from several agencies, there were no objections to the proposed amendments. The following agencies submitted comments: FDC; Treasure Coast Regional Planning Council (TCRPC); South Florida Water Management District (SFWMD); Florida Department of Transportation (FDOT) District 4; and the Palm Beach County School District.

The second public hearing to consider adoption of the amendments must be held within 180 days of the Town's receipt of the FDC Objections, Recommendations and Comments (ORC) report dated April 12, 2024.

If requested by Town Council, staff will schedule a workshop to discuss the comments received from the reviewing agencies and the need for further amendments to the comprehensive plan prior to consideration at second reading.

Development Applications and Development Review

Pending Planning and Zoning Applications:

GTC Hotel and Town Commons (MUPD Amendment and Site Plan Approvals)
 444/556 B Road (Comprehensive Plan Amendment)
 13771 Okeechobee Blvd.(Residential Enterprise)
 14056 Okeechobee Blvd. (Agricultural Use)
 16169 Southern Blvd. (Future Land Use Amendment, Rezoning and Site Plan)
 13538 Okeechobee Blvd. (Historical Legacy)
 13961 Okeechobee Blvd. (Vested Rights)

Approved Projects:

Staff is in the process of compiling and mapping all of the projects approved by Palm Beach County (i.e. prior to 2010) and the Town along both the Okeechobee Boulevard and Southern Boulevard corridors. Once compiled, the results will be made available for review.

Tree Mitigation

Pending Applications:

13710 Okeechobee Blvd.
 15864 44th Street North
 1742 A Road
 14563 North Road
 16169 Southern Boulevard

Approved Permits, Waivers, and Exemptions:

12918 Marcella Blvd.
 15211 Okeechobee Boulevard

Potential Revisions to the ULDC

Comprehensive Plan and Zoning:

ULDC amendments necessary to implement the comprehensive plan.
 Clarification/revision of permitted uses in the AR zoning district.
 Establishment of an Equestrian PUD.

Access, Easements, and Traffic Standards:

Revision of code sections related to ingress and egress easements.
 Addition of code revisions related to abandonment and relocation of conservation easements.
 Establishment of Townwide traffic standards.

Accessory Structures:

Accessory Dwelling Units.

Revision of code sections related to recreational vehicles.

Non-conformities and Historical Legacy:

Repeal of the historical legacy provision.

Revision of code sections related to legal non-conforming uses, structures, and lots.

Addition of code sections governing the recognition of unrecorded plats.

Landscaping and Vegetation:

Revision of code sections related to vegetation removal.

Revision of code sections related to landscaping.

Livestock and Livestock Waste:

Addition of code section related to livestock waste best management practices.

Revision of code sections related to the keeping of livestock.

Other:

Revision of code sections related to signs.

Ordinances to implement Agritourism Committee recommendations.

Revision of code sections related to special events and special uses.