

**TOWN OF LOXAHATCHEE GROVES**  
TOWN HALL COUNCIL CHAMBERS  
**PLANNING AND ZONING BOARD COMMITTEE MEETING**

**AUGUST 24, 2023**



William Ford, Chair (Seat 1)

Brett Raflowitz, Vice Chair (Seat 2)

Audrey Friedrich (Seat 3)

Neil O'Neal III (Seat 4)

Lisa El-Ramey (Seat 5)

**Administration**

Town Manager Francine L. Ramaglia

Town Planning Consultant Jim Fleischmann

Town Clerk Lakisha Burch

**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 the 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. An 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.

**CALL TO ORDER**

**ROLL CALL**

**ADDITIONS, DELETIONS AND MODIFICATIONS OF AGENDA**

**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

**REGULAR AGENDA**

1. Review of August 17, 2023, PZB Recommendations (Old Business)
2. Evaluation and Appraisal Report (EAR) Comprehensive Plan Elements Review (New Business) – **THIS ITEM WAS MOTIONED TO CONTINUE AT THE SEPTEMBER 21, 2023, PZB MEETING**

The following Comprehensive Plan Elements are to be reviewed:

Future Land Use

Transportation

Infrastructure

**COMMENTS FROM COMMITTEE MEMBERS**

**ADJOURNMENT**

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**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)**

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**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 and Florida Statutes Section 559.955, approvals as a tools 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~~ use impacts using mechanisms to promote and enhance the rural natural environment;
  - 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:

1. 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.;
2. Provide for zoning districts, which appropriately accommodate residential ~~and/or agricultural~~ uses, which are consistent with the Rural Residential Future Land Use designation;
3. Provide assurances that allowed agricultural uses shall be compatible with a rural residential neighborhood in the land development code;
4. Guarantee the keeping of livestock;
5. 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;~~
- 7.6. Include provisions for legal non-conforming agricultural uses consistent with this Plan, while not violating the Right-to-Farm Act; and,
- 8.7. 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, limited to twelve hundred square feet in size, ~~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 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 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 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
<b>RESIDENTIAL</b>				
<u>Rural Agricultural (RA)</u>			0.15 (non-residential uses only)	<u>Agricultural uses only. Agricultural uses shall be compatible with a rural residential neighborhood.</u>
<b>Rural Residential 5 (RR-5)</b>	<u>Agricultural Residential</u> <u>Residential Rural Enterprise</u> <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.
<b>COMMERCIAL</b>				
<b>Commercial Low Uses (CL)</b>	<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. Limited institutional and public facilities allowed including limited access self-storage facilities. 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.
<b>Commercial Office Uses - Commercial Low (CL-O)</b>	<u>Commercial Low (CL-O)</u>		0.20	



Land Use Category	Zoning District(s)	Density	Intensity (Maximum Floor Area Ratio)	Uses
<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.
<b>INSTITUTIONAL</b>				
Institutional and Public Facilities (INST)	Institutional and Public Facilities (INST)		0.10	Uses permitted in the Institutional and Public Facilities future land use designation include a full range of regional and community uses such as educational; child care facilities and adult day care facilities; congregate living facilities; medical and accessory offices; hospitals; public health clinics, emergency shelters; governmental, religious, cemetery, civic, cultural, judicial, and caretakers quarters.
<b>PARKS AND RECREATION</b>				
Parks and Recreation (PARK)	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.

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

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 for the purpose of a density or intensity calculation.

1.2.4 Policy:  
The Town shall consider extension of Tangerine Drive from B Road the equivalent of 161st Terrace to E 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 with frontage on an arterial road subject to special exception approval by the Town Council in the Institutional and Public Facilities (INST) future land use category 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 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 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 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 2014. 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.
- 1.10.3 Policy:  
 New development shall coordinate with the South Florida Water Management District, the Loxahatchee Groves Water Control District and appropriate agencies in Palm Beach County 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.

## 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 trail 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.

## 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:

The Town shall educate residents on home energy reduction strategies.

## 1.13.2 Policy:

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~~ 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: (Move to Policy 7.3)

~~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 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:

(1) 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.

(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.

(1). 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.

(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:

(1) Policy 1.15.4-a: Development of the property shall be governed only by the following regulations:

- a. SREF- State Requirements for Educational Facilities as adopted in Rule 6A-2.0010;
- b. Florida Building Code;
- c. Florida Fire Prevention Code;



- d. South Florida Water Management District; and,
- e. Loxahatchee Groves Water Control District.

(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:

- a. Site Acreage;
- b. Site boundaries clearly identified, and ties to section corners;
- c. Existing and proposed land uses and existing uses on adjacent land;
- d. Generalized location of development areas and uses;
- e. Indication of vehicular connections to public rights-of-way;
- f. 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;
- g. Design Guidelines to be consistent with the intentions of the Town's Rural Vista Guidelines as can be applied to a college campus;
- 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;
- i. Indication of existing native vegetation that will be preserved;
- j. A detail of the proposed buffer for screening along the northern boundary, including addressing removal of invasive vegetation and replanting; and,
- k. Site Data, including the maximum intensity permitted on site.

(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).~~

~~1.15.8 Special Policy:~~

~~(1) Current uses that were in existence as of December 31, 2020 that are not contained in the table of permitted uses in the Agricultural Residential (AR) zoning district 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; (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. ; and,~~

~~(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 under this Special Policy unless and until such maintenance and nuisance issues are resolved to the satisfaction of the Town Council.~~



# MAP FLU-1 2035 Future Land Use Map

**Legend**

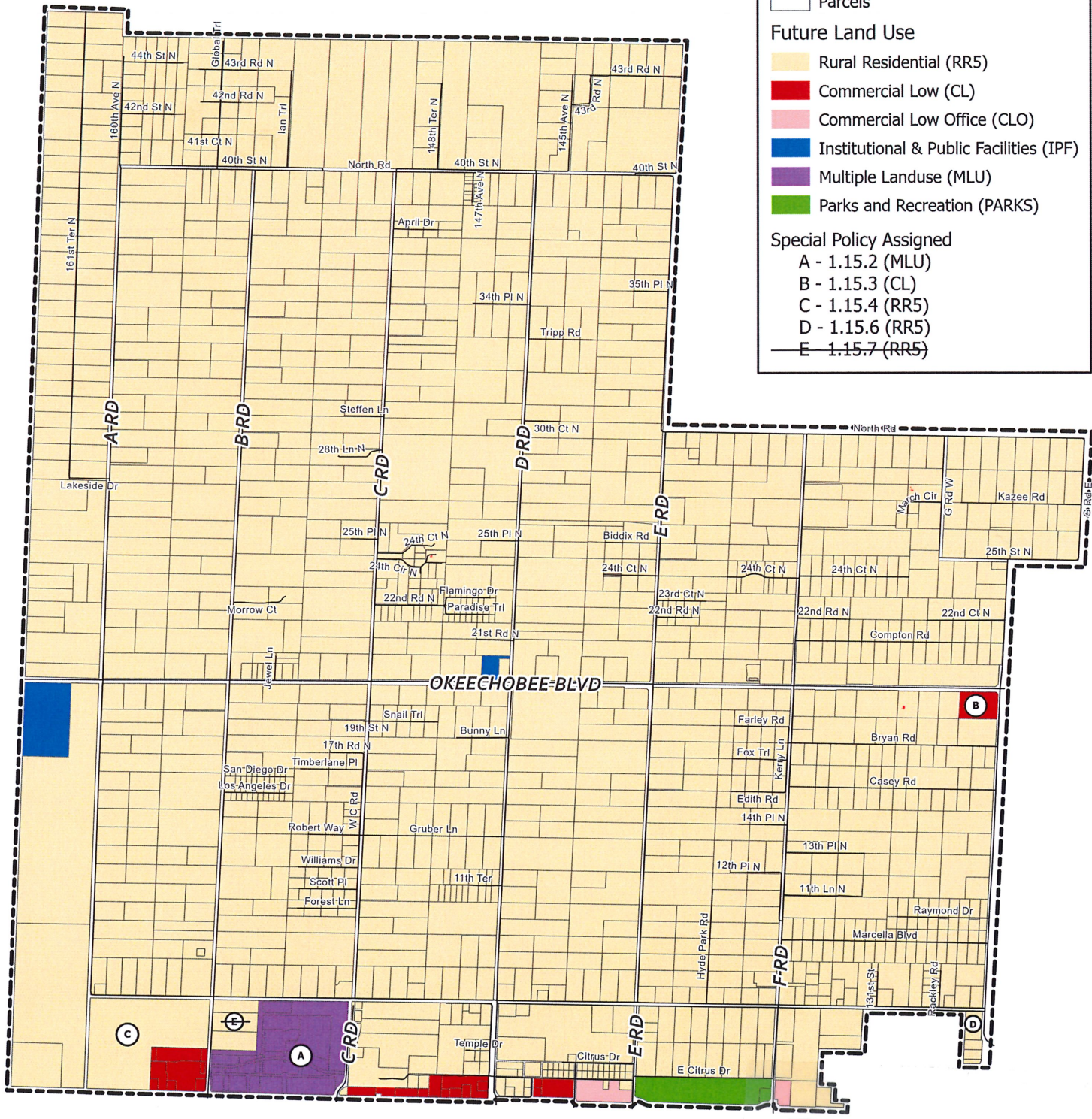
- Municipal\_Boundaries
- Roads
- Parcels

**Future Land Use**

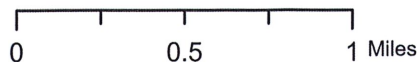
- Rural Residential (RR5)
- Commercial Low (CL)
- Commercial Low Office (CLO)
- Institutional & Public Facilities (IPF)
- Multiple Landuse (MLU)
- Parks and Recreation (PARKS)

**Special Policy Assigned**

- A - 1.15.2 (MLU)
- B - 1.15.3 (CL)
- C - 1.15.4 (RR5)
- D - 1.15.6 (RR5)
- E - 1.15.7 (RR5)



Future Land Use Element  
1-17



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**TRANSPORTATION ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES (Rev. ~~Ord. 2013-08; Ord. 2017-01; Ord. 2018-10~~)**

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**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 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 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 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, 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, 140<sup>th</sup> 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.

2.2.7 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 to:

1. Address traffic operational deficiencies at Southern Boulevard intersections; and,
2. Reduce speeding on Okeechobee Boulevard.

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 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 Multi-Use Trails and Greenways (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 Multi-Use Trails and Greenways (RETAG) (MU-TAG) Committee.

#### 2.3.4: Policy:

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 which are adjacent to the greenway and equestrian 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:

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 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 shall ensure sufficient right-of-way is preserved to construct and maintain the multiuse 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:



1. North-South Town-wide trail connectivity along all Letter Roads by pursuing trail crossings of Okeechobee Boulevard and Collecting Canal at these intersections;
  2. East-West Town-wide trail connectivity along easements along the south side of Collecting Canal and 6th Court North, North Road, and Okeechobee Boulevard;
  3. ~~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;~~
  4. Multi-use trail easements to provide connectivity between Loxahatchee Groves Park and the existing trail on F Road; and,
- 5.4. 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:

1. 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 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</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 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 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:

1. Intersection control improvements at Okeechobee Boulevard and the Southern Boulevard intersections with "B", "D" and "F" Roads;
2. Installation of OGEM surface treatment and/or pavement at appropriate locations on the Town roads;
3. Installation of OGEM surface treatment on non Town roads provided that public right-of-way dedications from all affected property owners are procured; and,
4. 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 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.



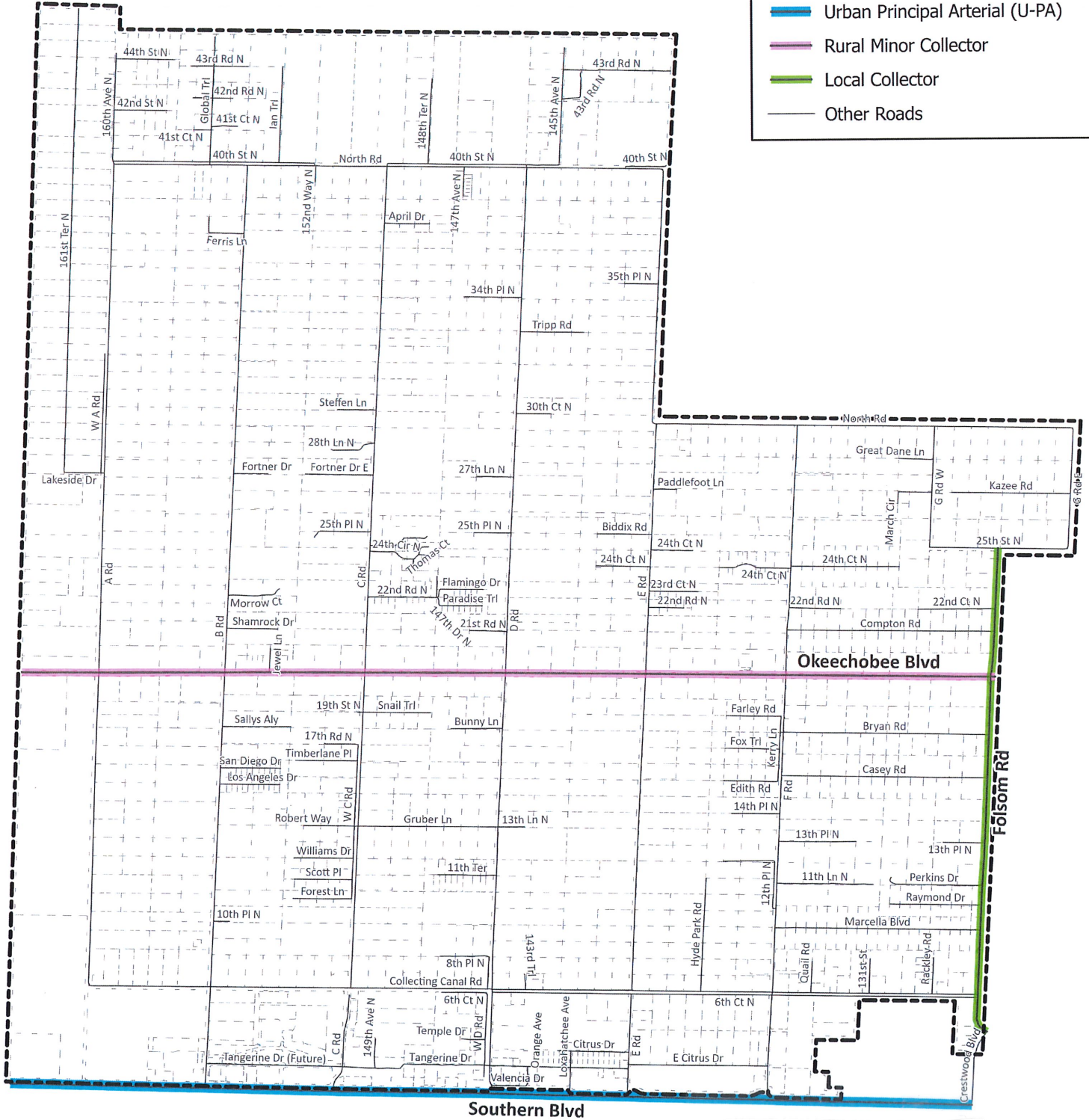
# MAP TRN-1 - Major Roads Functional Classification Map

Municipal Boundaries

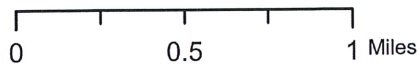
Parcels

**Functional Classification**

- Urban Principal Arterial (U-PA)
- Rural Minor Collector
- Local Collector
- Other Roads



Transportation Element 2-11



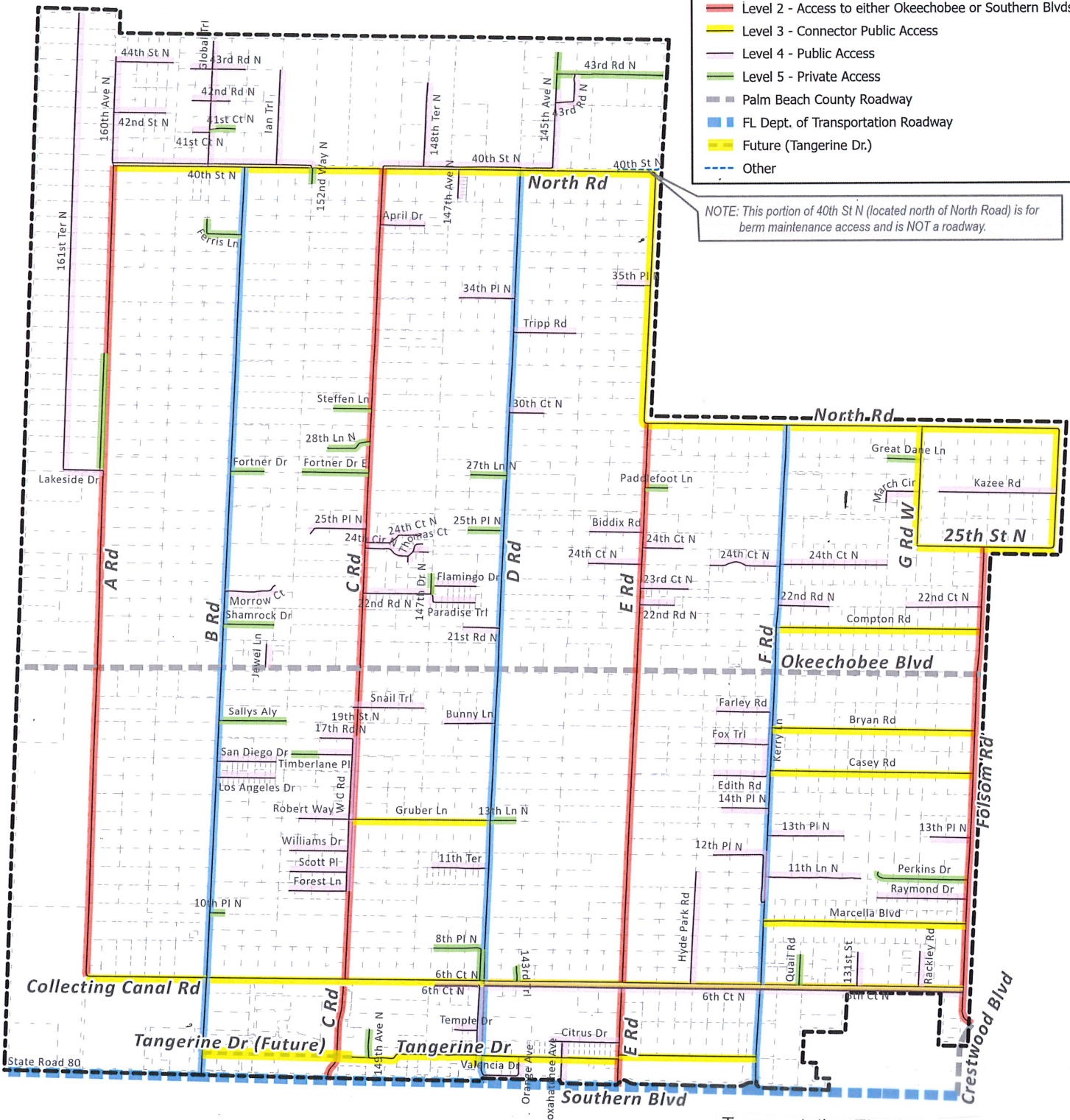


# MAP TRN-2 - Local Roads Classification Map

**Legend**

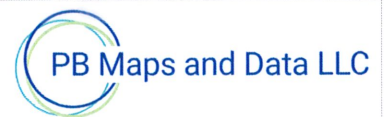
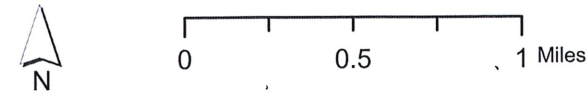
- Municipal Boundaries
- Parcels
- Level of Service**
  - Level 1 - Access to both Okeechobee and Southern Blvds
  - Level 2 - Access to either Okeechobee or Southern Blvds
  - Level 3 - Connector Public Access
  - Level 4 - Public Access
  - Level 5 - Private Access
- Palm Beach County Roadway
- FL 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.



Transportation Element 2-12

Source: 2023 Town of Loxahatchee Municipal Boundaries and Roads; County Property Appraiser Parcels



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

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**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.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 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 Policy:

The Town of Loxahatchee Groves shall implement adopt 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. so that Site 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 flood 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 run-off from agricultural uses.~~

3A.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 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 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 Policy:

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

3A.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 on an annual basis.

3A.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. Retention of stormwater;
- b. Flow of stormwater over grassed and vegetated areas;
- c. Sumps;
- d. Grease separation baffles;
- e. Mosquito control; and,
- f. Infiltration and percolation prior to overflow or outfall discharge.

3A.1.9 Policy:

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

3A.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 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 or other alteration of natural rivers, streams and lakes.

3A.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 Policy:

Coordinate with the LGWCD, Palm Beach County 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 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 *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.1.1 Policy:

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

3B.1.2 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 Policy:

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

3B.1.4 Policy:

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

3B.1.5 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 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 *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 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 Policy:

In order to protect and conserve the Surficial Aquifer, Palm Beach County 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 *Objective:*

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

##### 3C.1.1 Policy:

The Town shall assist the County with capacity surpluses and deficiencies for the long-term planning horizon and any other relevant issues.

#### 3C.2 *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.*

##### 3C.2.1 Policy:

The level of service (LOS) standard for potable water facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the facility. The LOS standard for water treatment plants shall be measured by maximum daily flow. The level of service (LOS) standard for potable water facilities provided by PBCWUD is 126 GPD per capita.

##### 3C.2.2 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 Policy:

The Town shall support the planning for additional capacity and/or a reduction in per capita demand shall be include 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 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 Palm Beach County 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 Policy:

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 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).

## 3C.2.7 Policy:

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

## 3C.2.8 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 Objective:

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

## 3C.3.1 Policy:

The Town of ~~Loxahatchee Groves~~ shall require in the land development regulations that applicants for commrcial 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 Policy:

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.

### 3C.3.3 Policy:

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

### 3C.3.4 Policy:

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.

### 3C.3.5 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.

### 3C.3.6 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 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 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 to alleviate public sanitary sewer systems deficiencies within the Town.

3D.1.2 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.

3. D.2 Objective:

*Sanitary Sewer facilities, currently depicted on MAP INF-2, shall be provided to meet the short-term and long-term future needs.*

3D.2.1 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 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 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 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 Policy:

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

3D.2.6 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 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.

## 3. D.3 Objective:

*Maximize the use of existing sanitary sewer facilities.*

## 3D.3.1 Policy:

The Town shall require in the land development regulations that applicants for development permits within the County's utility 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 Policy:

The Town shall continue to investigate the provision of sanitary sewer services through agreements with a franchisee. Palm Beach County.

## 3D.3.3 Policy:

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

1. Sanitary sewer and permitted effluent disposal facilities are not available; and
2. Where plans to extend such facilities so that they become available are not included within a financially feasible capital improvements program.

## 3D.3.4 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 Policy

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

## 3. D.4 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 Policy:

The Town shall encourage the use of reclaimed water as an integral part of its wastewater management program, where economically, environmentally, and technically feasible.

## 3D.4.2 Policy:

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

## 3D.4.3 Policy:

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.

3. D.5 *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 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 Policy:

The Town shall support the effort of Palm Beach County 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 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 Objective:*

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

## 3E.1.1 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 Policy:

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

## 3E.1.3 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 Policy:

Palm Beach County 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 *Objective:*

*The Town shall support Palm Beach County conserving its existing solid waste disposal facilities.*

## 3E.2.1 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 Policy:

The Town shall cooperate with Palm Beach County 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 Policy:

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

~~3E.4~~ 3E.3 *Objective:*

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

~~3E.4.4~~ 3E.3.1 Policy:

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

~~3E.4.2~~ 3E.3.2 Policy:

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

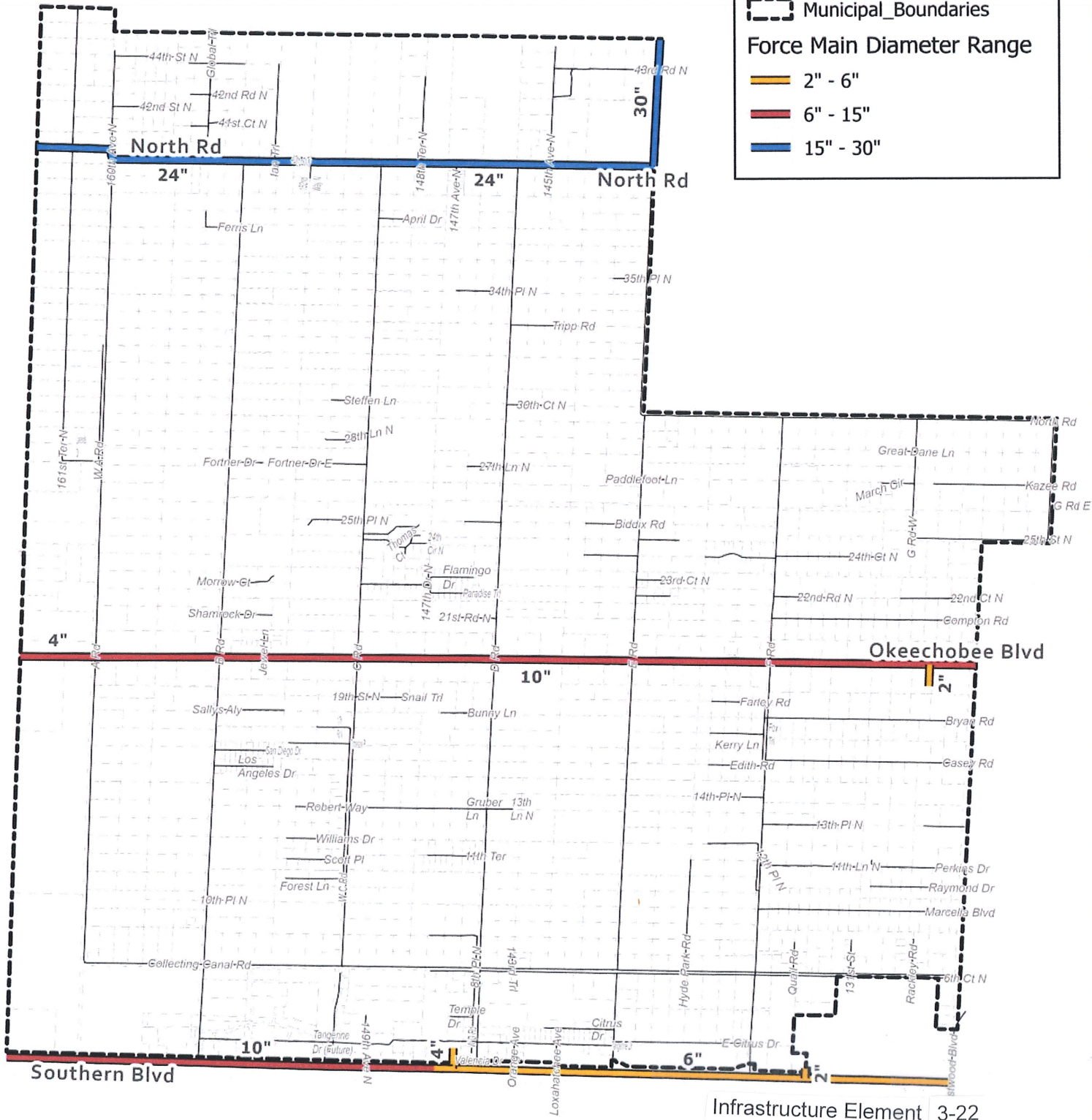
E.3.3 Policy: (moved from Conservation Policy 4.3.3)

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.





Parcels  
 Roads  
 Municipal\_Boundaries  
**Force Main Diameter Range**  
 2" - 6"  
 6" - 15"  
 15" - 30"



Infrastructure Element 3-22

Source: 2023 Town of Loxahatchee  
Municipal Boundaries, Roads FLU;  
County Property Appraiser Parcels

