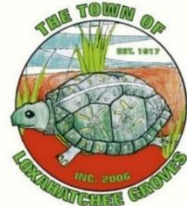


**TOWN OF LOXAHATCHEE GROVES**  
TOWN HALL COUNCIL CHAMBERS  
**TOWN COUNCIL WORKSHOP/SPECIAL MEETING**

**Community Discussion Meeting 6:00-6:30 PM (Non-Agenda Items Workshop)**

**Amended AGENDA**

**JANUARY 3, 6:30 -9:30 P.M.**



**Robert Shorr, Mayor (Seat 4)**

**Phillis Maniglia, Councilmember (Seat 1)**

**Laura Danowski, Vice Mayor (Seat 2)**

**Marianne Miles, Councilmember (Seat 3)**

**Margaret Herzog, Councilmember (Seat 5)**

**Administration**

Town Manager, Francine L. Ramaglia

Town Attorney, Elizabeth Lenihan, Esq.

Town Clerk, Lakisha Q. Burch

Public Works Director, Larry A. Peters, P.E.

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

### **PRESENTATION**

1. Certificates of Appreciation to Community Volunteers and Donors.
  - a. Mr. Chad Freeman
  - b. Mr. Ron Smith
  - c. Mr. Ken Swindell
  - d. Florida Crystals
  - e. Village of Wellington

### **CONSENT AGENDA**

2. Consideration of approval of Meeting Minutes.
  - a. November 15, 2022, Community Workshop Meeting Minutes
  - b. November 15, 2022, Town Council Workshop/Special Meeting Minutes
  - c. December 6, 2022, Community Workshop Meeting Minutes
  - d. December 6, 2022, Town Council Regular Meeting Minutes

### **DISCUSSION**

3. Presentation and discussion from James Fleishmann regarding Evaluation and Appraisal Report of Comprehensive Plan (EAR) and timeline.

### **TOWN STAFF COMMENTS**

**Town Manager**

**Town Attorney**

**Public Works Director**

**Town Clerk**

### **TOWN COUNCILMEMBER COMMENTS**

**Phillis Maniglia (Seat 1)**

**Marianne Miles (Seat 3)**



**Margaret Herzog (Seat 5)**

**Vice Mayor Laura Danowski (Seat 2)**

**Mayor Robert Shorr (Seat 4)**

## **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  
TOWN COUNCIL COMMUNITY OPEN DISCUSSION WORKSHOP  
NOVEMBER 15, 2022**

*Meeting audio available in Town Clerk's Office*

**CALL TO ORDER**

Mayor Shorr called the meeting to order at 6:00 p.m.

**TOWN COUNCIL and STAFF IN ATTENDANCE**

Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Town Manager Ramaglia, Town Attorney Lenihan, Public Works Director Peters, Asst. Public Works Director Matos, and Town Clerk Burch.

**COMMENTS FROM THE PUBLIC**

There were public comments made by the following Robert Brunk, Paul Coleman, Joseph Hosford, Elizabeth Hosford, Brenda Murphy, and Owen Whidden.

Joseph Hosford- Expressed his frustration regarding his neighbor breeding of dogs, and the rules and regulations pertaining to this matter and why is it taking the Town so long to do something about the matter.

Elizabeth Hosford- Expressed her concerns regarding the matter of her neighbor breeding of dogs and how this is affecting her family's quality of life and what is the Town going to do about it.

Robert Brunk- Expressed his concerns regarding dog kennel business, the noise, and the feces.

Brenda Murphy- Expressed her concerns about the dog kennel business and noise.

Owen Whidden- Expressed his concerns about the dog kennel business, and noise.

Paul Coleman- Inquired about how does the declaring of an emergency.

There was discussion among Town Council and staff regarding the above residents/citizens' concerns.

**ADJOURNMENT**

The workshop was adjourned at 6:28 p.m.

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

ATTEST:

\_\_\_\_\_  
Lakisha Burch, Town Clerk

\_\_\_\_\_  
Mayor Robert Shorr

\_\_\_\_\_  
Vice Mayor Laura Danowski

\_\_\_\_\_  
Council Member Marge Herzog

\_\_\_\_\_  
Council Member Maryann Miles

\_\_\_\_\_  
Council Member Phillis Maniglia



## TOWN OF LOXAHATCHEE GROVES TOWN COUNCIL REGULAR MEETING

**JUNE 15, 2021**

*Meeting audio available in Town Clerk's Office*

### **CALL TO ORDER**

Mayor Shorr called meeting to order at 6:10 p.m.

### **PLEDGE OF ALLEGIANCE**

Mayor Shorr led the Pledge of Allegiance.

### **MOMENT OF SILENCE**

Mayor Shorr led a prayer.

### **ADDITIONS, DELETIONS & MODIFICATIONS TO THE AGENDA**

**Motion was made by Councilmember Maniglia seconded by Vice Mayor Danowski to approve the agenda as is it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

### **ROLL CALL**

Mayor Robert Shorr, Vice Mayor Laura Danowski, Councilmembers Phillis Maniglia, Marianne Miles and Margaret Herzog, Town Manager James Titcomb, Assistant Town Manager Francine Ramaglia, Town Attorney Elizabeth Lenihan, Esq., Public Works Director Larry Peters, and Town Clerk Lakisha Burch.

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

There were public comments made by the following: In-person Ken Johnson, Jimmy Miller, and James McLeavy. Read by Clerk Ronny Aragones and Joanne Himmel.

### **PRESENTATION AND PROCLAMATION**

1. State Senator Bobby Powell and State Representative Matt Willhite, Florida House of Representatives representing District 86 and "Legislative Priorities" for upcoming 2021-22 Session. (15 min).

State Senator Bobby Powell and State Representative Matt Willhite gave an update to the Town Council.

2. Awarding of the Loxahatchee Groves Scholarship Recipients. (15 min).

**Town Council presented and awarded 11 1,000.00-dollar scholarships to Town of Loxahatchee Groves' High School and College students.**

3. Eagle Scout William Logan Smith for Veteran Bench with Landscaping proposal. (15 min).

Eagle Scout William Logan Smith presented the Town Council with a landscaping proposal for the Veteran's flag area in front of Town Hall.

**Motion was made by Councilmember Maniglia seconded by Vice Mayor Danowski to approve the Veteran Bench with landscaping proposal by Eagle Scout William Logan Smith; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

4. Update from Aquatic Vegetation Control, Inc. regarding canal vegetation. (15 minutes)

There were public comments made by the following Ken Johnson and Katie Lakeman.

Travis Schwalm from Aquatic Vegetation Control, Inc. gave an update on the canal vegetation maintenance to the to Town Council.

**CONSENT AGENDA**

5. Approval of Resolution No. 2021-27 appointing **Jai Subamanya** as a regular voting member of the Town's Roadway, Equestrian Trails & Greenway Advisory Committee.

**Motion was made by Vice Mayor Danowski seconded by Councilmember Maniglia to approve Resolution No. 2021-27 appointing Jai Subamanya as a regular voting member of the Roadway, Equestrian Trails & Greenway Advisory Committee (RETGAC); it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

6. Approval of Resolution No. 2021-28 appointing **Tom Goltzene** as a regular voting member of the Unified Land Development Advisory Committee.

**Motion was made by Councilmember Maniglia seconded by Councilmember Herzog to not approve Resolution No. 2021-28 appoint Tom Goltzene as a regular voting member of the Unified Land Development Advisory Committee (ULDC); it was voted as follows: Ayes: Vice Mayor Danowski, Councilmembers Herzog and Maniglia. Nyes: Mayor Shorr and Councilmember Miles. Motion passed 3-2.**

**PUBLIC HEARING**

7. Approval of second reading of Ordinance No. 2021-04 amending Section 100-040 "Private Ingress/Egress Arrangements" and Section 100-045 "Minimum Standards for Public and Private Streets" both of Article 100 "Access Standards and Subdivision" of Part IV "Parking and Loading, Access and Subdivision, Sight Distance" of its Unified Land Development Code to provide for a prohibition on Private Ingress/Egress Arrangements providing access to and from areas outside the Town.

**Motion was made by Councilmember Maniglia seconded by Vice Mayor Danowski to adopt Ordinance 2021-04 on second reading amending Section 100-040 “Private Ingress/Egress Arrangements” and Section 100-045 “Minimum Standards for Public and Private Streets” both of Article 100 “Access Standards and Subdivision” of Part IV “Parking and Loading, Access and Subdivision, Sight Distance” of its Unified Land Development Code to provide for a prohibition on Private Ingress/Egress Arrangements providing access to and from areas outside the Town; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia and Miles. Motion passed unanimously.**

#### **REGULAR AGENDA**

8. Approval of road work on South “C” Road.

**Motion was made by Councilmember Maniglia seconded by Councilmember Herzog to approve purchase order in the amount of \$230,206.73 to Hardrives, Inc. for the South “C” Road project to move forward; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

9. Discussion and direction of Cost Sharing Policy and Assessments.

There were public comments by Mary McNicholas and Virginia Standish.

**Motion was made by Mayor Shorr seconded by Vice Mayor Danowski that all letter roads A, B, C, D, E, F, Collecting Canal, and North North Road is not part of the cost sharing; budget roads through the Town or private sources; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

**Motion was made by Mayor Shorr seconded by Councilmember Miles that 51% of the landowners has to agree to participate in the cost sharing of paving roads; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

**Motion was made by Mayor Shorr seconded by Councilmember Miles to direct Public Works Director to get the scope, cost, and resolution for the following streets Raymond Drive, 22<sup>nd</sup> North Road, Flamingo Drive, Paradise Trail, San Diego Drive, and Los Angeles Drive; it was voted as follows: Aye: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

**Motion was made by Councilmember Maniglia seconded by Councilmember Herzog to have Public Works Director to get the cost of milling for south A Road; it was voted as follows: Aye: Councilmember Herzog, Maniglia, and Miles. Nyes: Mayor Shorr, Vice Mayor Danowski. Before the call was made Councilmember Miles stated that she misunderstood the motion and does not support the motion. Making the motion fail. Councilmember Maniglia then stated she withdraws her motion all together.**

**Motion was made by Councilmember Herzog to have Public Works Director to get the cost of milling or any other materials for south A Road. Motion failed for a lack of second.**

10. Discussion and direction of Proposed Solid Waste Ordinance and Contract Amendments.

There was public comment made by Virginia Standish.

There was discussion among Town Council regarding this item. Town Attorney will bring forth suggestions in upcoming meeting.

### **TOWN COUNCILMEMBER COMMENTS**

**Motion was made by Councilmember Maniglia seconded by Councilmember Miles to extend the meeting until 10:00 p.m.; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

#### **Phillis Maniglia (Seat 1)**

- Request that the Commercial Entity of Palm Beach County come and meet with she and staff.
- Drainage before rock – like to see Johnson/Davis revisit this project (get quotes)
- Welcomed Mr. Jai Subananya to the Road, Equestrian Trails & Greenway Advisory Committee.
- Thanked Vice Mayor Danowski on the Scholarship Fund. She also thanked the Sluggetts, Staff and all that participated in making it a success.
- Roads that do not want to be on the gas tax (how to handle that issue)
- Committees
- Different products for roads
- Charter Review

#### **Laura Danowski (Seat 2)**

- Status on alert system
- Conversation about rock being used on E road.
- Thanked everyone who helped in making the Town of Loxahatchee Groves' and Dress for Success Palm Beaches Clothing Drive a success.

#### **Marianne Miles (Seat 3)**

- Cost of North D Road
- Cost for fill for North B Road
- Residence on Tangerine and E Road wanting paving.
- Hurricane Season

**Motion was made by Councilmember Maniglia seconded by Councilmember Miles to pave north B Road (using the Hardrives quote for the first mile at 20 feet and the last half mile at 18 feet) after C Road South is completed, when the funds are available, no other projects to get squashed to pay for this project; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia and Miles. Motion passed unanimously.**

#### **Marge Herzog (Seat 5)**

- North Road (wanted a consensus to get a cost for patching on North Rd.)
- Spoke about upcoming landowners' meeting.

#### **Mayor Robert Shorr (Seat 4)**

- Town Clean-Up and Bar-B-Que (July 3, 2021) (Potluck)

**There was consensus by Town Council to move forward in cleaning up the Town with volunteers.**

- South C Road
- Closing of Valencia Drive

**There was consensus by Town Council to close the road at Valencia Drive.**

**TOWN STAFF COMMENTS**

**Town Manager**

- Introduced Fire Rescue Chief Anthony Tozzi -gave some safety tips to prevent fires.
- Updated Council on Code Enforcement matters
- Spoke about the Florida League of Cities Annual Conference
- Reminded Council of upcoming vacation- Assistant Town Manager Ramaglia will be in charge in his absence.

**Assistant Town Manager**

No comment

**Town Attorney**

- Town Attorney Lenihan gave an update on the Interlocal Agreement with Palm Beach County regarding the TPA.

**Public Works Director**

- Public Works Director Peter gave thanks.

**Town Clerk**

- Town Clerk mentioned the upcoming Back-to-School Backpack Drive-By that will be held on July 31, 2021, from 9:00 a.m. to noon. She also stated that if anyone wanted to donate school supplies or backpacks please do so and drop off at Town Hall. She also stated that proof of residency would need to be provided.

**ADJOURNMENT**

There being no further business, meeting was adjourned 10:30 p.m.

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

ATTEST:

\_\_\_\_\_  
Lakisha Burch, Town Clerk

\_\_\_\_\_  
Mayor Robert Shorr

\_\_\_\_\_  
Vice Mayor Laura Danowski



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Councilmember Marge Herzog

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Council Member Marianne Miles

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Council Member Phillis Maniglia



**TOWN OF LOXAHATCHEE GROVES  
TOWN COUNCIL MINUTES OF REGULAR MEETING  
DECEMBER 6, 2022**

*Meeting audio available in Town Clerk's Office*

**CALL TO ORDER**

Mayor Shorr called the meeting to order at 6:32 p.m.

**PLEDGE OF ALLEGIANCE**

Mayor Shorr led the Pledge of Allegiance.

**MOMENT OF SILENCE**

Mayor Shorr led a prayer.

**ROLL CALL**

Mayor Robert Shorr, Vice Mayor Laura Danowski, Councilmembers Phillis Maniglia, Marianne Miles, and Margaret Herzog, Town Manager Francine L. Ramaglia, Town Attorney Elizabeth Lenihan, Esq., Public Works Director Larry Peters, Assistant Public Works Director Mario Matos, and Town Clerk Lakisha Burch.

**ADDITIONS, DELETIONS AND MODIFICATIONS**

**Motion was made by Councilmember Maniglia seconded by Vice Mayor Danowski to move item 7 before item 6; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

**Motion was made by Vice Mayor Danowski seconded by Councilmember Miles to approve the agenda with modifications; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

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

There were no public comments.

**CONSENT AGENDA**

2. Consideration of **Resolution No. 2022-85** approving Renewal of Master Agreement with Palm Beach Aggregates.

**Motion was made by Vice Mayor Danowski seconded by Councilmember Herzog to approve item # 2 on the Consent Agenda; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

1. Consideration of **Resolution No. 2022-84** approving appointment of Audrey Friedrich to Planning & Zoning Board. **PULLED OFF CONSENT AGENDA**

There was public comment by Todd McLendon.

**Motion was made by Vice Mayor Danowski seconded by Councilmember Miles to approve Resolution No. 2022-84 approving appointment of Audrey Friedrich; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, and Miles. Nay: Councilmember Maniglia. Motion passed 4-1.**

3. Consideration of **Resolution No. 2022-86** approving Work Authorization for Johnson/Davis regarding Equestrian Bridge. **PULLED OFF CONSENT AGENDA**

Town Manager Ramaglia presented the item.

There was public comment by Todd McLendon.

**Motion was made by Councilmember Maniglia seconded by Councilmember Herzog to approve Resolution No. 2022-86 approving the scope and pricing for installation of an Equestrian Bridge Culvert at Collecting Canal Road and C Road; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

4. Consideration of **Resolution No. 2022-87** approving Renewal of Piggyback Contract with SAFEbuilt Florida, LLC for Building Department related services. **PULLED OFF CONSENT AGENDA**

There was public comment by Cassie Suchy.

**Motion was made by Vice Mayor Danowski seconded by Councilmember Maniglia to deny Resolution No. 2022-87 approving renewal of Piggyback Contract with SAFEbuilt Florida, LLC for Building Department related services; it was voted as follows; Aye: Vice Mayor Danowski, Councilmembers Herzog, and Maniglia. Nays: Mayor Shorr, and Councilmember Miles. Motion passed 3-2.**

**Vice Mayor Danowski rescinded the motion to deny Resolution No. 2022-87. Councilmember Maniglia withdrew her seconded.**

**Motion was made by Vice Mayor Danowski seconded by Councilmember Maniglia to approve Resolution No. 2022-87 approval of Piggyback Contract with SAFEbuilt Florida, LLC for Building Department related services; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

## PRESENTATION

5. SAFEbuilt (Code Enforcement) update.

Bernard Pita, Code Enforcement Manager for SAFEbuilt presented the item.

There was public comment by Cassie Suchy.

**There was consensus by Town Council to have SAFEbuilt present before Council quarterly with a report.**

## REGULAR AGENDA

6. Consideration of **Resolution No. 2022- 89** regarding Gehring Group.

Samantha Ricchini, from the Gehring Group presented the item.

**Motion was made by Councilmember Maniglia seconded by Councilmember Miles to approve Resolution No. 2022-89 approving the scope and pricing for employee insurance and related benefits; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

7. Consideration of **Resolution No. 2022- 90** regarding the Town's lobbyist.

Town Manager Ramaglia presented the item.

There was consensus by Town Council to not continue with moving forward with the lobbyist.

Town Council asked each lobbyist a set of questions.

**Motion was made by Councilmember Maniglia seconded by Councilmember Herzog to approve Resolution No. 2022-90 authorizing an agreement for lobbying/government affairs consulting services and authorizing the Town Manager and Town Attorney to take any actions necessary to finalize agreement implement this resolution; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, and Miles. Nay: Councilmember Maniglia.**

**Town Council gave Town Clerk their top two choices for the lobbyist. Town Clerk Burch tallied the results. Town Clerk Burch stated that there was a tie between Ron Book and David Ramba.**

**Motion was made by Mayor Shorr seconded by Vice Mayor Danowski to have Town Manager meet with both firms; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

8. Consideration of **Resolution No. 2022-91** providing direction to negotiate continuing contracts based on Evaluation & Selection Committee for RFQ 2022-01 recommended short list of Engineering, Surveying & Planning Services Firms.

Town Manager Ramaglia presented the item.

**Motion was made by Vice Mayor Danowski seconded by Councilmember Maniglia to direct staff to negotiate continuing contracts based on the recommendations of the selection committee for RFQ # 2022-01 Engineering, Surveying and Planning Services; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

9. Update on Road Paving Plan and Policy.

Larry Peters, Director of Public Works presented the item.

**Motion was made by Councilmember Miles seconded by Vice Mayor Danowski to extend the meeting to 11:00 p.m.; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

## **TOWN STAFF COMMENTS**

### **Town Manager**

- Expressed her feeling about the meeting
- Gave update regarding Florida Power & Light (hurricanes)
- Wished all a Happy Holiday

### **Town Attorney**

- Gave update on the Smiley case

### **Public Works Director**

- No comment

### **Town Clerk**

- Gave a reminder about the parade meeting that will be held on Friday, December 9<sup>th</sup>, the working on the float will be Saturday, December 10<sup>th</sup> and the parade will be held on Sunday, December 11<sup>th</sup>.
- Reminder of the Holiday Gift Basket will be Friday, December 16<sup>th</sup>.
- Spoke about the upcoming Palm Beach League of Cities' Luncheon which will be held Wednesday, January 25, 2023.
- Also asked if the January 3<sup>rd</sup> meeting could be a Workshop Meeting and January 17<sup>th</sup> be a Regular Meeting-**Consensus by Town Council was yes.**

## **TOWN COUNCILMEMBER COMMENTS**

### **Margaret Herzog (Seat 5)**

- Inquired about the Finance Audit and Advisory Committee
- Wished everyone a Happy Holiday

### **Phillis Maniglia (Seat 1)**

- Inquired about Finance Reports
- Inquired about the equipment at Public Works
- Inquired about the Public Works Department
- Looking forward to the New Year

### **Marianne Miles (Seat 3)**

- Spraying of the bank

**There was consensus by Town Council to bring back to discuss Community piles.**

- Drones
- Looking forward to a great parade and good time
- Happy Holidays and stay safe

### **Vice Mayor Laura Danowski (Seat 2)**

- Code Enforcement (ineffective)
- Thanked the Staff
- Appreciation to Town Council
- Wishing all a Happy Holiday

**Mayor Robert Shorr (Seat 4)**

- Asked Town Council to research things that are bought to them by residents/public
- Wishing all a Happy Holiday

**ADJOURNMENT**

There being no further business the meeting was adjourned at 11:08 p.m.

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

ATTEST:

\_\_\_\_\_  
Lakisha Burch, Town Clerk

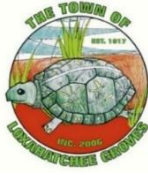
\_\_\_\_\_  
Mayor Robert Shorr

\_\_\_\_\_  
Vice Mayor Laura Danowski

\_\_\_\_\_  
Councilmember Marge Herzog

\_\_\_\_\_  
Councilmember Maryann Miles

\_\_\_\_\_  
Councilmember Phillis Maniglia



**TOWN OF LOXAHATCHEE GROVES  
TOWN COUNCIL COMMUNITY OPEN DISCUSSION WORKSHOP  
DECEMBER 6, 2022**

*Meeting audio available in Town Clerk's Office*

**CALL TO ORDER**

Mayor Shorr called the meeting to order at 6:01 p.m.

**COMMENTS FROM THE PUBLIC**

There were public comments made by the following Robert Austin and an Anonymous Citizen.

Robert Austin- brought in photos of the property next to his (which he distributed to Town Council) (photo can be found in Town Clerk's office). Mr. Austin also spoke on illegal RVs on property- he stated that the RV ordinance needs some teeth. He also spoke about Code Enforcement.

Anonymous Citizen- Spoke about his address and name being confidential. He also spoke about the letter he received from Coastal Recycle and Waste.

**ADJOURNMENT**

The workshop was adjourned at 6:28 p.m.

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

ATTEST:

\_\_\_\_\_  
Lakisha Burch, Town Clerk

\_\_\_\_\_  
Mayor Robert Shorr

\_\_\_\_\_  
Vice Mayor Laura Danowski

\_\_\_\_\_  
Council Member Marge Herzog

\_\_\_\_\_  
Council Member Maryann Miles

\_\_\_\_\_  
Council Member Phillis Maniglia



## TOWN OF LOXAHATCHEE GROVES TOWN COUNCIL WORKSHOP/SPECIAL MEETING

NOVEMBER 15, 2022

*Meeting audio available in Town Clerk's Office*

### CALL TO ORDER

Mayor Shorr called meeting to order at 6:33 p.m.

### PLEDGE OF ALLEGIANCE

Mayor Shorr led the Pledge of Allegiance.

### MOMENT OF SILENCE

Mayor Shorr led a prayer.

### ROLL CALL

Mayor Robert Shorr, Vice Mayor Laura Danowski, Councilmembers Phillis Maniglia, Marianne Miles, and Margaret Herzog, Town Manager Francine L. Ramaglia, Town Attorney Elizabeth Lenihan, Esq., Public Works Director Larry Peters, Assistant Public Works Director Mario Matos, Town Planning Consultant James Fleishmann, and Town Clerk Lakisha Burch.

### ADDITIONS, DELETIONS AND MODIFICATIONS

Town Manager Ramaglia asked that item 8 be removed from the agenda, needs additional information. Vice Mayor Danowski asked if the Fire Department could give their monthly report after item 2 but before item 3.

**Motion was made by Vice Mayor Danowski seconded by Councilmember Miles to approve the modified agenda with item 8 being removed, and Fire Department giving there report after item 2 but before item 3; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

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

There was public comment made by Virginia Standish.

### CONSENT AGENDA

Councilmember Maniglia asked could item 2 be removed from the Consent Agenda.

1. Approval of Meeting Minutes.
  - a. 11 01 22 Community Resident Workshop Meeting Minutes
  - b. 11 01 22 Town Council Regular Meeting Minutes

**Motion was made Councilmember Maniglia seconded by Councilmember Herzog to approve the Consent Agenda; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor**



**Danowski, Councilmembers Herzog, and Miles. Nay: Councilmember Maniglia. Motion passed 4-1.**

2. Consideration of ***Resolution No. 2022-82*** extending the 2023 Municipal Qualifying Period. **PULLED FROM CONSENT AGENDA**

Town Clerk Burch presented this item.

**Councilmember Herzog stated that she qualified for the position and was advised by the Town Attorney not to speak on the item, so she recused herself from voting on this item.**

There were public comments by Paul Coleman, Todd McLendon, Brian McNeil (read into record by Town Clerk), Virginia Standish, and Cassie Suchy.

**Motion was made by Vice Mayor Danowski seconded by Councilmember Maniglia to deny Resolution No. 2022-82 and amend our Charter, ordinance to provide flexibility regarding natural disaster; it was voted as follows: Ayes: Vice Mayor Danowski and Councilmember Maniglia. Nays: Mayor Shorr and Councilmember Miles. Motion failed 2-2.**

**Motion was made by Mayor Shorr seconded by Vice Mayor Danowski to reopen the qualifying period for one day-closing being on Thursday at noon; it was voted as follows: Ayes: Mayor Shorr, and Vice Mayor Danowski. Nay: Councilmembers Maniglia, and Miles. Motion failed 2-2.**

**Motion was made by Mayor Shorr seconded by Councilmember Miles to not approve Resolution No. 2022-82 extending the Election Qualifying dates for the March 14, 2023, Municipal Election due to Tropical Storm/Hurricane Nicole; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

Phillip Allivara, from Palm Beach County Fire Rescue presented the monthly report to Town Council.

### **PUBLIC HEARING**

3. Consideration of ***Ordinance No. 2022-04*** on second reading of code enforcement of Site Development.

Town Attorney Lenihan read Ordinance No. 2022-04 into the record.

Town Attorney Lenihan presented the item to Town Council.

**Motion was made by Councilmember Maniglia seconded by Vice Mayor Danowski to approve Ordinance No. 2022-04 on second reading of Code Enforcement of Site Development; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

### **DISCUSSION**

4. Update on the Western Community Holiday Parade.

Town Clerk Burch presented the item to Town Council.

**There was a consensus that on the theme of the float, date of creating the float which will be held on December 10, 2022.**

5. Discussion on the Evaluation and Appraisal Report of Comprehensive Plan (EAR).

Town Manager Ramaglia presented the item.

There were public comments made by Paul Coleman and Cassie Suchy.

**There was consensus made by Town Council to discuss the Evaluation and Appraisal Report of Comprehensive Plan (EAR) at the 1<sup>st</sup> and 3<sup>rd</sup> Mondays after the Agenda Review that starts at 4:00 also advertise for 4:30 p.m.**

6. Discussion of lobbyist/Government Affairs Consulting Services.

Town Manager Ramaglia presented the item.

**Motion was made by Councilmember Maniglia seconded by Councilmember Herzog to receive and file documents received by Town Manager; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

There were public comments made by the following: Paul Coleman and Virginia Standish.

**There was consensus made by Town Council to have staff look at grants/grant writer and ask lobbyist are they willing to do just the session only and focus only on (1) Canal System Rehabilitation Project (Canal dredging, muck disposal, restoration & re-sloping, surveying, testing services, etc., (2) Stormwater System Repair Program, and (3) Water Resiliency/Storm Water Retention/Aquifer Recharge Area.**

7. Discussion of Land Clearing.

Town Manager Ramaglia presented the item.

**There was consensus made by Town Council to move ahead with filling out permits and payments will be waived.**

## REGULAR AGENDA

8. Consideration of **Resolution No. 2022-83** ratifying the Mutual Aid Agreement with Indian Trail Improvement District. **PULLED FROM THE AGENDA**

## TOWN STAFF COMMENTS

### Town Manager

- Hiring of staff -Contracts to be used
- December 6<sup>th</sup> meeting with have an item regarding Historic Legacy
- Out of the office Thursday and Friday, November 17<sup>th</sup> and 18<sup>th</sup>.
- SAFEbuilt-update
- CCNA- tomorrow at 8:30 a.m.- Dec. 6<sup>th</sup> ranking and selection
- Committee Members

- Solid Waste- bring back in February
  - Post storm pickup this Saturday, November 19<sup>th</sup>
- Thanked Public Works, Fire department and Indian Trail Improvement District (ITID)

**Town Attorney**

No Comment

**Public Works Director**

- Thanked the limited staff for working during the storm
- Gave update on the pump-replacement of motor

**Town Clerk**

- Announced who qualified for the March 14<sup>th</sup> Election- Councilmember Herzog will be unopposed
- Holiday Gratitude Basket Give A-Way- December 16<sup>th</sup>
- Town of Loxahatchee Groves will be hosting the Palm Beach County League of Cities on January 25<sup>th</sup> – Palm Beach State College

**TOWN COUNCILMEMBER COMMENTS**

**Motion was made by Councilmember Maniglia seconded by Vice Mayor Danowski to extend the meeting to 11:30 p.m.; it was voted as follows: Ayes: Mayor Shorr, Vice Mayor Danowski, Councilmembers Herzog, Maniglia, and Miles. Motion passed unanimously.**

**Marianne Miles (Seat 3)**

- Florida Power Light (FPL) status on outage during Hurricane Ian and Nicole
- Thanked Larry Peter for stop sign removal
- Asked about the changing of signs at the Publix Shopping Center
- Thanked Public Works for their handling of the storm

**Margaret Herzog (Seat 5)**

- Thanked everyone for their support
- Asked how to proceed with Di annexation of 100 acres
- Sending a thank you letter to Melissa McKinley
- Asked what is happening on D Road and Collecting Canal
- Gave information on the Loxahatchee Groves Landowners Association adopting a road- December 3<sup>rd</sup>

**Phillis Maniglia (Seat 1)**

- Congratulation to Marge for being unopposed
- Committees
- Double lines on the paved roads
- Grading schedule
- Easements

**Vice Mayor Laura Danowski (Seat 2)**

- Kudos to Public Works- banks mowed
- Code Enforcement

**There was consensus by Town Council to allow Town Manager Ramaglia to look into hiring an in-house Code Enforcement Officer.**

**Mayor Robert Shorr (Seat 4)**

- Ribbon cutting- Palm Beach State College
- Loxahatchee Groves Elementary School- Veteran's Day event
- Coffee with the Mayor- November 19<sup>th</sup> 8:00 a.m. to noon
- Veteran's Day Ceremony was good

**ADJOURNMENT**

There being no further business the meeting adjourned at 11:30 p.m.

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

ATTEST:

\_\_\_\_\_  
Lakisha Burch, Town Clerk

\_\_\_\_\_  
Mayor Robert Shorr

\_\_\_\_\_  
Vice Mayor Laura Danowski

\_\_\_\_\_  
Councilmember Marge Herzog

\_\_\_\_\_  
Council Member Phillis Maniglia

\_\_\_\_\_  
Council Member Marianne Miles

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TRANSPORTATION ELEMENT (Rev: Ord. 2013-08; Ord. 2017-01; Ord. 2018-10)

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**Underlined** text is an addition to existing text **deleted** text is a deletion of existing text.

**GOAL 1**

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 of Loxahatchee Groves shall adopt 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.

**2-14**

①



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.

### 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 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 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 thoroughfare from the Palm Beach County Thoroughfare Right-of-Way Identification Map; (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.

2-15

## **Greenways and Equestrian Trails**

### **2.3 Objective**

*The Town of Loxahatchee Groves shall develop a greenway and equestrian trail 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 (RETAG) Advisory Committee, created by Town Resolution 2011-05.*

#### **2.3.1 Policy:**

The Town shall create a map of existing equestrian riding trails.

#### **2.3.2 Policy:**

The Town shall work toward establishing equestrian 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) Committee.

#### **2.3.4: Policy**

Annually, the (RETAG) 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 shall recommend projects to be included in the Five-Year Schedule of Improvements.

#### **2.3.5 Policy:**

The greenway and equestrian trails system, wherever feasible, shall provide connections between residential 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 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.

2-16



2.3.8 Policy:  
The greenway and equestrian 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 trail connections among adjoining or abutting properties during the site plan review process.

2.4 *Objective:*  
*The Town of Loxahatchee Groves' greenway and equestrian trail system shall be financially feasible.*

2.4.1 Policy:  
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 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 trails as a means for reducing costs and pooling resources.

2.4.4 The following equestrian 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. Equestrian trail/greenway easements within future non-residential developments along Southern Boulevard.

4

2-17



4. Equestrian Trail easements to provide connectivity between Loxahatchee Groves Park and the existing trail on F Road.
5. 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 all new development and redevelopment projects so as to minimize impacts on the roadway network.

##### **2.5.2 Policy:**

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.
3. All opportunities to provide adequate bus shelters will be explored.

##### **2.5.4 Policy**

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

### **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.

(5)

2-18

2.6.2 Policy:  
Future Right-of-Way requirements for State and County roads shall be established in conformance with and Palm Beach County Standards to meet the 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 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:

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

**Table #TRN 2-1**  
**Local Road Functional Classification System**

Road Classification	Function	Design Objective	Funding
Service Level 1	Principal public access from Town properties to both Okeechobee Boulevard and Southern Boulevard	Improved or unimproved, as determined by the Town	Town gas tax, road & drainage assessments, and/or a cost-sharing assessment
Service Level 2	Public access from Town properties to Okeechobee Boulevard or Southern Blvd.	Improved or unimproved, as determined by the Town	Town gas tax and road & drainage assessments, and/or a cost-sharing assessment
Service Level 3	Connector public access between two or more Service Level 1 Roads	Improved or unimproved determined by Town and abutting owners	Town gas tax and road & drainage assessments, cost sharing assessment
Service Level 4	Non-through public direct access to Town properties	Improvement can be requested by abutting owners and approved by Town.	Town gas tax and road & drainage assessments, cost sharing assessment
Service Level 5	Non-through private direct access to Town properties	Improvements may be made by abutting owners	Owner's responsible for improvements and maintenance at Town standards.

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

⑥

1. 2-19

Town of Loxahatchee Groves Comprehensive Plan      Transportation Element  
Adoption – February 2009; Rev: Ord 2013-08; Ord. 2017-01; Ord 2018-10



- ⑦

2-20

2.7.10 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:

2. Intersection control improvements at Okeechobee Boulevard and Southern Boulevard intersections with "D" Road.
  3. Installation of OGEM surface treatment and/or pavement at appropriate locations on the Town Roads.
  4. Installation of OGEM surface treatment on non Town Roads provided that public right-of-way dedications from all affected property owners are procured.
  5. 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.

### **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 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 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 Require all applicants for site plan approval of all non-residential development on a property fronting Southern Boulevard to conform 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.*

2-21

## 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 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.

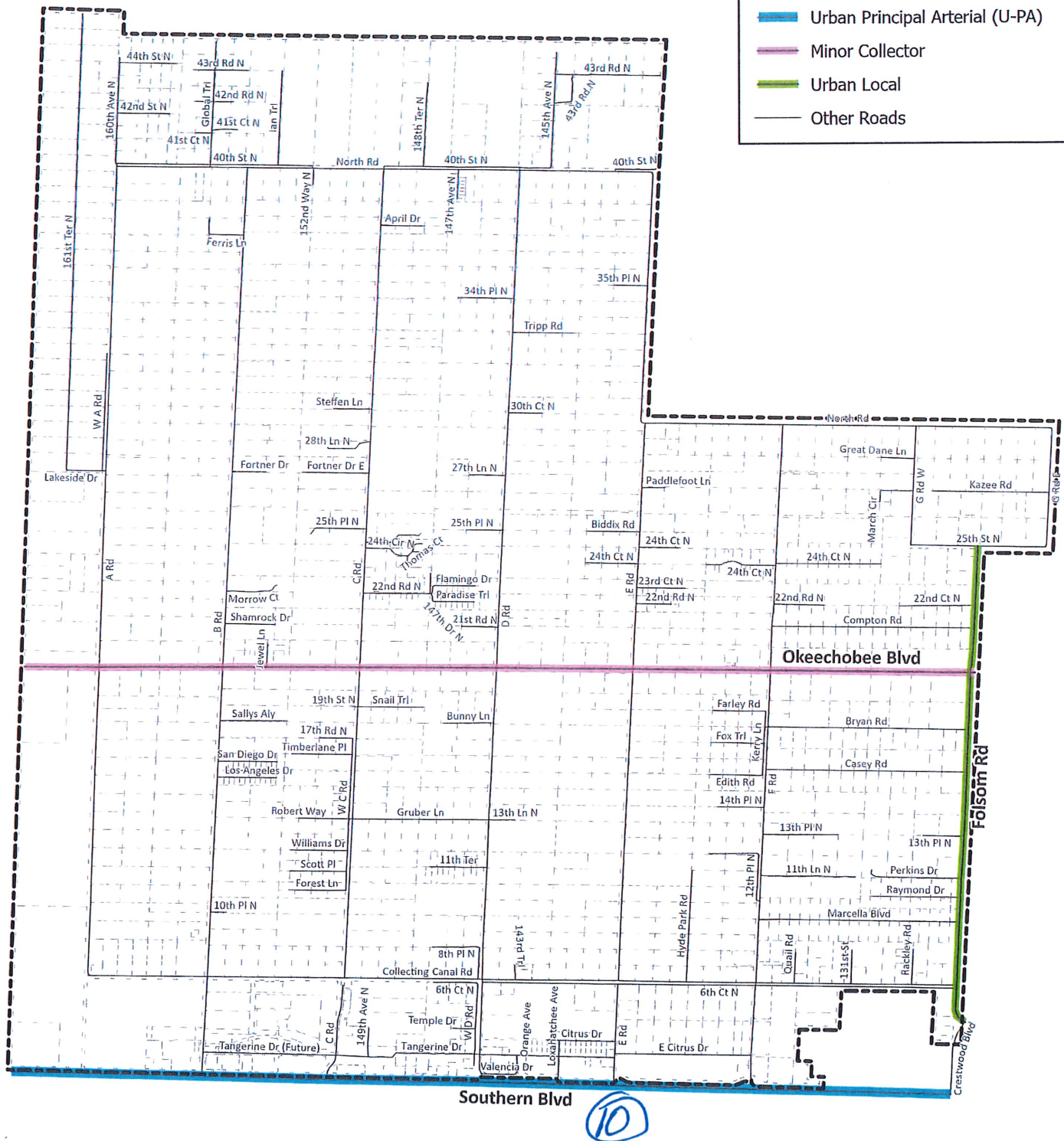
## 2.9.2 Policy:

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

9

2-22







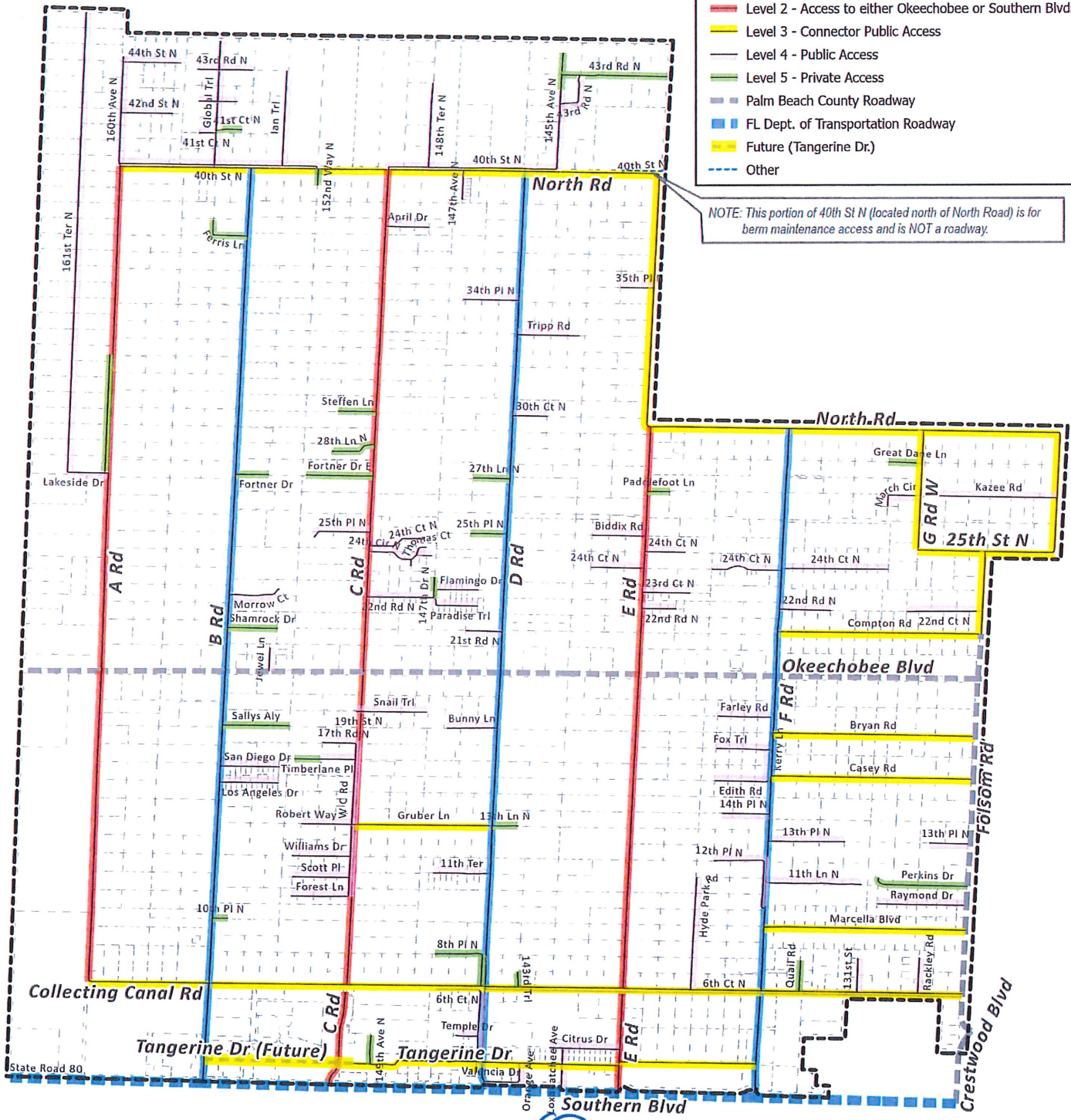


# Proposed Roadway Classification Map

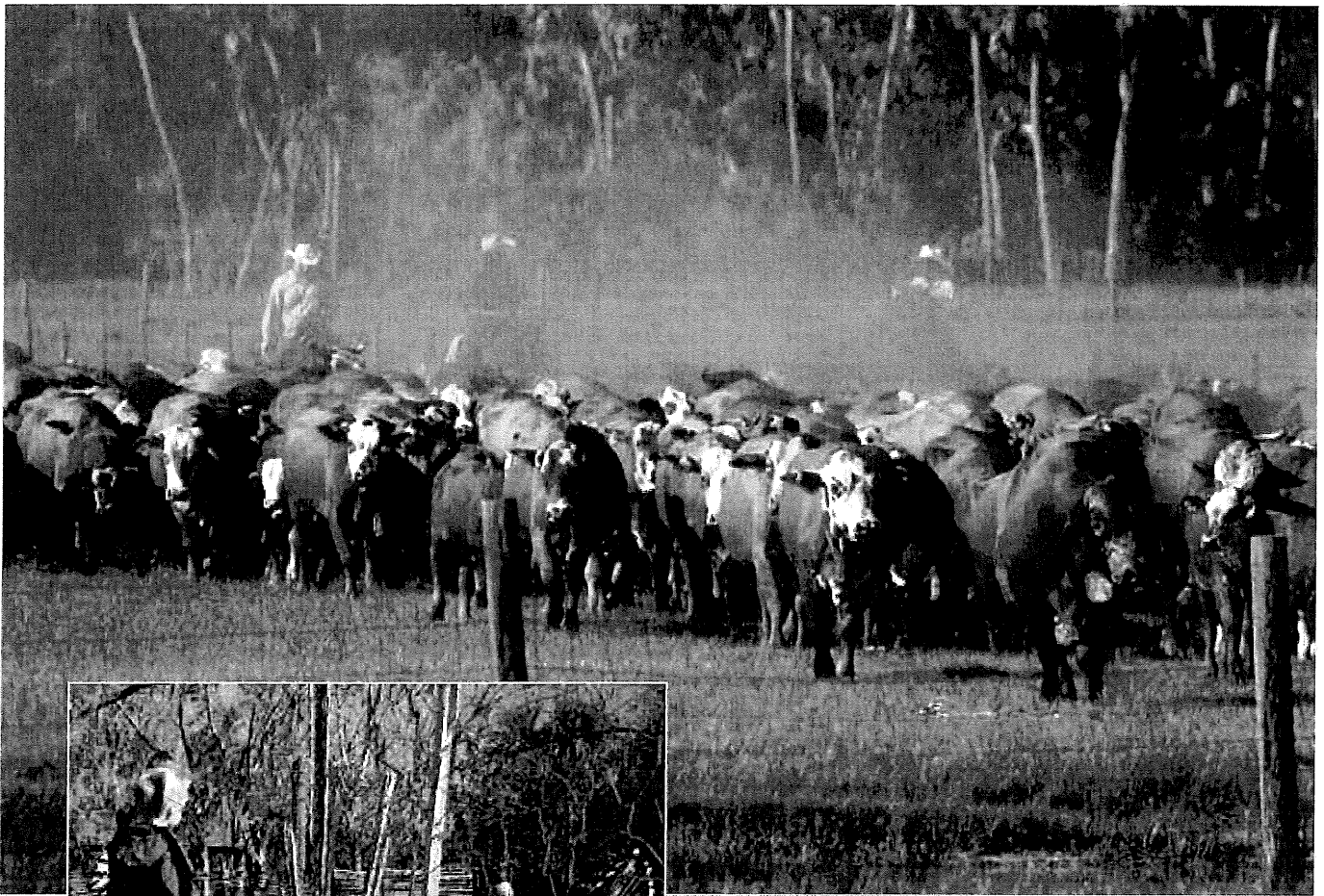
Item 2.

- 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.



# AGRITOURISM





With less than two percent of Americans living on a farm, the public is becoming more and more removed from farming practices and agricultural production. Consumers are more interested than ever in learning where their food comes from, and the technological advancements behind producing that food. Agritourism provides an excellent opportunity to open meaningful connections between agriculture and the public. The vast majority of farms depend on outside income to stay in business, and any additional revenue agritourism could provide a farm might significantly increase its economic viability.



## Issue

In 2013, the Florida Legislature passed SB 1106, a bill that protects and strengthens agritourism opportunities for Florida's farmers and ranchers.

Agritourism combines Florida's two largest industries – tourism and agriculture – and allows farmers to open their agricultural land to the general public for education and entertainment as long as the activity relates directly to agricultural production.

Unfortunately, before this legislation became law in 2013, Florida's farmers and ranchers were faced with several challenges and barriers that prevented them from taking advantage of the opportunity agritourism could provide. Agritourism owners and operators faced increasing regulation at the local level and a heavy burden of liability, keeping farmers from inviting the public on their land and finding other beneficial uses of their agricultural land.

## Definition of Agritourism

The intent of SB 1106 was to break down those barriers of local regulation and liability for agritourism operators. But in order to do that, the definition of agritourism had to be changed to ensure a direct linkage between agritourism and actual agricultural production. As a result of the legislation, Florida Statute 570.86, defines an agritourism activity as "any agricultural related activity consistent with a bona fide farm or ranch or in a working forest which allows members of the general public to view or enjoy activities related to farming, ranching, historical, cultural or harvest-your-own attractions for recreational, entertainment or educational purposes."

This definition clearly indicates that in order to receive any of the protection provided by the statute, a agritourism activity must be directly linked to a farm,

ranch or forest that is actually in production and that it must be an activity that is related to agriculture.

## Protection from Liability

Florida Statute 570.88, provides limited liability protection for agritourism owners, operators and their employer or employees against injury, death or damage to participants unless the agritourism operator commits an act that constitutes gross negligence or willful or wanton disregard for the safety of the participant.

This liability protection should not be considered a total substitute for insurance protection. However, in most instances agritourism owners and operators who use diligence in considering the well-being of their guests will be protected from frivolous lawsuits.

## Protection from Local Government Overregulation

Florida Statute 570.85, eliminates the duplication of regulatory authority over agritourism. In essence, this means that local governments may not create new ordinances, rules, etc. that limit agritourism activities on land that has an agricultural classification pursuant to Florida Statute 193.461. This primarily pertains to ordinances that would restrict hours of operation, number of participants, parking regulations, etc., when the facilities are used for agritourism activities.

It is important to note that this exemption does **not** prohibit the enactment of new local governmental ordinances related to the construction of new or additional structures intended primarily to accommodate members of the general public. If you build or use a building primarily for accommodating the public, you must abide by all building and zoning regulations.

## Posting and Notification (Florida Statute 570.89)

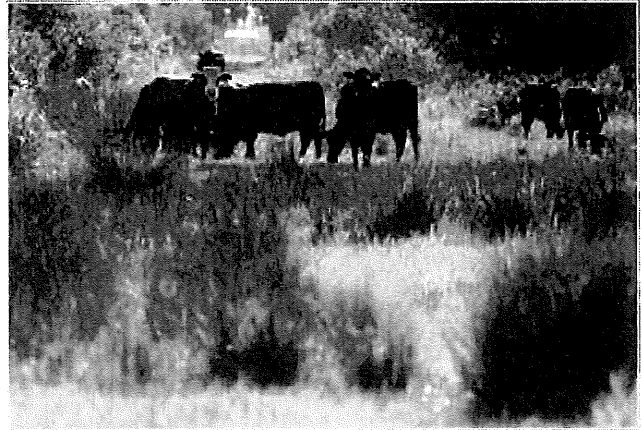
In order to receive the protection offered under this legislation, agritourism operators must post and maintain signs that are visible at the entrance of the

agritourism location and at the site of the agritourism activity. The sign must include the following language and consist of clearly visible black letters, at least 1 inch in height:

### **WARNING**

Under Florida law, an agritourism operator is not liable for injury or death of, or damage or loss to, a participant in an agritourism activity conducted at this agritourism location if such injury, death, damage, or loss results from the inherent risks of the agritourism activity. Inherent risks of agritourism activities include, among others, risks of injury inherent to land, equipment, and animals, as well as the potential for you to act in a negligent manner that may contribute to your injury, death, damage, or loss. You are assuming the risk of participating in this agritourism activity.





### **For further information contact:**

#### **Florida Farm Bureau Federation**

Division of Government and Community Affairs  
352-374-1543

Florida Farm Bureau at <http://www.floridafarmbureau.org/>

#### **UF/IFAS Extension**

Local UF/IFAS Extension County Office at <http://solutionsforyourlife.ufl.edu/map/>

The information provided is intended for informational purposes only and shall not be construed as legal advice or a legal opinion of Florida Farm Bureau Federation or the University of Florida IFAS Extension.

**TO: Mayor and Councilmembers**

**FROM: Jim Fleischmann, Town Planning Consultant**

**DATE: January 3, 2023**

**SUBJECT: Update of Comprehensive Plan Elements**

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**Background:**

Town has begun the update of its Comprehensive Plan through the Evaluation and Appraisal Review which is anticipated to be completed over the next 6 to 8 months.

Current Goals, Objectives & Policies for the individual elements of the Town's Comp Plan were distributed in a 3-ring binder at the November 15, 2022 Council meeting. In addition, example Introduction and Property Rights elements were included.

The information provided is to start the Council's review of the format and content of each element and to get input on the content of the new Introduction and Property Rights elements of the Town's Comp Plan.

The following information is included for Council's consideration:

1. A draft of the Introduction Element. Most of the Element is administrative in nature. However, a key component is the Community Character Goal which the Council should craft. Examples of similar Town character statements that can be used as the basis to draft the Community Character Goal are included on pages 1 – 3 to 1 – 5.
2. Future Land Use Element, including some proposed text revisions and an updated Future Land Use Map.
3. Transportation Element, including some proposed text revisions and new and updated Maps.
4. Agritourism Sources as background information for review and consideration by Council.

**Recommendation:**

Staff seeks Council input and direction with respect to the Introduction Element, particularly the Community Character Goal and direction related to Agritourism, as well as other major issues. Proposed staff revisions to the Future Land Use and Transportation Elements should be reviewed at the time Council schedules their consideration. .

## INTRODUCTION

**Underlined** text is an addition to the Current Comprehensive Plan.

Included within the Evaluation and Appraisal Report update of the Loxahatchee Groves Comprehensive Plan, the Town has opted to create a separate Goals, Objectives and Policies document entitled: “ 2022 Town of Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies”.

The following 2022 Town of Loxahatchee Groves Comprehensive Plan 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 2022 Town of Loxahatchee Groves Evaluation and Appraisal Report. 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 data base, 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, or 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 population estimates and projections. Population estimates and projections shall be either those provided by the U.S. Bureau of the Census, 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 Melbourne Beach Comprehensive Plan:

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

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 necessary, the Five-Year Schedule of Capital Improvements, pursuant to Policy 1.3 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 2022 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 2022 – 2035 period is utilized in the 2022 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

## **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 the overall goal toward which all other goals, objectives and policies are directed. Ultimately, the development of plans, enforcement of regulations, and operations of the Town are directed toward this end.

Throughout its pre and post-incorporation periods, the Town has undertaken several exercises oriented to defining the Town's character and vision. Four of the principal efforts are summarized below. These can be used as a starting point to prepare a Community Character Goal for the 2022 Town of Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies (GOPs) document

### **1. Loxahatchee Groves Neighborhood Plan**

While still an unincorporated community, residents of Loxahatchee Groves formed the Loxahatchee Groves Neighborhood Planning Committee and sought the assistance of the Palm Beach County Planning Division to develop a neighborhood plan. Community meetings were held to discuss issues facing the community, positive attributes of the community, vision of the future, and neighborhood plan goals.

The community set forth goals they want the Plan to achieve including maintaining the existing quality of life through:

- Preserving the natural environment and rural atmosphere for residents
- Providing a balance between property owners' interests and land use
- Encourage consistency of architectural design and use of native plant buffers
- Promote responsible code enforcement and prevent obnoxious noise
- Promote recreational opportunities
- Settle land use conflicts
- Maintain low-impact non-residential and residential land uses on Okeechobee Boulevard and State Road 80 (Southern Boulevard)

## **2. Strategic Plan**

The Town underwent a thorough Strategic Planning and Visioning process with extensive public participation in the Spring of 2008 to provide guidance for the Comprehensive Plan. The goal was to "embrace our founder's vision while laying the path for tomorrow."

During public participation sessions, residents were polled on various concepts including the natural environment, land uses, transportation, architectural and urban design, and town management. Consensus-building techniques were used to determine the Town's Strategic Plan.

The vision for the future of the community as stated in the Strategic Plan 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."

## **3. Rural Vista Guidelines (Guidelines for Loxahatchee Groves' Non-residential Projects)**

A group of volunteers from The Loxahatchee Groves Landowners Association compiled the Rural Vista Guidelines, a set of design guidelines for non-residential development. The guidelines require that projects should reflect the rural character and have a Colonial, Victorian, Farmhouse, Rustic or Bungalow style to retain the agricultural and residential nature of the Groves.

## **4. 2019 Strategic Visioning Workshop**

The notes below summarize the results of Participant and Council discussions held at the September 2019 workshop:

Participants were asked "What else could we do to foster or protect the Town's identity, or brand?" A number of ideas were offered, mostly centered around a couple of themes:



- Emphasizing the rural quality of the Town
- Promoting agritourism and farm-to-table services
- Adding equestrian amenities
- Strengthening the code

Key Council member takeaways included the ideas that future development should be directed towards projects that reflect the rural nature of the community, that there was an appetite for locally-oriented services (particularly around agriculture), and that now was the time to start resolving some of these long-standing issues. However, infrastructure-- Roads, Canals, & Drainage-- rose to the top as the number one priority.

- Create a grid to define priority roads
- Establish a long-range financial forecast to determine available funding
- Develop and deploy a maintenance program based on funding

## 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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**Underlined** text is an addition to existing text **deleted** text is a deletion of existing text.

**GOAL I** 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 community needs.

1.1A *Objective:*

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

Policy 1.1A.1:

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

~~a) Expansion to a two-lane divided median enhanced rural parkway with properly-spaced left-turn lanes.~~

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:

To provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents, the

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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.*

1.1B.1 Policy:

Land use shall be determined by a Future Land Use Map.

1.1B.2 Policy:

The Town shall regulate density and intensity of land uses as noted in Table 1-8.

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 approvals as a tool to promote limited economic development while preserving its rural character.

1.1.B.4 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 in order to enhance local businesses and prevent sign pollution;
- f) Ensure safe and convenient on-site traffic flow and vehicle parking needs; and
- 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 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.5 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.

1.1.B.6 Policy:

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

1.1.B.7 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.

1.1.B.8 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 permitted by the land development code;
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;

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7. Include provisions for legal non-conforming agricultural uses consistent with this Plan, while not violating the Right-to-Farm Act; and
8. 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.9 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.10 Policy:

The Town shall investigate a special tax valuation for properties that have a Conservation land use and when the land is dedicated to natural resource protection by December 2010.

1.1B.11 Policy:

The Town shall regulate in the land development code accessory dwelling units, 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.12 Policy:

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

1.1B.13 Policy:

Town will 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.14: 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 1-8.
- 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 1-8, 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.
- 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 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*

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.

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Table 1-8 Future Land Uses

<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
<b>RESIDENTIAL</b>			
Rural Residential 5 (RR-5)	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>			
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. Limited institutional and public facilities allowed.
<b>INSTITUTIONAL</b>			
Institutional and Public Facilities (INST)		0.10	Uses permitted in the Institutional and Public Facilities future land use designation include a full range of regional and community uses such as educational; child care facilities and adult day care facilities; congregate living facilities; medical and accessory offices; hospitals, public health clinics, emergency shelters; governmental, religious, cemetery, civic, cultural, judicial and caretakers' quarters.

<b>PARKS AND RECREATION</b>				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.
<b>Parks and Recreation (PARK)</b>			0.10	
<b>CONSERVATION</b>				
<b>Conservation (CON)</b>			0.05	Natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/ preservation. The Town shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.
<b>MULTIPLE LAND USE</b>				
<b>Multiple Land Use (MLU)</b>		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



## 1.2.4 Policy:

The Town shall consider extension of Tangerine Drive from 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 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 public schools as a permitted use subject to special exception approval by the Town Council in the Institutional and Public Facilities (INST) future land use category. 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 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.*

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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 2011.

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.

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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:

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 the land development regulations to adopt specific standards and strategies that 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.*

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## Policy 1.14.1:

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.

## Policy 1.14.2:

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 1.15.1: 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.

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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
- 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.

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- 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.

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(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.

(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.

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