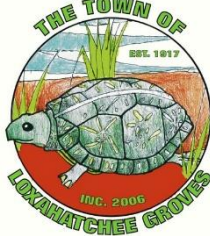


TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
155 F. ROAD, LOXAHATCHEE GROVES, FL 33470
UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE

AGENDA
AUGUST 10, 2026 – 4:00 PM



Jo Siciliano (Seat 3), Chair

Karen Plante (Seat 2), Vice Chair

Christine Betts (Seat 1), Member

Robert Austin (Seat 4), Member

Laura Danowski (Seat 5), Member

Administration

Acting Town Manager Valerie Oakes

Board Liaison: Caryn Gardner-Young, Community Standards Director

Board Clerk: Erica Leiding, Assistant to the Community Standards Director

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.

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.

COMMITTEE AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

APPROVAL OF THE MINUTES

- [1.](#) 07/13/2026 Unified Land Development Code Review Committee

PUBLIC COMMENTS

A limited public audience can be accommodated in our Town Council chambers with mandatory facemasks and socially spaced seating. Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 12:00 p.m. (noon) 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 meeting will be live-streamed and close-captioned for the general public via our website, instructions are posted there.

REGULAR AGENDA

2. Continued Discussion of Trails Designation

COMMITTEE MEMBER COMMENTS

Laura Danowski (Seat 5), Member

Robert Austin (Seat 4), Member

Christine Betts (Seat 1), Member

Karen Plante (Seat 2), Vice Chair

Jo Siciliano (Seat 3), Chair

CONFIRMATION OF THE NEXT MEETING DATE

3. TBD

ADJOURNMENT

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
155 F. ROAD, LOXAHATCHEE GROVES, FL 33470
UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE
MINUTES
MONDAY JULY 13, 2026 4:03 PM – 4:58 PM



CALL TO ORDER

The July 13, 2026 meeting of the Unified Land Development Code (ULDC) Review Committee was called to order at 4:03 PM by Chair Siciliano

PLEDGE OF ALLEGIANCE

Chair Siciliano led the Committee in the Pledge of Allegiance.

ROLL CALL

The roll call was conducted by Board Clerk Leiding, with the following members present:

Present:

- Jo Siciliano – Chairperson (Seat 3)
- Karen Plante – Vice Chairperson (Seat 2)
- Christine Betts – Committee Member (Seat 1)
- Robert Austin – Committee Member (Seat 4)
- Laura Danowski – Committee Member (Seat 5) (arrived at 4:07 PM)

Staff Present:

- Caryn Gardner-Young – Community Standards Director/ Committee Liaison
- Erica Leiding – Assistant to the Community Standards Director / Board Clerk

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

There were no additions, deletions, and/or modifications to the agenda.

Chair Siciliano provided four supplemental handouts for Item 2 discussion. The handouts are attached as Exhibits A – D.

APPROVAL OF THE MINUTES

1. Approval of Minutes from the June 08, 2026 ULDC Meeting.

**MOTION: COMMITTEE MEMBER AUSTIN/ COMMITTEE MEMBER BETTS
MOVED TO APPROVE THE JUNE 08, 2026 ULDC MEETING MINUTES.
MOTION PASSED (4-0).**

PUBLIC COMMENTS

No public comment received at this meeting.

REGULAR AGENDA

2. Discussion of Trails

Community Standards Director Caryn Gardner – Young presented the item. She posed the question, “How do we see the Trails being defined under the ULDC? She stated that the Trails within the Town do not possess a zoning designation and explained that The Town Council has asked the ULDC Committee to consider providing the trails with a zoning designation in accordance with the Town’s Unified Land Development Code. She noted that there are three possible zoning districts that may apply to trails: Conservation, Parks and Recreation and Institutional and Public Facilities. The Town Council has suggested the Parks designation.

The Committee reviewed and discussed potential zoning designations for the Town's trail system, including the possibility of establishing a new public use designation identified as the Public Greenway and Canal Corridor (PGCC). The discussion included consideration of the intended purpose of the designation, how it could be incorporated into the Town's Unified Land Development Code, and its potential role in preserving and managing the Town's trail corridors. The Committee also reviewed relevant provisions of the Florida Statutes and discussed how the proposed designation aligns with the goals and objectives outlined in the Town's 2025 Strategic Framework, particularly those related to the preservation of the Town’s unique rural identity, public access multi-use trails, recreation & conservation of natural resources, and pursuing grants for outside funding such as the FL Greenway and Trails Act.

The Committee discussed potential approaches for establishing an appropriate land use and zoning framework for the Town's trail system. The discussion focused on two primary options: (1) amending the Town's Comprehensive Plan to create a new Future Land Use designation, with corresponding permitted uses established through the Unified Land Development Code (ULDC),

or (2) utilizing an existing Future Land Use designation while implementing an overlay district through amendments to the zoning code. The Committee tasked the Community Standards Director with determining if an updated map of the Town's trails exists. The Community Standards Director stated that the 2006 map was received from the Public Works Director. Member Danowski noted that Keshavarz and Associates, Inc. worked on mapping the trails in 2019.

Following discussions, the Committee reached consensus that creating a new Future Land Use designation for a **Greenway and Canal Corridor District/Linear Park** intended for passive recreational use would provide the most appropriate long-term solution. The Committee noted that establishing a dedicated land use designation would better reflect the intended purpose of the trail system while also positioning the Town to pursue future grant and funding opportunities.

To advance this initiative, the Committee agreed that a formal implementation plan should be developed. Initial steps include reviewing the Town's Comprehensive Plan to identify the existing Future Land Use designation applicable to the trail corridors, preparing the necessary amendments to the Comprehensive Plan, and developing corresponding revisions to the ULDC and zoning regulations to implement the new Conservation District/Linear Park designation.

MOTION: COMMITTEE MEMBER DANOWSKI/ CHAIR SICILIANO MOVED TO PROPOSE AN INTRODUCTION OF A NEW FUTURE LAND USE DESIGNATION NOTED AS PUBLIC GREENWAY AND CANAL CORRIDOR BUT THE NAME IS SUBJECT TO CHANGE. ALSO, A PROPOSED ZONING DISTRICT DESIGNATION SPECIFIC TO OBTAINING MONIES AND INCLUDING LINEAR PARKS. MOTION PASSED (5-0).

COMMITTEE MEMBER COMMENTS

There were no comments from the Committee Members at the end of the meeting.

CONFIRMATION OF THE NEXT MEETING DATE

There was confirmation that the next meeting will be on Monday, August 10, 2026.

ADJOURNMENT

The meeting adjourned at 4:58 P.M. With a motion from Committee Member Danowski and second from Committee Member Plante. Motion passed (5-0).

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Jo Siciliano,
Unified Land Development Code Chairperson

Erica Leiding,
Board Clerk

Here's the distinction:

- **Land Use Designation (Future Land Use Map):** This is the category assigned to the land.
- **ULDC Permitted Use:** This defines what activities and facilities are allowed on land within that designation.

██████ goals—grant eligibility, canal restoration, greenways, passive recreation, and strengthening recognition as a park system—I would recommend creating a new Future Land Use designation rather than trying to fit it into existing Open Space. ~~ANALYST~~
OR INSTITUTIONAL

For example:

Recommended Future Land Use Designation

Public Greenway and Canal Corridor (PGCC)

Purpose:

A public land use designation for publicly owned canal rights-of-way, drainage easements, and associated lands intended to preserve water resources, restore native habitat, provide passive recreational opportunities, establish linear parks and trails, protect scenic rural character, and serve as components of the Town's official parks and recreation system.

Then, in the ULDC under permitted uses, include:

- Linear Parks
- Multi-use trails
- Equestrian trails
- Walking and biking paths
- Fishing platforms
- Canoe/kayak launches where appropriate
- Native landscaping
- Habitat restoration
- Environmental education
- Picnic areas
- Benches, overlooks, and trailheads
- Stormwater and water quality improvements

This is stronger than simply calling the land use "Open Space," because it creates a distinct governmental designation tailored to the Town's canal system, ~~ANALYST~~
"CONSERVATION" "INSTITUTIONAL" ~~ANALYST~~
TO BE USED AS
PARKS & REC

If the Town prefers not to create a new Future Land Use category

Item 1.

IN MY OPINION —

A second-best option would be:

- Future Land Use: Open Space / Conservation
- ~~ULDC Overlay or Special Use~~: Public Greenway and Canal Corridor (PGCC)

→ ARTICLE 35 - PARKS & REC ZONING DISTRICT
ALSO ARTICLE 40 - CONSERVATION DISTRICT

[REDACTED] I believe the first option gives Loxahatchee Groves a clearer identity and stronger foundation for future planning and grant applications.

[REDACTED] ^{FOR} the ULDC Committee, I think Public Greenway and Canal Corridor (PGCC) is still the strongest proposal because it reflects the unique canal network rather than borrowing a generic [REDACTED] category. [REDACTED] It also reinforces ^A [REDACTED] broader vision of transforming the canal easements into a connected public greenway while preserving the Town's rural heritage

Loxahatchee Groves PGCC Initiative Conversation Summary

(PUBLIC LAND ONLY)

Overview (TOWN HAS AN OPPORTUNITY TO RECOGNIZE CANAL CORRIDORS & EASEMENTS AS A CONNECTED SYSTEM OF LINEAR PARKS & GREENWAYS -)

This document summarizes the key ideas developed regarding a proposed Public Greenway, Park and Conservation Corridor (PGCC) land use designation for Loxahatchee Groves.

Core Concept

Use publicly owned canal corridors, easements, and future public lands to create a connected network of linear parks and greenways while preserving their primary drainage and maintenance functions. - WHILE PROVIDING RECREATION, CONSERVATION, ENVIRONMENTAL RESTORATION & CONNECTIVITY, TOWN WIDE - TO EXISTING PARKS

Legacy Infrastructure Initiative

Treat the canal system as legacy infrastructure serving drainage, flood protection, recreation, conservation, environmental restoration, historic preservation, equestrian, pedestrian and bicycle connectivity, and community identity. ~~IT'S~~ SECURE OUR RURAL IDENTITY.

Proposed PGCC Designation

Create a permanent land use designation applicable ONLY to existing and future Town-owned lands, canal corridors, conservation areas, and other appropriate public lands to support recreation, connectivity, and environmental stewardship.

Connectivity & FUTURE PLANNING (PROPERTY ACQUIRED BY TOWN IN FUTURE)
Plan for connections among ~~ROADS~~ schools, parks, civic facilities, equestrian routes, Palm Beach County parks, and regional/state trail systems, AGRICULTURE PROPERTIES, EQUESTRIAN FACILITIES, GREENWAYS,

Historical Research

Research identified the 1918 right-of-way deed granting canal maintenance easements to the Water Control District, and 2014 Florida local legislation recognizing historic easement rights and authorizing recreational trail permits within canal maintenance easements under specified conditions. (HB-1335 CHAPTER 2014-246) (HB-1337 CHAPTER 2014-247)

~~_____~~
~~_____~~
~~_____~~

* **ULDC Concepts** (ADVANCING COMP PLAN PRINCIPLES & ALIGNS W/ STRATEGIC FRAMEWORK PRIORITIES)
Draft concepts included a new PGCC designation, permitted uses, guiding principles, and recommendations for future Comprehensive Plan and ULDC amendments.

Grant Opportunities

Potential funding sources discussed included Florida recreation, trails, conservation, resilience, water-quality, and Palm Beach County grant programs. A formal greenway framework may strengthen future applications depending on program criteria.

FLORIDA DEP, FDOT, FLORIDA RECREATION DEV. ASST. PROGRAM,
FLORIDA REC. TRAILS PROGRAM, FLORIDA FOREVER, PBC,
FLORIDA COMMUNITIES TRUST, TOURIST DEVELOPMENT COUNCIL,
GLOSS = GREENWAYS & LINKED OPEN SPACE SYSTEM (PBC-COMP PLAN)
LAND MGT

PUBLIC BENEFITS - LAND USE (PGCL) DESIGNATION

- PRESERVE PUBLIC LANDS FOR FUTURE GENERATIONS
- IMPROVE ELIGIBILITY & COMPETITIVENESS FOR COUNTY, STATE & FEDERAL GRANT FUNDING
- SUPPORTS IMPLEMENTATION OF THE ~~STRA~~ COMP PLAN & STRATEGIC FRAMEWORK
- ENCOURAGE ENVIRONMENTAL RESTORATION & CONSERVATION & PRESERVATION & NATIVE LANDSCAPES, POLLINATION CORRIDORS & WILDLIFE HABITATS
- EXPAND RECREATION (HEALTH & WELFARE) OPPORTUNITIES WHILE ENHANCING, RESTORING & REPAIRING ESSENTIAL DRAINAGE FUNCTIONS OF CANALS, IMPROVE H₂O QUALITY
- STRENGTHEN COMMUNITY (RURAL) IDENTITY
- PROVIDE FLEXIBILITY FOR FUTURE PUBLIC LAND ACQUISITIONS & PARTNERSHIPS

PRECEDENT : EXAMPLES

Florida communities often implement parks and greenways through land use categories other than a traditional "Recreation" designation. Many communities use public facility, conservation, greenway, or open space classifications ***CREATE OUR OWN!**

Some of the strongest examples include:

1. **City of Cape Coral**

- Uses **Greenways and Blueways** as part of its citywide planning system.
- Canal corridors are treated as part of a public open space and connectivity network rather than simply neighborhood parks.

2. **City of Jacksonville**

- The Emerald Trail is implemented through transportation, conservation, public facilities, and green infrastructure planning—not solely through recreational zoning.

3. **City of Gainesville**

- Uses **Greenway/Open Space** policies that combine environmental protection, stormwater management, wildlife corridors, and trails.

4. **City of Tallahassee**

- Greenways are recognized as part of the city's public infrastructure and stormwater/open space systems, supporting multiple public purposes.

5. **Miami-Dade County**

- Greenways are incorporated into county planning as transportation, environmental, and public infrastructure corridors rather than simply recreational parks.

6. **Palm Beach County**

- The county's trail and greenway planning integrates drainage corridors, utility corridors, and canal rights-of-way into a broader network of public open space and multi-use trails.

The strongest precedent for Loxahatchee Groves

The biggest support for [redacted] proposal actually comes from **Florida law itself**.

The Florida Greenways and Trails Act defines a **greenway** as: **CHAPTER 260, FLORIDA STATUTES**

"...a linear open space established along...a **canal**, scenic road, or other route...or a local strip or linear park designated as a parkway or greenbelt."

The Legislature also expressly encourages counties and municipalities to develop greenways on public lands and rights-of-way, recognizing recreation, conservation, ecological protection, equestrian activities, and historical interpretation as legitimate public purposes.

My recommendation for Loxahatchee Groves

Rather than creating a land use called "**Recreation**," I think the Town would be better served by creating a new public use such as:

*** PUBLIC GREENWAY : CANAL CORRIDOR (PGCC)**

- Canal Greenway (CG)
- Public Greenway Corridor (PGC)
- Green Infrastructure Corridor (GIC)
- Canal Heritage Greenway (my favorite)
- Canal Conservation and Greenway (CCG)

Each of these recognizes that the canals are **more than parks**. They are simultaneously:

- Drainage infrastructure
- Environmental corridors
- Wildlife habitat
- Historic agricultural infrastructure
- Multi-use trails
- Equestrian corridors
- Public open space
- Scenic resources

That broader designation aligns well with Florida's statutory definition of greenways and can support applications for recreation, conservation, water quality, resilience, transportation, and heritage-related funding. It also fits the unique identity of Loxahatchee Groves much better than a conventional "Recreation" land use.

• ULDC - PERMITTED USE
WOULD DEFINE WHAT ACTIVITIES
AND FACILITIES ARE (WOULD BE/COULD BE)
ALLOWED ON LAND WITHIN THAT DESIGNATION.

BACK-UP FOR PRECEDENT

- 1979 - CHAPTER 260 CREATED
- 1996 - FLORIDA GREENWAYS & TRAILS ACT ADOPTED
- 1998 - FLORIDA ADOPTED ITS FIRST GREENWAYS & TRAILS PLAN
IMPLEMENTING THE ACT
- 2023 - LEGISLATURE AMENDED ACT TO AUTHORIZE RECOGNITION
OF "TRAIL TOWNS" -

PROPOSED PUBLIC GREENWAY & CANAL CORRIDOR (PGCC)
DESIGNATION WOULD IMPLEMENT STATE POLICY AT
A LOCAL LEVEL BY RECOGNIZING LOX GROVES
PUBLICLY OWNED CANAL CORRIDORS AS
INTERCONNECTED RECREATIONAL & CONSERVATION
ASSETS !!!

Public Greenway and Canal Corridor (PGCC) designation is well aligned with both the Town's Comprehensive Plan and its Strategic Framework because it advances several existing goals rather than introducing an entirely new policy direction.

How it supports the Loxahatchee Groves Comprehensive Plan

Your proposal advances the following planning principles that already exist throughout the Comprehensive Plan:

- **Preservation of Rural Character**
 - Protects the Town's defining canal network instead of allowing it to become fragmented or neglected.
 - Preserves open views, equestrian character, and the agricultural landscape.
- **Conservation of Natural Resources**
 - Restores canal banks with native vegetation.
 - Improves water quality and wildlife habitat.
 - Helps manage invasive species and erosion.
- **Parks and Recreation**
 - Expands passive recreational opportunities without creating intensive recreational facilities.
 - Connects neighborhoods through walking, bicycling, and equestrian trails.
 - Creates recreational assets without purchasing significant additional land.
- **Transportation**
 - Provides alternative non-motorized transportation corridors.
 - Improves connectivity throughout Town while respecting its rural design.
- **Intergovernmental Coordination**
 - Positions the Town to partner with Palm Beach County, the South Florida Water Management District, the State of Florida, and federal agencies on restoration and trail projects.
- **Economic Sustainability**
 - Leverages outside funding rather than relying solely on local tax revenue.
 - Enhances property values and rural tourism without encouraging urban-style development.

How it supports the Town's 2025 Strategic Framework

The proposal also aligns with several priorities identified in the Strategic Framework:

- ▶ Protecting Loxahatchee Groves' unique rural identity.
- ▶ Improving quality of life for residents.
- ▶ Expanding recreational amenities.
- ▶ Enhancing environmental stewardship.
- ▶ Pursuing grants and outside funding.

- Investing in long-term community infrastructure.
- Creating resilient public assets for future generations.

Item 1.

HISTORIC LEGACY

"Legacy Infrastructure Initiative"

NOT JUST

another park project, a Legacy Infrastructure Initiative.

The canal system is one of Loxahatchee Groves' defining physical features. Rather than viewing it only as drainage infrastructure, the Town can recognize it as:

- Historic infrastructure that shaped the community.
- An environmental resource.
- A recreational resource.
- A green transportation network.
- A long-term public investment.

THIS

elevates the proposal beyond "adding a park." It becomes an initiative to ^{RESTORE,} preserve and enhance one of the Town's most important public assets.

DIRECTION

"This does not change the rural character of Loxahatchee Groves—it protects it. By creating a Public Greenway and Canal Corridor designation, the Town recognizes its historic canal system as legacy infrastructure that supports conservation, recreation, equestrian connectivity, environmental restoration, and public access. It implements existing Comprehensive Plan policies, advances the Strategic Framework, and positions the Town to compete for county, state, and federal funding while preserving the community's unique identity for future generations."

I BELIEVE

IN MY OPINION —

think this is one of the strongest aspects it is implementing the Town's existing vision, not replacing it. it easier to justify from a planning and legal standpoint

§ HOPEFULLY SEE IT BE ADOPTED!!!