

**TOWN OF LOXAHATCHEE GROVES**  
TOWN HALL COUNCIL CHAMBERS  
**PLANNING AND ZONING BOARD COMMITTEE MEETING**  
**SEPTEMBER 21, 2023**



William Ford, Chair (Seat 1)

Brett Raflowitz, Vice Chair (Seat 2)

Audrey Friedrich (Seat 3)

Neil O'Neal III (Seat 4)

Lisa El-Ramey (Seat 5)

**Administration**

Town Manager Francine L. Ramaglia

Town Planning Consultant Jim Fleischmann

Town Clerk Lakisha Burch

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

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

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

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

**CALL TO ORDER**

**ROLL CALL**

**ADDITIONS, DELETIONS AND MODIFICATIONS OF AGENDA**

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

**\*\*\*\* Included in this agenda packet you will find the Comprehensive Plan Elements:**

- Introduction
- Conservation
- Recreation/Open Space
- Housing
- Intergovernmental Coordination
- Capital Improvements
- Property Rights

**that were discussed at the August 17, 2023, PZB meeting followed by the changes made by the PZB Committee. \*\*\*\***

**PUBLIC INPUT IS HIGHLY ENCOURAGED**

**REGULAR AGENDA**

1. Approval of Meeting Minutes.
  - a. June 20, 2023 PZB Committee Meeting Minutes
  - b. August 17, 2023 PZB Committee Meeting Minutes
  - c. August 24, 2023 PZB Committee Meeting Minutes
2. Evaluation and Appraisal Report (EAR) Comprehensive Plan Elements Review (New Business)
  - The following Comprehensive Plan Elements are to be reviewed:
    - Future Land Use
    - Transportation
    - Infrastructure

**COMMENTS FROM COMMITTEE MEMBERS**

**ADJOURNMENT**

**EAR-BASED AMENDMENTS PROCESS AND SCHEDULE**  
**Commencing January 9, 2023 (10<sup>th</sup> Revision)**

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

<b>Month</b>	<b>Date</b>	<b>Comp Plan Element(s)</b>	<b>Task</b>
August	17	Introduction, Conservation, Recreation/Open Space, Housing, Intergovernmental Coordination, Capital Improvements, and Property Rights Elements – Revised Comprehensive Plan	Planning and Zoning Board review
August	24	Future Land Use, Transportation and Infrastructure Elements – Revised Comprehensive Plan	Planning and Zoning Board review
To be determined (TBD)	Saturday (?)	General Public Review and Comment Workshop(s) Number to be determined.	Public Discussion of Proposed Revised Comprehensive Plan
To be determined (TBD)	TBD	Public Hearing - All Elements – Revised Comprehensive Plan	Local Planning Agency Public Hearing and Recommendation
To be determined (TBD)	TBD	Public Hearing - All Elements – Revised Comprehensive Plan	Council Public Hearing and Consideration of Adoption Ordinance on First Reading
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Transmittal to FDEO and Other Agencies for Review and Comment
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Staff Review of Agency Comments (If any) and Draft response
To be determined (TBD)	TBD	Public Hearing - All Elements – Revised Comprehensive Plan, Including Agency Comment Responses	Council Public Hearing and Consideration of Adoption Ordinance on Second Reading
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Submittal of Adopted Plan to FDEO
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Comprehensive Plan Effective Date

## INTRODUCTION

(underline areas are additions to the current Comprehensive Plan)

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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: "2023 Town of Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies".

The following 2023 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 2023 Town of Loxahatchee Groves Evaluation and Appraisal Update. GOP updates to the 2009 Plan included herein, are presented in underline and strikethrough format so that the revisions can be easily tracked. The GOPs are adopted by Ordinance, per Florida Statutes requirements.

### GENERAL REQUIREMENTS

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

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

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

### DATA AND ANALYSIS REQUIREMENTS

All goals, objectives, policies, standards, findings and conclusions within the Town's Comprehensive Plan shall be based upon relevant and appropriate data. The Town is not required to collect original data; however, it is encouraged to utilize any original data necessary to update or refine the Comprehensive Plan 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, special studies or surveys are deemed necessary, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.

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

### **PROCEDURAL REQUIREMENTS**

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

### **GOALS OBJECTIVES AND POLICIES**

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

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

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

The Town shall review, and revise as 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 2023 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 2023 – 2035 period is utilized in the 2023 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 a vision statement toward which all Comprehensive Plan goals, objectives and policies are directed. Ultimately, the development of plans, enforcement of regulations, and operations of the Town are directed toward this end. The vision for the future of the community is as follows:

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

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CONSERVATION ELEMENT  
GOALS, OBJECTIVES AND POLICIES

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**GOAL 4: CONSERVATION**

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

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



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

## 4.2.10 Policy:

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

## 4.2.11 Policy:

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

## 4.2.12 Policy:

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

## 4.3 Objective:

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

## 4.3.1 Policy:

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

## 4.3.2 Policy:

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

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

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

## 4.3.4 Policy:

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

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

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

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

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

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

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

1. Management of surface water;
2. Preservation of open space; and
3. Preservation of native vegetation.
4. Preservation of indigenous wildlife; and
5. Preservation of wetlands.

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

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

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

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

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

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

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

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

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

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

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

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

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

4.6 *Objective:*

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

4.6.1 Policy:

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

4.6.2 Policy:

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

4.6.3 Policy:

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

4.6.3 Policy:

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

4.6.4 Policy:

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

4.6.5 Policy:

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

4.6.6 Policy:

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

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

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

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**GOAL 5A: RECREATION AND OPEN SPACE**

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

5A.1 *Objective:*

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

5A.1.1 Policy:

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

5A.1.2 Policy:

The Town shall encourage development of a public equestrian facility at Loxahatchee Groves Park.

5A.1.3 Policy:

The Town shall continue to lobby the County to develop the Loxahatchee Groves County Park according to the intent of the original Master Plan and the Plan as amended in January 1991.

5A.1.4 Policy:

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

5A.2 *Objective:*

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

5A..2.1 Policy: Reserved.

5A..2.2 Policy:

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

5A.3 *Objective:*

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

## 5A..3.1 Policy:

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

## 5A..3.2 Policy:

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

5A.4 *Objective:*

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

## 5A.4.1 Policy:

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

## 5A..4.2 Policy:

The Town emphasizes that open space is needed in order to create vista, to provide shade, and to create and enhance the rural image and flavor of the Town.

5A.4.3 Policy:

Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.

**GOAL 5B: GREENWAS AND EQUESTRIAN TRAILS**

**The Town of ~~Loxahatchee Groves~~ will strive to provide a town-wide greenway and equestrian multi-use trail system which preserves the town's rural lifestyle.**

5B.1 *Objective:*

*The Town of ~~Loxahatchee Groves~~ shall develop a greenway and ~~equestrian~~ multi-use trail system to meet the needs and interests of the residents of Loxahatchee Groves.*

## 5B.1.1 Policy:

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

## 5B.1.2 Policy:

The Town, in addition to recommendations of the ~~Roadways, Equestrian Multi-Use Trails and Greenways (RETAG) (MUTAG) Advisory Committee~~, shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, and equestrian circulation throughout the Town.



## 5B.1.3 Policy:

The existing Roadways, Equestrian Trails and Greenways Plan shall be updated every five (5) years to insure consistency with current Town policy.

## 5B.1.4 Policy:

Annually, the ~~RETAG~~ (MUTAG) Advisory Committee shall assess and recommend to the Town Council whether the greenway and equestrian multi-use trail system is sufficient to meet the needs of the residents, and recommend needed improvements.

## 5B.1.5 Policy:

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

## 5B.1.6 Policy:

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

## 5B.1.7 Policy:

The greenway and equestrian multi-use trail system shall be consistent with design documents adopted by the Town and based upon ~~RETAG (MUTAG) Advisory Committee~~ recommendations, ~~in coordination with Loxahatchee Groves Water Control District.~~

## 5B.1.8 Policy:

The Town shall use landscaping and signs to visually identify street crossings and multi-use trail access points. Safe and controlled greenway and equestrian multi-use trail crossings shall be constructed.

## 5B.1.9 Policy:

The Town shall coordinate the construction of proposed multi-use trails with the LGWCD whenever they fall within the LGWCD Town rights-of-way. Doing so shall ensure that sufficient right-of-way is preserved to construct and maintain the Town's multi-use trails.

## 5B.1.10 Policy:

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

5B.2 *Objective:*

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

## 5B.2.1 Policy:

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

## 5B.2.2 Policy:

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

## 5B.2.3 Policy:

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

5B.3 *Objective:*

*The Town of ~~Loxahatchee Groves~~' equestrian multi-use trail system shall provide access to abutting county parks, open space, and neighboring municipalities.*

## 5B.3.1 Policy:

The Town shall pursue direct connections and access between the Town's ~~equestrian~~ multi-use trails and the Loxahatchee Groves County Park and the Royal Palm Beach Pines Nature Area.

## 5B.3.2 Policy:

The Town shall ~~pursue~~ support direct connections and access between the Town's ~~equestrian~~ multi-use trails and the Village of Wellington's equestrian preserves and public trails.

~~5B.3.3. Policy:~~

~~The Town shall coordinate with Loxahatchee Groves Water Control District for development of greenways and equestrian trails..~~

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HOUSING ELEMENT  
GOALS, OBJECTIVES AND POLICIES

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**GOAL 6: HOUSING**

To provide safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated on ~~in~~ in the Future Land Use Map Element; and (2) the current rural residential character of the Town. Further, ensure that the character of new housing development is consistent with that currently in evidence while accommodating the needs of projected population growth.

6.1 *Objective:*

*Conserve existing residential neighborhoods and housing stock by adopting minimum housing standards.*

## 6.1.1 Policy:

~~Within one year of the adoption of the Comprehensive Plan, adopt~~ Continue minimum building code and other appropriate land development housing regulations that shall contain the following minimum provisions:

1. A requirement that all new development or redevelopment be served by an adequate individual or central water and wastewater systems and contain heating and cooking facilities.
2. Minimum requirements for light and ventilation, in accord with Florida building codes.
3. Minimum requirements for electrical and plumbing systems.
4. General requirements for the maintenance of the exterior and interior of residential structures.
5. Minimum dwelling space and sanitary requirements.
6. Procedures governing rehabilitation and demolition actions.

## 6.1.2 Policy:

~~Within one year of the adoption of the Comprehensive Plan, adopt~~ Continue administrative and enforcement procedures necessary to implement minimum housing regulations and which, at a minimum

- a. Designate a Town Housing Official; and,

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

6.1.3 Policy:

~~During the initial preparation and adoption of land development regulations supporting this Comprehensive Plan, and~~ At the time of each successive required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration under the provisions and criteria cited in the Standard Housing Code.

6.2 *Objective:*

*Adequate and affordable housing, consistent with the current rural character of the Town, shall be provided for existing residents and anticipated population growth, including modular and existing manufactured homes. ~~housing to accommodate any defined specialized needs of very-low, low and moderate income households, elderly households, EH-handicapped or displaced residents, and farmworkers; Also, provisions shall be made for foster care housing and manufactured or mobile homes.~~*

6.2.1 Policy:

Require housing construction that is compatible with natural resource and service capabilities as defined in the Future Land Use, Transportation, Infrastructure and Conservation elements.

6.2.2 Policy:

Require developers to coordinate with the Town from initial design through completion of construction to assure that the Town's rural character is maintained.

6.2.3 Policy:

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

6.2.4 Policy:

Require Insure that standard housing, at affordable cost, is available to persons displaced through any public action prior to their displacement, ~~by including such a requirement within the Town's land development regulations.~~

## 6.2.5 Policy:

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

## 6.2.6 Policy:

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

~~6.2.7 Policy: Reserved~~

~~Encourage congregate living facilities as a permitted use south of Collecting Canal Road in proximity to Palms West Hospital.~~

## 6.2.8 Policy:

Encourage job creation at locations identified on the ~~Future Land Use Map~~ and permitted by the Town's land development regulations as a means of assisting very-low, low and moderate income residents in finding employment proximate to their homes.

## 6.2.9 Policy:

The Town shall support regional efforts to address low income and workforce housing by working with the Palm Beach Intergovernmental Plan Amendment Review Committee, (IPARC) ~~to develop an interlocal Agreement whereby municipalities could jointly pursue a comprehensive approach and solution to this county-wide issue.~~

## 6.3 Objective:

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

## 6.3.1 Policy:

The Town shall ~~permit~~ support the location of Community Residential Homes of 6 or fewer residents licensed by the state of Florida, different classes of group home facilities in appropriate residential neighborhoods that foster non-discrimination and encourage the ~~development of community~~

alternatives to institutionalization. Further, ~~no appropriate residential neighborhoods shall be closed to such facilities.~~

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

6.3.3 Policy:  
~~"Foster Care Facility" and "Group Home Facility"~~ Community Residential Home shall be defined as a residential unit, otherwise meeting the requirements of the Chapter 419, Florida Statutes and the Town Zoning Code, where a family living environment is provided for individuals not related by blood or legally to the householder.

6.3.4 Policy:  
The total number of residents within a Community Residential Home ~~foster care or group home facility~~, including permanent residents and foster care or group home residents shall not exceed 1.01 persons per room, excluding bathrooms, kitchens utility rooms, and garages.

6.3.5 Policy:  
The Town shall permit Daycare facilities, for up to five persons, within a single-family residence, as ~~required~~ regulated by, Chapter 402, Florida Statutes.

6.4 *Objective:*  
*The private sector delivery process shall continue to be relied upon as the means for providing 100% of the housing necessary to accommodate Town residents. The need to formulate alternative housing implementation programs shall be reassessed at the time of each required Evaluation and Appraisal Report (EAR).*

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

## 6.4.2 Policy:

Provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet projected needs. Further, ~~expedite development reviews for those applications that include very low, low or moderate income housing.~~

## 6.4.3 Policy:

A determination shall be made by the Town at the time of each required EAR-based Comprehensive Plan update as to whether or not the private sector delivery process is adequately functioning, in terms of implementing Objective 6.4. If it is determined that the private sector is not properly functioning, in terms of this criterion, alternative mechanisms, including government and non-profit sector participation shall be considered, including the use of available Federal, State and local assistance programs.

6.4.4 Policy: Reserved

~~Within 12 months of the availability of data from 2010 Census and the Florida Housing Data Clearinghouse, prepare an Affordable Housing Assessment to determine whether or not the Town needs to implement additional housing programs to meet projected housing needs.~~

~~At the time of the initial EAR, prepare an Affordable Housing Assessment using the most recent data provided by the Florida Housing Data Clearinghouse to determine, whether or not the Town needs to implement additional housing programs to meet projected housing needs.~~

## 6.4.5 Policy:

Provide information and technical assistance to the private sector for the implementation of green building standards in new construction and home renovations.

6.5 *Objective:*

*The Town shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.*

## 6.5.1 Policy:

The Town shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services.

6.5.2 Policy:

The Town shall educate residents on home energy reduction strategies.

6.5 3 Policy:

The Town shall not prohibit the appropriate placement of photovoltaic panels.

6.5 4 Policy:

The Town shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.



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INTERGOVERNMENTAL COORDINATION ELEMENT  
GOALS, OBJECTIVES, AND POLICIES

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**GOAL 7: INTERGOVERNMENTAL COORDINATION**

To provide accessible, effective, and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the Town of ~~Loxahatchee Groves~~ through development activities; preservation of the quality of life and efficient use of resources.

7.1 *Objective:*

~~Continue and improve initiated semi-annual contact through~~ Attend formal and informal meetings with Palm Beach County officials, School Board of Palm Beach County, adjacent municipalities, and other regional and local agencies providing services or regulatory control over the use of land within Loxahatchee Groves.

7.1.1 Policy:

~~Loxahatchee Groves~~ The Town shall maintain an active program of monitoring and communication with operating under the provisions of the Local Government Comprehensive Planning and Land Development Act, Chapter 163 F.S., and distribute amendments to its Comprehensive Plan adopted by the entities described in Objective 7.1.

7.1.2 Policy: Reserved

~~The Town shall continue informal methods to increase the effectiveness of the existing coordination mechanisms of intergovernmental coordination which shall include but not be limited to the official identification of primary responsibility for coordination.~~

7.1.3 Policy:

The Town shall initiate periodic meetings between its Town Manager and Council and their counterparts in surrounding communities to discuss each municipality's plans for growth management and upcoming developments which could affect any of those municipalities.

7.1.4 Policy:

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

7.1.5 Policy:  
The Town will consult with their water supplier prior to issuing building permits for new development and redevelopment to ensure adequate water supplies to serve new development is available by the date of issuance of a certificate of occupancy.

7.1.6 Policy:  
The Town shall participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

7.1.7 Policy:  
Cooperatively pursue the resolution of development and growth management issues having impacts that transcend the Town's current political jurisdiction ~~including issues of federal, regional, and state significance with the appropriate agencies.~~ Issues to be addressed include, but are not limited to, the following:

- a) Accessibility to parks in neighboring municipalities;
- b) Roadway improvements and formulation of master plans with other entities and agencies that would offer regarding traffic control on Okeechobee Boulevard;
- c) Stronger enforcement of speed limits and traffic safety measures and/or lowering speed limits on alphabet roads;
- d) Stormwater runoff and water quality;
- e) Alternate water supply plans;
- f) Hazardous waste exposure; and,
- g) Siting of facilities with County-wide significance.

7.1.8 Policy:  
The Town shall, in conjunction with other affected parties, evaluate the Capital Improvements Element when it is undergoing annual review to determine if current funding is proportional to services rendered.

7.2 *Objective:*  
*Ensure that the impacts of development proposed in the Town's Comprehensive Plan upon development in adjacent municipalities, the County, adjacent counties, the region and the State are addressed through coordination mechanisms.*

7.2.1 Policy:  
The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

7.2.2 Policy:  
The Town shall utilize the following process procedures, as appropriate, when considering the location and extension of public facilities, ~~that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses that are established within a formal agreement~~

~~between local, county and state governments and agencies:~~

1. ~~The site plan procedure, Site Plan approval which considers the future impact of a proposed site plan development on the facilities and services provided by Loxahatchee Groves and those of adjacent local governments, if any or other governmental entity.~~
2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map. and,
3. Establishment of joint planning processes or joint planning areas with local governments, the School District of Palm Beach County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state.

#### 7.2.3 Policy:

The Town shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

- a) Coordinate planning activities mandated by the various elements of the Loxahatchee Groves Comprehensive Plan with local governments, the School District of Palm Beach County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;
- b) Use of the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with the other local governments, when agreed to by all affected parties;
- c) Work cooperatively with Palm Beach County to facilitate any annexation areas with consistent joint meetings or work groups, and other mechanisms; and
- d) Demographic and social-economic information and services shall be readily available for county, school board, and municipal planning activities.

#### 7.2.4 Policy:

The Town shall participate in the Intergovernmental Plan Amendment Review Committee (IPARC) in order to ensure communication and coordination with other municipalities on comprehensive planning issues.

#### 7.3 Objective: Reserved

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

7.3.1 Policy: Reserved

~~The Town of Loxahatchee Groves, in cooperation with appropriate local, county, and state governments and agencies, shall continue to utilize the following collaborative planning process to reach decisions on population projections and public school siting:~~

- ~~a) Employ compatibility and public school impact procedures, which consider land use compatibility and public school impacts through use of flexibility provisions included in the Loxahatchee Groves Comprehensive Plan;~~
- ~~b) Provide the School Board of Palm Beach County with population projections and other demographic and socio-economic data to assist the School Board with appropriate student generation rates and public school siting;~~
- ~~c) If requested, provide professional support to the School Board Superintendent's site review committee;~~
- ~~d) Involve the School Board of Palm Beach County during the review process for residential Land Use Plan Amendments, Plats, and Developments of Regional Impact; and,~~
- ~~e) Procedures shall be coordinated in a manner that conforms to the interlocal agreement between the Town and the School Board.~~

## 7.4 Objective:

*Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting levels-of-service and/or permitting requirements, and initiating maintenance and capital improvement projects located within the Town of Loxahatchee Groves.*

## 7.4.1 Policy:

The Town Manager or an appointed designee shall prepare and review the annual level-of-service monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluation and coordinate levels-of-service.

7.4.2 Policy: Reserved

~~In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the Town, the Town shall coordinate its adopted level of service standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.~~

7.4.3 Policy:

Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the Town receives a proportionate share of revenue allocations, facilities and service improvements.

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**CAPITAL IMPROVEMENTS ELEMENT  
GOALS, OBJECTIVES, AND POLICIES (Rev: Ord. 2013-08)**

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**GOAL 8: CAPITAL IMPROVEMENTS**

The Town shall ensure adequate and timely public facilities and infrastructure capacity to accommodate existing and future residents and businesses maximizing the use and value of existing facilities, and effectively managing future growth consistent with the level-of-service standards established in the Comprehensive Plan.

8.1 *Objective:*

*Maximize fiscal resources available to the Town for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.*

8.1.1 *Policy:*

Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable level of service standards prior to the issuance of new development orders.

The Town shall follow the following timing requirements to ensure that adequate public facilities are available to meet level of service standards with the impact of development.

- (a) ~~Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent.~~
- (b) ~~Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.~~
- (c) ~~Transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the Town approves a building permit that results in traffic generation.~~

- 8.1.2 Policy:  
Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private contributions, including dedications and/or funds.
- 8.1.3 Policy:  
Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect appropriate fees, dedications and/or contributions from private development.
- 8.1.4 Policy:  
~~Aggressively seek~~ Seek all realistic grant opportunities to fund projects in the Five-Year Schedule of Capital Improvements.
- 8.1.5 Policy:  
Land development regulations established by the Town shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.
- 8.1.6 Policy:  
Each review of the Capital Improvements Element shall include a review of the assumptions, projections, needs, and consideration for appropriate and timely renewal of existing facilities according to the following criteria:
- 1) Emergency and post-disaster mitigation;
  - ~~2) Deficiency determination by a Concurrency Management System;~~
  - ~~3~~ 2) Public involvement in Capital Improvement Program and Budget;
  - ~~4~~ 3) Existing land development and Town plans;
  - ~~5~~ 4) Plans of local, county, state agencies including the Loxahatchee Groves Water Control District;
  - ~~6~~ 5) Accommodation of new development and redevelopment; and,
  - ~~7~~ 6) Financial feasibility.

8.2 *Objective:*  
*Provide the necessary capital improvements to replace worn-out or obsolete public facilities, correct service deficiencies and accommodate planned future growth, consistent with the adopted level of service standards.*

- 8.2.1 Policy:  
Prepare and adopt a Five-Year Capital Improvement Program (CIP) as part of the Town's annual budgeting process. Amend the Five-Year Schedule of Capital Improvements on an annual basis ~~CIP updates~~.
- 8.2.2 Policy:  
The annual update of the Five-Year Schedule of Capital Improvements shall reflect proportionate fair-share and other developer contributions.

- 8.2.3 Policy:  
The Five-Year Schedule of Capital Improvements shall be financially feasible.
- 8.2.4 Policy:  
The Five-Year Schedule of Capital Improvements shall be consistent with objectives and policies of Comprehensive Plan elements.
- 8.2.5 Policy:  
Coordinate proportionate fair share mitigation procedures and payments with Palm Beach County, the Florida Department of Transportation, and the Palm Beach County School District.
- 8.2.6 Policy:  
Coordinate planning for the Town improvements with the plans of state agencies, the South Florida Water Management District (SFWMD), Palm Beach County, the Loxahatchee Groves Water Control District and adjacent municipalities when applicable.
- 8.2.7 Policy:  
All capital improvements in the Five-Year Schedule of Capital Improvements for which the Town is responsible will be included in the Town's Annual Budget and Capital Improvement Fund.
- 8.2.8 Policy: Reserved
- 8.2.9 Policy:  
Use the Town's Unified Land Development Code (ULDC) to ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts
- 8.2.10 Policy:  
Coordinate with road, utility and infrastructure service providers within the Town to ensure that necessary capital improvements are implemented to support new construction and redevelopment.
- 8.2.11 Policy:  
Repair, rehabilitate, and replace the Town's capital facilities according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.
- 8.2.12 Policy:  
Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms, conditions of development approval, and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, including equestrian multi-use trails and greenways, schools and roadways.



## 8.2.13 Policy:

Capital improvements associated with the construction of educational facilities are not addressed in the Town's CIP or Five-Year Schedule of Capital Improvements, but rather are the responsibility of the Palm Beach County School District.

## 8.2.14 Policy:

The Town, in conjunction with the Palm Beach County School District, has the responsibility for implementing the public school concurrency program within Loxahatchee Groves.

## 8.2.15 Policy:

For public school facilities, a proportionate share mitigation agreement is subject to approval by Palm Beach County School District and the Town.

~~8.2.16 Policy:~~

~~Reserved~~

~~8.2.17 Policy:~~

~~Reserved~~

~~8.2.18 Policy:~~

~~The public school LOS standard is the school's utilization, expressed as a percentage, which is the result of comparing the number of students with the satisfactory Florida Inventory of School Houses (FISH) capacity at a given location, e.g., an elementary facility with 1,000 students and a FISH capacity of 970, has an LOS of 103%. Also referred to as the utilization of a facility.~~

8.3 *Objective:*

*Develop and implement a debt management program to assist the Town in providing adequate and timely revenues for scheduled capital improvements.*

## 8.3.1 Policy:

Provided the Town Charter allows such an activity, ~~Loxahatchee Groves~~ the Town may incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the Town's ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

## 8.3.2 Policy:

Ensure that any increase in operating costs for a new or additional facility is also considered when evaluating the debt to be incurred for a facility.

## 8.3.3 Policy:

The Town will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

## 8.3.4 Policy:

The Town shall adopt standards for debt management prior to incurring any public debt.

8.3.5 Policy:  
Debt payment shall not exceed the anticipated useful life of a capital improvement and, in no case, shall exceed thirty years.

8.4 *Objective:*  
*Land use decisions shall be made based upon available or projected fiscal resources in coordination with the Five-Year Schedule of Capital Improvements which maintains adopted level of service standards and meets existing and future facility needs.*

8.4.1 Policy:  
The Town shall determine whether projects in the Five-Year Schedule of Capital Improvements will allow level of service standard to be maintained with a proposed land use change.

8.4.2 Policy:  
The Town shall provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development.

8.4.3 Policy:  
In order to coordinate land uses with available and projected fiscal resources, the Town shall include in its annual update of the Five-Year Schedule of Capital Improvements, any appropriate projects listed in the first five (5) years of the Palm Beach County ten (10) year Water Supply Facility Work Plan (WSFWP).

8.5 *Objective:*  
*The Town shall include all projects identified in the policies of the various elements of this Comprehensive Plan that are the responsibility of ~~Loxahatchee Groves~~ the Town and determined to be of relatively large scale and high cost as capital improvements projects for inclusion within the Five-Year Schedule of Capital Improvements.*

8.5.1 Policy:  
Capital improvements shall be provided to: (1) correct existing deficiencies and extend the life expectancy; (2) manage growth, as defined in the Future Land Use Element and the Town's Charter; and/or (3) replace worn-out or obsolete facilities, as indicated in the Five-Year Schedule of Capital Improvements, ~~of this element.~~

8.5.2 Policy:  
The Town defines a capital improvements project or program as a major, not often-recurring, expenditure that costs or commits at least \$25,000, which has an expected life of at least five (5) years, and which falls into one of the following categories:

- a. Acquisition or lease of land or interests in land for public purposes.
- b. Accommodation of Town growth and improvement of infrastructure services delivery by means of the purchase, lease, construction, rehabilitation, or replacement of:

1. A public building or physical facility;
2. Public infrastructure such as roads, drainage canals, parks, trails, or similar projects; and,
3. Equipment supporting the maintenance of infrastructure.

c. Projects designed to bring the community into immediate compliance with state or federal law or court order. Such projects are not subject to the above cost or life expectancy limits.

A capital improvements project or program is further defined to include any planning, engineering, feasibility or appraisal studies related thereto if the total cost is at least \$10,000. This shall include any studies oriented to defining the initial need for land and/or facilities.

8.5.3 Policy:  
Normal maintenance activities are not included in the Five-Year Schedule of Capital Improvements.

8.5.4 Policy:  
The Town shall, as a matter of priority, schedule for funding any capital improvement projects in the Five-Year Schedule of Capital Improvements which are designed to correct existing public facility deficiencies.

8.5.5 Policy:  
Proposed capital improvements projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Whether the proposed project is financially feasible, in terms of its impact upon Town budget potential;
- b. Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve, achieve full use of, or increase the efficiency of existing facilities;
- c. Whether the project prevents or reduces future improvement costs or provides service to areas currently lacking such service;
- d. Whether the project represents a logical extension of facilities and services within the Town; and
- e. Whether or not the proposed project is consistent with plans of State agencies, Palm Beach County agencies and the Loxahatchee Groves Water Control District.

8.6 *Objective:*  
*The Five-Year Schedule of Capital Improvements shall be reviewed by the FAAC on an annual basis as part of the Town budget process. Any revisions and/or amendments to the Five-Year Schedule of Capital Improvements shall be made by the Town Council at that time. Annual updates to ~~Tables 9-1 to 9-3~~ the Five Year Schedule of Capital*

*Improvements shall be made by Town Council Ordinance and not subject to the comprehensive plan amendment process.*

8.6.1 Policy:

The annual update process shall include a review to determine that proposed Five-Year Schedule of Capital Improvements revisions are internally consistent with the Goals, Objectives and Policies of the Comprehensive Plan.

8.6.2 Policy:

All items to address an imminent danger or threat to the public health or safety shall be submitted to the Town Council for decision and appropriate action through the Town Manager. If the obligation duration exceeds one budget year, the item shall be included in the Five-Year Schedule of Capital Improvements.

8.7 *Objective*

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

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

**A. Necessary to Maintain LOS Standards: Loxahatchee Groves**

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

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

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

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

Agency	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Lox Groves Water Control Dist	DR-2: 40-foot Long Front Backhoe lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element
Lox Groves Water Control Dist	DR-3: Long-Reach Mower lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element
Palm Beach County School District	PSF-1 Palm Beach County School District 5-Year Capital Budget (FY 2013—2017) By Reference (3)	Policy 8A.3-A Public School Facilities Element
Florida Department of Transportation	FDOT-1: #4282391 Bridge #930402 repair and rehab. West of "D" Road (1)*	Policy 2.2.4 Transportation Element; Policy 9.2.10 Capital Improvements Element
Florida Department of Transportation	FDOT-2: #4193452 Add lanes and reconstruct Southern Boulevard (3)*	Policies 2.2.4 and 2.6.2 Transportation Element; Policy 9.2.10 Capital Improvements Element

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

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

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

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

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

Key: ROS—Recreation and Open Space

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

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

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

Key: TRAN—Transportation.

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

**Table 8-2 FY 2014 – 2018**  
**Schedule and Cost of Capital Improvements Projects**  
**A. Necessary to Maintain LOS Standards**

Project Number*	Fiscal Year Cost (\$ 000's)					Total Cost (Dollars)
	2013/14	2014/15	2015/16	2016/17	2017/18	
TRAN-1	100	100	0	0	0	200,000
TRAN-2	944	0	0	0	0	944,000
TRAN-3	250	0	0	0	0	250,000
TRAN-4	100	0	0	0	0	100,000
TRAN-5	300	0	0	0	0	300,000
TRAN-6	29	29	29	29	29	145,000
TRAN-7	106	0	0	0	0	106,000
DR-1	150	150	150	150	150	750,000
DR-2	62	62	62	62	62	310,000
DR-3	-34	34	34	34	34	170,000
FDOT #4282391	119	0	0	0	0	119,000
FDOT##4193452**	5,200	0	0	0	34,500	39,700,000
<b>Totals</b>	<b>7,394</b>	<b>375</b>	<b>275</b>	<b>275</b>	<b>34,775</b>	<b>43,094,000</b>

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

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

**B. Non-LOS Comprehensive Plan-Directed Improvements**

Project Number*	Fiscal Year Cost (\$ 000's)					Total Cost (Dollars)
	2013/14	2014/15	2015/16	2016/17	2017/18	
ROS-1	80	0	0	0	0	80,000
ROS-2	0	100	100	0	0	200,000
<b>Totals</b>	<b>80</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>280,000</b>
<b>PBC School District</b>	<b>5-Year Capital Budget (FY 2013 – 2017) Incorporated By Reference</b>					

\* - Refer to Table 9-1C.

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

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

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

Revenue Sources: GF-General Fund; GT-Gas Tax; G-Grant; P-Private Source

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**PROEPRTY RIGHTS ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

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**Property Rights**

The Property Rights Element is required to be included in the comprehensive plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6) (i) 1, Florida Statutes, establishes the Property Rights Element requirement.

Chapter 163.3177(6)2, Florida Statutes establishes that each local government must adopt a property rights element in its Comprehensive Plan by the earlier of the date of its adoption of its next proposed plan amendment that is submitted after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan.

**GOAL 9: PROPERTY RIGHTS**

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

9.1 Objective:

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

9.1.1 Policy:

The following rights shall be considered in local decision making.

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

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

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

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



## 5A..3.1 Policy:

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

5A..3.2 Policy:

Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, including equestrian multi-use trails facilities and programs. (MOVED TO 5.B.1.11

5A.4 *Objective:*

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

## 5A.4.1 Policy:

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

## 5A..4.2 Policy:

The Town emphasizes that open space is needed in order to create vista, to provide shade, and to create and enhance the rural image and flavor of the Town.

5A.4.3 Policy:

Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.

**GOAL 5B: GREENWAS AND MULTI-USE EQUESTRIAN TRAILS**

**The Town of ~~Loxahatchee Groves~~ will strive to provide a town-wide greenway and equestrian multi-use trail system, designed to accommodate the movement of pedestrians, cyclists and equestrians, and greenways, which preserves the town's rural lifestyle.**

5B.1 *Objective:*

*The Town of ~~Loxahatchee Groves~~ shall develop a greenway and equestrian multi-use trail system to meet the needs and interests of the residents of Loxahatchee Groves.*

## 5B.1.1 Policy:

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

## 5B.1.2 Policy:

The Town, in addition to recommendations of the ~~Roadways, Equestrian Multi-Use~~ Trails and Greenways (RETAG) (MUTAG) Advisory Committee, shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, and equestrian circulation throughout the Town.

## 5B.1.3 Policy:

The existing Roadways, Equestrian Trails and Greenways Plan shall be updated every five (5) years to insure consistency with current Town policy.

## 5B.1.4 Policy:

Annually, the RETAG (MUTAG) Advisory Committee shall assess and recommend to the Town Council whether the greenway and equestrian multi-use trail system is sufficient to meet the needs of the residents, and recommend needed improvements.

## 5B.1.5 Policy:

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

## 5B.1.6 Policy:

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

## 5B.1.7 Policy:

The greenway and equestrian multi-use trail system shall be consistent with design documents adopted by the Town and based upon RETAG (MUTAG) Advisory Committee recommendations, ~~in coordination with Loxahatchee Groves Water Control District.~~

## 5B.1.8 Policy:

The Town shall use landscaping and signs to visually identify street crossings and multi-use trail access points. Safe and controlled greenway and equestrian multi-use trail crossings shall be constructed.

## 5B.1.9 Policy:

The Town shall coordinate the construction of proposed multi-use trails with the LGWCD whenever they fall within the ~~LGWCD Town~~ rights-of-way. Doing so shall ensure that sufficient right-of-way is preserved to construct and maintain the Town's multi-use trails.

## 5B.1.10 Policy:

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

5B.1.11 Policy:

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

## 5B.2 Objective:

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

alternatives to institutionalization. Further, ~~no appropriate residential neighborhoods shall be closed to such facilities.~~

6.3.2 Policy:

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

6.3.3 Policy:

~~"Foster Care Facility" and "Group Home Facility"~~ Community Residential Home shall be defined as a residential unit, otherwise meeting the requirements of the Chapter 419, Florida Statutes and the Town Zoning Code, where a family living environment is provided for individuals not related by blood or legally to the householder.

6.3.4 Policy:

The total number of residents within a Community Residential Home ~~foster care or group home facility~~, including permanent residents and foster care or group home residents shall not exceed 1.01 persons per room, excluding bathrooms, kitchens utility rooms, and garages.

6.3.5 Policy:

The Town shall permit Daycare facilities, for up to five persons, within a single-family residence, as ~~required~~ regulated by, Chapter 402, Florida Statutes.

6.4 *Objective:*

*The private sector delivery process shall continue to be relied upon as the means for providing 100% of the housing necessary to accommodate Town residents. The need to formulate alternative housing implementation programs shall be reassessed at the time of each required Evaluation and Appraisal Report (EAR).*

6.4.1 Policy:

Due to high land values and low permitted densities, very-low, low and moderate income housing efforts shall be oriented primarily toward: (1) maintaining the existing housing stock in standard condition; (2) continuing to permit individual ~~manufactured housing and mobile homes~~ modular or factory built homes per ULDC Section 20-015 and existing manufactured homes per ULDC Sections 20-010 (I) and (J); and (3) investigating innovative housing alternatives such as ~~single-room occupancy, accessory dwelling units, and congregate living.~~

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**INTERGOVERNMENTAL COORDINATION ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

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**GOAL 7: INTERGOVERNMENTAL COORDINATION**

To provide accessible, effective, and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the Town of Loxahatchee Groves through development activities; preservation of the quality of life and efficient use of resources.

7.1 *Objective:*

~~Continue and improve initiated semi-annual contact through~~ Attend formal and informal meetings with Palm Beach County officials, School Board of Palm Beach County, adjacent municipalities, and other regional and local agencies providing services or regulatory control over the use of land within Loxahatchee Groves.

7.1.1 *Policy:*

~~Loxahatchee Groves~~ The Town shall maintain an active program of monitoring and communication with operating under the provisions of the Local Government Comprehensive Planning and Land Development Act, Chapter 163 F.S., and distribute amendments to its Comprehensive Plan adopted by the entities described in Objective 7.1.

7.1.2 *Policy: Reserved*

~~The Town shall continue informal methods to increase the effectiveness of the existing coordination mechanisms of intergovernmental coordination which shall include but not be limited to the official identification of primary responsibility for coordination.~~

7.1.3 *Policy:*

The Town shall initiate periodic meetings between its Town Manager and Council and their counterparts in surrounding communities to discuss each municipality's plans for growth management and upcoming developments which could affect any of those municipalities.

7.1.4 *Policy:*

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

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**CAPITAL IMPROVEMENTS ELEMENT  
GOALS, OBJECTIVES, AND POLICIES (Rev. Ord. 2013-08)**

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**GOAL 8: CAPITAL IMPROVEMENTS**

The Town shall ensure adequate and timely public facilities and infrastructure capacity to accommodate existing and future residents and businesses maximizing the use and value of existing facilities, and effectively managing future growth consistent with the level-of-service standards established in the Comprehensive Plan.

**8.1 Objective:**

*Maximize fiscal resources available to the Town for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.*

**8.1.1 Policy:**

Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable level of service standards prior to the issuance of new development orders.

~~The Town shall follow the following timing requirements to ensure that adequate public facilities are available to meet level of service standards with the impact of development.~~

- ~~(a) Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent.~~
- ~~(b) Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.~~
- ~~(c) Transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the Town approves a building permit that results in traffic generation.~~

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**PROPERTY RIGHTS ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

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**Property Rights**

The Property Rights Element is required to be included in the comprehensive plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6) (i) 1, Florida Statutes, establishes the Property Rights Element requirement.

Chapter 163.3177(6)2(i)(1), Florida Statutes establishes that each local government must adopt a property rights element in its Comprehensive Plan by the earlier of the date of its adoption of its next proposed plan amendment that is submitted after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan.

**GOAL 9: PROPERTY RIGHTS**

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

**9.1 Objective:**

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

**9.1.1 Policy:**

The following rights shall be considered in local decision making.

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

(b) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any of any other person, subject to state law and local ordinances; (NOTE: This corresponds to the F.S. word for word)

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

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



155 F Road Loxahatchee Groves, FL 33470

**Agenda Item # 1**

**TO: Town of Loxahatchee Groves Planning and Zoning Board**

**FROM: Lakisha Burch, Town Clerk**

**DATE: September 21, 2023**

**SUBJECT: Meeting Minutes**

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Staff recommends approval of the attached meeting minutes.



**TOWN OF LOXAHATCHEE GROVES**  
**PLANNING AND ZONING BOARD MEETING MINUTES**  
**JUNE 20, 2023**

*Meeting audio available in Town Clerk's Office  
Meetings are also available on YouTube.*

**CALL TO ORDER**

Vice Chair O'Neal called the meeting to order at 5:30 p.m.

**ROLL CALL**

Chair William Ford (absent), Vice Chair Neil O'Neal, Board Members Lisa El-Ramey, Audrey Friedrich, and Brett Raflowitz. Town Manager Francine L. Ramaglia, Town Planning Consultant James Fleischmann, and Town Clerk Lakisha Burch.

**ADDITIONS, DELETIONS AND MODIFICATIONS OF AGENDA**

**Motion was made by Board Member Friedrich seconded by Board Member El-Ramey to approve the agenda as is it was voted as follows: Ayes: Vice Chair Raflowitz, Board Members El-Ramey, Friedrich, and O'Neal. Motion passed unanimously.**

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

There were public comments made by the following: Katie Lakeman, Todd McLendon, Virginia Standish, and Cassie Suchy.

**REGULAR AGENDA**

1. Swear in Committee Members.

Town Clerk Burch administrated the Oath of Office to the 2023-2024 Planning and Zoning Board Members. Mr. Ford was absent.

2. Elect Chair and Vice Chair of Planning and Zoning Board

**Motion was made by Vice Chair O'Neal seconded by Board Member Friedrich to appoint William Ford as Chair to the 2023-2024 Planning and Zoning Board; it was voted as follows: Ayes: Vice Chair O'Neal, Board Members El-Ramey, Friedrich, and Raflowitz. Motion passed unanimously. Absent: William Ford.**

**Motion was made by Vice Chair O'Neal seconded by Board Member Friedrich to appoint Brett Raflowitz as Vice Chair to the 2023-2024 Planning and Zoning Board; it was as follows: Ayes: Board Members O'Neal, Friedrich, and Raflowitz. Nay: Board Member El-Ramey. Motion passed 3-1.**



Board Member El-Ramey asked Town Attorney Goddeau a question regarding members serving on the Board who may have a Code Violation. Town Attorney Goddeau responded to Board Member El-Ramey's question.

3. Tetrault Historical Legacy Review.

Town Planning Consultant Fleischmann presented the item. There was discussion between the Board and Mr. Fleischmann. Mr. Donald Nelson Tetrault also addressed the Board. Board Member El-Ramey addressed questions to Mr. Tetrault and Mr. Fleischmann regarding solid waste, multiple name changes of the business, OSHA violations, etc. Mr. Tetrault and Mr. Fleischmann responded to her questions. There was discussion among the Board, Mr. Tetrault, and Town Staff. Board Member O'Neal thanked Mr. Tetrault for coming and beginning the first applicant to go through the Historical Legacy designation.

**Motion was made by Board Member O'Neal seconded by Board Member Friedrich to receive and file; it was voted as follows: Ayes: Ayes: Vice Chair Raflowitz, Board Members El-Ramey, Friedrich, and O'Neal. Motion passed unanimously.**

**Motion was made by Board Member O'Neal seconded by Vice Chair Raflowitz to extend the meeting to 7:00 p.m. it was voted as follows: Ayes: Vice Chair Raflowitz, Board Members El-Ramey, Friedrich, and O'Neal. Motion passed unanimously.**

**Motion was made by Board Member O'Neal seconded Vice Chair Raflowitz to approve the Historical Legacy use with the recommending condition bought by staff; it was voted as follows: Ayes: Vice Chair Raflowitz, Board Members Friedrich and O'Neal. Nay: Board Member El-Ramey. Absent William Ford.**

There continued to discussion among the PZB Board members, and Town Staff.

4. Evaluation and Appraisal Comprehensive Plan Update Schedule.  
*(See Last 2 pages of Staff Report)*

Town Planning Consultant Fleischmann presented the item by giving an overview of the schedule and highlights of Comprehensive Plan Elements (EAR). There was discussion between the Board and Mr. Fleischmann.

**COMMENTS FROM COMMITTEE MEMBERS**

There were no comments from Committee members.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 6:50 p.m.

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

ATTEST:

\_\_\_\_\_  
Chair William Ford

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

\_\_\_\_\_  
Vice Chair Brett Raflowitz

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Board Member Neil O'Neal

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Councilmember Audrey Friedrich (absent)

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Councilmember Lisa El-Ramey



**TOWN OF LOXAHATCHEE GROVES**  
**PLANNING AND ZONING BOARD MEETING MINUTES**  
**AUGUST 17, 2023**

*Meeting audio available in Town Clerk's Office*  
*Meetings are also available on YouTube.*

**CALL TO ORDER**

Chair Ford called the meeting to order at 5:04 p.m.

**ROLL CALL**

Chair William Ford, Vice Chair Brett Raflowitz, Board Members Neil O'Neal (absent), Audrey Friedrich, and Lisa El-Ramey (absent). Town Planning Consultant James Fleischmann, and Town Clerk Lakisha Burch.

There was a discussion regarding Board Members participating via Zoom.

**ADDITIONS, DELETIONS AND MODIFICATIONS OF AGENDA**

There was a discussion regarding public comments of how they would be accepted during this meeting.

**Motion was made by Board Member Friedrich seconded by Vice Chair Raflowitz to approve agenda as is it was voted as follows: Ayes: Chair Ford, Vice Chair Raflowitz, Board Members Friedrich, and O'Neal. Motion passed unanimously. Absent: Board Members El-Ramey and O'Neal.**

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

There was a public comment made by Virginia Standish.

**REGULAR AGENDA**

1. Swear in William Ford

Town Clerk Burch administered the Oath of Office to the 2023-2024 Planning and Zoning Board Member Mr. Ford.

2. Introduction to the Evaluation and Appraisal Report Comprehensive Plan Review Process and Schedule.

Mr. Fleischmann, Town Planning Consultant, presented the item to the board. Mr. Fleischmann gave the purpose and background of the EAR and gave the update of the changes/suggestions that have been given by the Town Council. There was discussion among the Board and Town Staff.

3. Evaluation and Appraisal Report (EAR) Comprehensive Plan Elements Review

There was a public comment made by Virginia Standish on Section 6.

The following Comprehensive Plan Elements are to be reviewed at this meeting:

- Introduction
- Conservation
- Recreation/Open Space
- Housing
- Intergovernmental Coordination
- Capital Improvements
- Property Rights

Mr. Fleischmann and the Board Members reviewed the above-mentioned elements and discussed changes.

Mr. Ford asked Mr. Fleischmann how much impact this would have by moving down the line. Mr. Fleischmann responded to Mr. Ford. During the discussion among Board Members and Town Staff there was a suggestion that definition should be addressed in the Unified Land Development Code (ULDC). There continued to be discussion among the Board and Town Staff.

**COMMENTS FROM COMMITTEE MEMBERS**

There were no comments from the Committee Members.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 6:34 p.m.

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

ATTEST:

\_\_\_\_\_  
Chair William Ford

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

\_\_\_\_\_  
Vice Chair Brett Raflowitz

\_\_\_\_\_  
Board Member Neil O'Neal

\_\_\_\_\_

Councilmember Audrey Friedrich (absent)

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Councilmember Lisa El-Ramey



**TOWN OF LOXAHATCHEE GROVES**  
**PLANNING AND ZONING BOARD MEETING MINUTES**  
**AUGUST 24, 2023**

*Meeting audio available in Town Clerk's Office*  
*Meetings are also available on YouTube.*

**CALL TO ORDER**

Chair Ford called the meeting to order at 5:02 p.m.

**ROLL CALL**

Chair William Ford, Vice Chair Brett Raflowitz, Board Members Neil O'Neal, Audrey Friedrich (absent), and Lisa El-Ramey. Town Planning Consultant James Fleischmann, and Town Clerk Lakisha Burch.

**ADDITIONS, DELETIONS AND MODIFICATIONS OF AGENDA**

Chair Ford stated that he received some calls from the public stating that the agenda was not on the website and that being that was the cause to not discuss item 2 Evaluation and Appraisal Report (EAR) Comprehensive Plan Elements Review of Future Land Use, Transportation, and Infrastructure due to not having allowed the public to review and have input. He also asked his fellow board members their thoughts. There was discussion among the Board, Mr. Fleischmann, and Town Clerk Burch.

**Motion was made by Board Member El-Ramey seconded by Board Member O'Neal to continue item 2 Evaluation and Appraisal Report (EAR) Comprehensive Plan Elements Review of the following: Future Land Use, Transportation and Infrastructure to September 21, 2023, at 5:00 p.m.; it was voted as follows: Chair Ford, Vice Chair Raflowitz, Board Members O'Neal and El-Ramey. Motion passed unanimously. Absent: Board Member Friedrich.**

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

There were no public comments.

**REGULAR AGENDA**

1. Review of August 17, 2023, PZB Recommendations (Old Business)

Mr. Fleischmann presented the item to the committee by stating what was discussed at the last meeting and changes that were made by the committee members. Mr. Fleischmann and the

committee reviewed sections 5A.3.1 to 9.1. There was discussion between the Committee and Mr. Fleischmann.

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

The following Comprehensive Plan Elements are to be reviewed:

- Future Land Use
- Transportation
- Infrastructure

**COMMENTS FROM COMMITTEE MEMBERS**

There were no comments from the Committee Members.

**ADJOURNMENT**

**There being no further business the meeting was adjourned at 5:54 p.m.**

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

ATTEST:

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

\_\_\_\_\_  
Chair William Ford

\_\_\_\_\_  
Vice Chair Brett Raflowitz

\_\_\_\_\_  
Board Member Neil O’Neal

\_\_\_\_\_  
Councilmember Audrey Friedrich (absent)

\_\_\_\_\_  
Councilmember Lisa El-Ramey

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

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**GOAL I: FUTURE LAND USE**

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

~~1.1A Objective~~

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

~~1.1A.1 Policy:~~

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

- ~~a) Coordinate with Palm Beach County to designate the section of Okeechobee Boulevard within Loxahatchee Groves a Rural Parkway; specifically, expansion to a two-lane divided median-enhanced rural parkway with properly-spaced left-turn lanes.~~
- ~~b) Traffic calming features, to include but not limited to roundabouts at Folsom Road and the Letter Road intersections with Okeechobee Boulevard.~~
- ~~c) Implementation and enforcement of reduced speed limits.~~

~~1.1A.2 Policy:~~

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

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

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

~~1.1B Objective:~~

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



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

other Comprehensive Plan elements. The Town shall also consider compatibility with adjacent zoning, approved plats and existing land uses, including occupied residential areas.

1.1B.7 Policy:

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

1.1B.8 Policy:

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

1.1B.9 Policy:

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

1. Retain an agricultural/residential zoning category and the agricultural uses, including agritourism uses, permitted by the Town's land development code and Florida Statutes Sections 193.461, 570.85 and 570.87.;
2. Provide for zoning districts, which appropriately accommodate residential ~~and/or agricultural~~ uses, which are consistent with the Rural Residential Future Land Use designation;
3. Provide assurances that allowed agricultural uses shall be compatible with a rural residential neighborhood in the land development code;
4. Guarantee the keeping of livestock;
5. Maintain specific regulations to restrict the types of non-residential and nonagricultural uses allowed and promote the rural character through design,
6. ~~Allow home occupation uses that will not degrade the rural character of the area;~~
- 7.6. Include provisions for legal non-conforming agricultural uses consistent with this Plan, while not violating the Right-to-Farm Act; and,
- 8.7. Include provisions that: encourage maximizing the preservation of open space and protection of native vegetation and tree canopy in front, rear, and side yards; preserve environmental systems; protect wildlife; and retain the rural character.

1.1B.10 Policy:

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

## 1.1B.11 Policy:

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

## 1.1B.12 Policy:

The Town shall regulate in the land ~~development code~~ ULDC accessory dwelling units, limited to twelve hundred square feet in size, ~~caretaker quarters,~~ and groom's quarters.

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

## 1.1B.13 Policy:

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

## 1.1B.14 Policy:

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

## 1 1B.15 Policy:

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

- a. Minimum Parcel Size: 50 acres;
- b. Road Frontage and Primary Access: A minimum of 1,000 linear feet on an arterial roadway, as defined on Map TRN – 2.3 of the Comprehensive Plan;
- c. Maximum Parcel Depth from Road Frontage: 2,000 linear feet;
- d. Mix of Land Uses: Each parcel assigned an MLU land use designation shall contain a combination of three (3) or more land uses from those listed in Table 4-8 FLU-1;

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

1.2 *Objective:*

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

1.2.1 Policy:

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

1.2.2 Policy: Reserved

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

1.2.3 Policy:

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

Table FLU - 1-4 Future Land Uses

Land Use Category	Zoning District(s)	Density	Intensity (Maximum Floor Area Ratio)	Uses
<b>RESIDENTIAL</b>				
<u>Rural Agricultural (RA)</u>			0.15 (non-residential uses only)	<u>Agricultural uses only. Agricultural uses shall be compatible with a rural residential neighborhood.</u>
Rural Residential 5 (RR-5)	<u>Agricultural Residential</u> <u>Residential Rural Enterprise</u> <u>Equestrian Residential</u>	1 du/5 acres	0.15 (non-residential uses only)	Single-family dwelling units and agricultural uses. Agricultural uses shall be compatible with a rural residential neighborhood.
<b>COMMERCIAL</b>				
Commercial Low Uses (CL)	<u>Commercial Low (CL)</u>		0.15 Exception: Refer to Policy 1.2.6	A limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas. Limited institutional and public facilities allowed including limited access self-storage facilities.
Commercial Office Uses - Commercial Low (CL-O)	<u>Commercial Low (CL-O)</u>		0.20	Offices for administrative, professional and business purposes; banking and financial institutions; membership organizations; and, uses that are accessory to the office use including restaurants. Limited institutional and public facilities allowed.

Land Use Category	Zoning District(s)	Density	Intensity (Maximum Floor Area Ratio)	Uses
<u>Commercial Recreation (CRE)</u>	<u>Commercial Recreation (CRE)</u>		0.15	Developed or planned sites that are privately owned and provide opportunity to partake in recreational and competition activities for a fee. Camps (including overnight stays). Event venues, recreational activity venues.
<b>INSTITUTIONAL</b>				
Institutional and Public Facilities (INST)	Institutional and Public Facilities (INST)		0.10	Uses permitted in the Institutional and Public Facilities future land use designation include a full range of regional and community uses such as educational; child care facilities and adult day care facilities; congregate living facilities; medical and accessory offices; hospitals; public health clinics, emergency shelters; governmental, religious, cemetery, civic, cultural, judicial, and caretakers quarters.
<b>PARKS AND RECREATION</b>				
Parks and Recreation (PARK)	Parks and Recreation (PARK)		0.10	Developed or planned sites owned by a governmental entity that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.

<p><b>CONSERVATION</b></p>			
<p><b>Conservation (CON)</b></p>	<p><u>Conservation</u> <u>Sanctuary</u></p>	<p>0.05</p>	<p>Natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/ preservation. The Town shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.</p>
<p><b>MULTIPLE LAND USE</b></p>			
<p><b>Multiple Land Use (MLU)</b></p>	<p>Ref: Policy 1.1B.14</p>	<p>Ref: Policy 1.1.B.14</p>	<p>Parcels planned to incorporate multiple Town land use categories, as defined herein, within a unified development concept. Uses may vary from parcel to parcel, depending upon the approved mix of Town land use categories incorporated therein, consistent with Policy 1.1.14 and site specific policies, per Objective 1.15.</p>

Notes: 1. The density calculation for a property is based on the property's gross acreage. 2. That portion of a property dedicated for right-of-way in exchange for compensation may not subsequently be included with the parent property for the purpose of a density or intensity calculation.

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

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

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

1.3 *Objective:*  
*The Town shall strive to encourage a rural community design and look.*

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

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

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

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

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

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

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

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



- 1.5.1 Policy:  
~~The Town shall allow~~ Future public schools may be allowed as a permitted use with frontage on an arterial road subject to special exception approval by the Town Council in the Institutional and Public Facilities (INST) future land use category on Southern Boulevard. In any event, Special Policy 1.15.4 of the Future Land Use Element shall be interpreted as the Palm Beach State College property remaining a lawful use and not transformed to a nonconforming use by virtue of any amendment to the permitted uses in the Rural Residential 5 (RR 5) Land Use Category or the Town's Unified Land Development Code (ULDC).
- 1.5.2 Policy:  
 To the extent possible, the Town shall support the collocation of school sites with public facilities such as parks, libraries, and community centers.
- 1.6 *Objective:*  
*The Town shall maintain an emergency management plan to reduce or eliminate the exposure of human life and public and private property to natural hazards.*
- 1.6.1 Policy:  
 The Town shall ~~prepare~~ maintain a Comprehensive Emergency Management Plan to ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions, ~~by March 2009~~.
- 1.6.2 Policy:  
 The Town shall coordinate their Comprehensive Emergency Management Plan with the County Emergency Management Office for compliance with the County Emergency Management Plan.
- 1.6.3 Policy:  
 The Town shall ensure level of service standards for public facilities are returned to pre-storm levels as soon as possible after a storm event.
- 1.6.4 Policy:  
 The Town shall prepare a post-disaster redevelopment plan, ~~by December 2010~~.
- 1.7 *Objective:*  
*Provide identification, protection and awareness of historic resources in order to preserve the Town's unique history.*
- 1.7.1 Policy:  
 The Town of ~~Loxahatchee Groves~~ shall identify opportunities to exhibit Town history in future Town facilities, greenways and equestrian trails, and within parks located within the Town.
- 1.7.2 Policy:  
 The Town shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

- 1.7.3 Policy:  
The Town shall undertake a survey of historic properties by 2014. At the time of each required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration under the provisions and criteria cited in the Standard Housing code.
- 1.8 Objective:  
*The Town shall monitor and protect natural resources in accord with the goals, objectives and policies in the Conservation Element.*
- 1.8.1 Policy:  
 The Town shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitats.
- 1.9 Objective:  
*Protect the quality and quantity of the Town's potable water supply by limiting activities and land uses within the wellfield areas.*
- 1.9.1 Policy:  
 New septic tank systems shall meet applicable state standards for permitting.
- 1.10 Objective:  
*Minimize flooding problems by coordinating future land uses with topographic, drainage and stormwater management systems and appropriate development codes and regulations.*
- 1.10.1 Policy:  
 Town development codes shall contain floodplain protection provisions consistent with the criteria and mapping of the Federal Emergency Management Administration.
- 1.10.2 Policy:  
 Through the land development code, public roads and parking lots shall be designed consistent with the criteria of the Loxahatchee Groves Water Control District and the South Florida Water Management District.
- 1.10.3 Policy:  
 New development shall coordinate with the South Florida Water Management District, the Loxahatchee Groves Water Control District and appropriate agencies in Palm Beach County to provide consistency with water management regulations.
- 1.11 Objective:  
*The Town shall work towards the elimination of existing land uses which are inconsistent with the Town's development pattern and not compatible with the proposed future land uses.*
- 1.11.1 Policy:  
 Inconsistent uses are hereby defined as any uses which are located on a site where they would not be permitted by this comprehensive plan.

## 1.11.2 Policy:

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

## 1.11.3 Policy:

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

## 1.11.4 Policy:

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

## 1.11.5 Policy:

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

## 1.12 Objective:

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

## 1.12.1 Policy:

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

## 1.12.2 Policy:

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

1.12.3. Policy: Reserved

## 1.12.4 Policy:

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

## 1.12.5 Policy:

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

## 1.12.6 Policy:

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

1.13 *Objective:*

*The Town shall implement greenhouse gas reduction strategies.*

## 1.13.1 Policy:

The Town shall educate residents on home energy reduction strategies.

## 1.13.2 Policy:

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

## 1.13.3 Policy:

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

## 1.13.4 Policy:

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

## 1.13.5 Policy:

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

## 1.13.6 Policy:

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

1.14 *Objective:*

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

## 1.14.1 Policy:

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

## 1.14.2 Policy: (Move to Policy 7.3)

~~At the time of each required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration under the provisions and criteria cited in the Standard Housing Code.~~

1.15 *Objective:*

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

1.15.1: Special Policy: Reserved

1.15.2 Special Policy:

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

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

1.15.3 Special Policy:

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

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

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

1.15.4 Special Policy:

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

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

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

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

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

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

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

#### 1.15.5 Special Policy: Reserved

#### 1.15.6 Special Policy:

The existing veterinary clinic use for the treatment of small and large animals on the property delineated as "Special Policy 1.15.6" on the Future Land Use Map, Map #FLU-1.10, is determined to be legal and conforming to the Loxahatchee Groves Unified Land Development Code (ULDC) and may expand subject to the land development regulations therein, provided that the on-site care and treatment of Class I and Class II wildlife, as defined in Florida Administrative Code Section 68A-6.002(1), is prohibited.

~~1.15.7 Special Policy:~~

~~Properties within the area defined by the following features, where a planned mixture of non-residential land use designations currently predominates, may apply for a change in land use to a MLU, CL, CLO, INST or CON Future Land Use designation: Collecting Canal (north), Southern Boulevard (south), "C" Road (east), and "B" Road (west).~~

~~1.15.8 Special Policy:~~

~~(1) Current uses that were in existence as of December 31, 2020 that are not contained in the table of permitted uses in the Agricultural Residential (AR) zoning district may be allowed to continue to exist, subject to the following:~~

~~(a) The property owner/operator shall apply for a Category A Special Exception and Site Plan approvals pursuant to ULDC Sections 170-010(B) and 155-005;~~

~~(b) The use does not present a threat to public health or safety;~~

~~(c) If the property is currently the subject of a Town code enforcement action, the code violation shall be resolved during the Special Exception and Site Plan approval processes;~~

~~(d) The property owner shall submit an affidavit: (1) limiting the continued operation of the existing business to the current owner/operator; (2) agreeing not to diversify or expand the existing business; (3) agreeing to maintain an active annual Town local business tax receipt; (4) acknowledging that, in the event of the transfer of the property to a new owner the right to operate the use shall cease; and (5) agreeing to Site Plan Conditions of Approval approved by Town Council including, but not limited to, landscaping and buffering, access, parking, hours of operation, noise generation, location of the business activities upon the property, number of on-site employees, clients or customers allowed, deliveries, waste disposal, proof of insurance, etc. ; and,~~

~~(e) Uses determined by the Town Council to be non-compliant with Articles 45: Property Maintenance and/or Article 50: Public Nuisances shall not be eligible for designation under this Special Policy unless and until such maintenance and nuisance issues are resolved to the satisfaction of the Town Council.~~



# MAP FLU-1 2035 Future Land Use Map

**Legend**

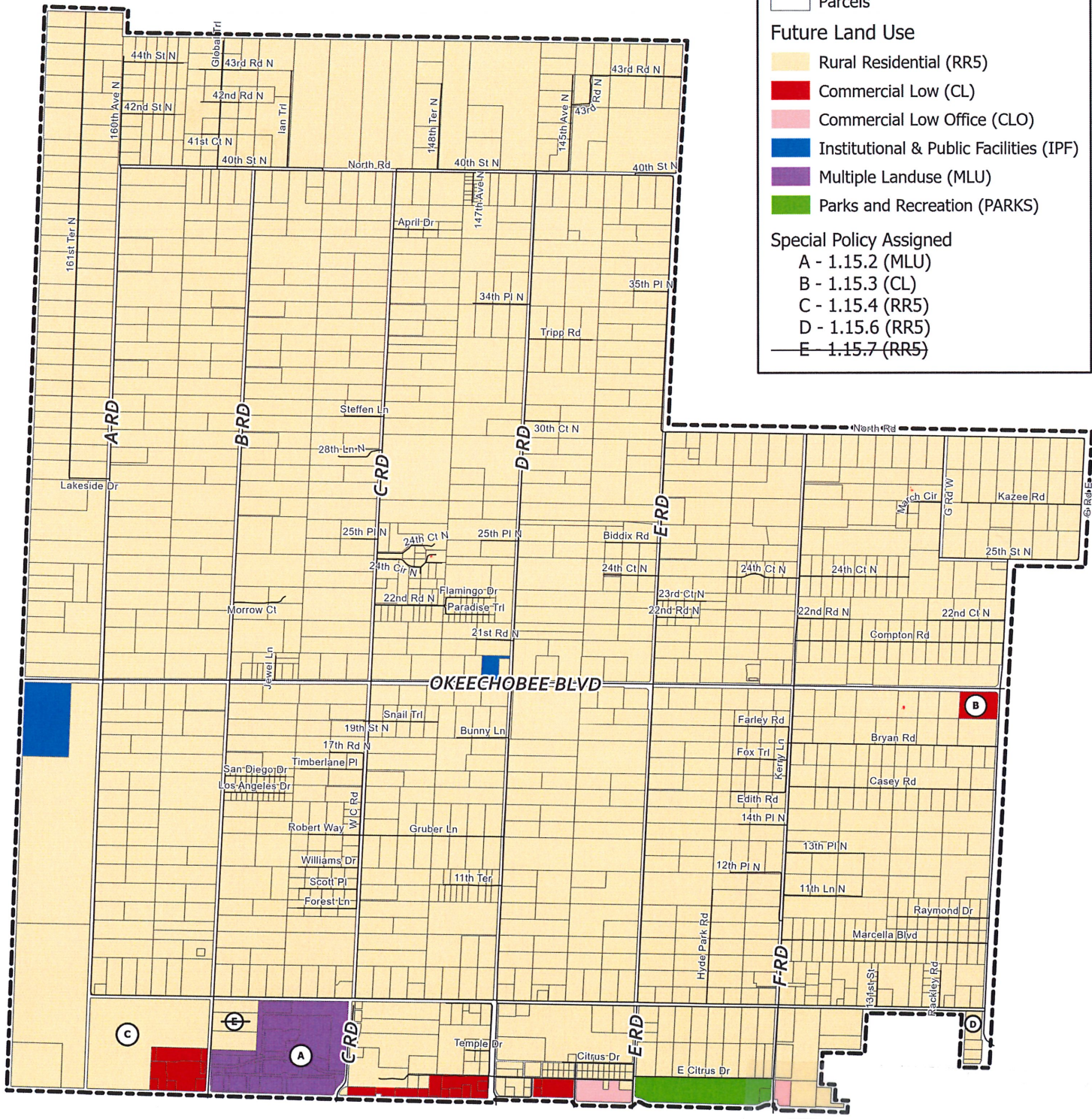
- Municipal\_Boundaries
- Roads
- Parcels

**Future Land Use**

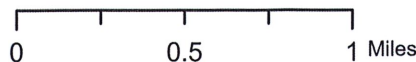
- Rural Residential (RR5)
- Commercial Low (CL)
- Commercial Low Office (CLO)
- Institutional & Public Facilities (IPF)
- Multiple Landuse (MLU)
- Parks and Recreation (PARKS)

**Special Policy Assigned**

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



Future Land Use Element  
1-17





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

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**GOAL 2: TRANSPORTATION**

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

**Concurrency Management**

2.1 *Objective:*

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

2.1.1 Policy:

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

2.1.2 Policy:

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

2.1.3 Policy:

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

2-1.4 Policy:

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

## 2.1.5 Policy:

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

2.1.6 Policy:

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

### **Intergovernmental Coordination**

2.2 *Objective:*

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

## 2.2.1 Policy:

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

## 2.2.2 Policy:

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

2.2.3 Policy: Reserved.

## 2.2.4 Policy:

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

2.2.5 Policy:

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

2.2.6 Policy:

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

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

2.2.7 Policy:

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

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

2.2.8 Policy:

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

## Greenways and Equestrian Multi-Use Trails

### 2.3 Objective:

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

#### 2.3.1 Policy:

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

#### 2.3.2 Policy:

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

#### 2.3.3 Policy:

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

#### 2.3.4: Policy:

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

#### 2.3.5 Policy:

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

#### 2.3.6 Policy:

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

#### 2.3.7 Policy:

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

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

2.3.8 Policy:

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

2.3.9 Policy:

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

2.3.10 Policy:

The Town shall ensure sufficient right-of-way is preserved to construct and maintain the multiuse trails.

2.3.11 Policy:

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

2.4 *Objective:*

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

2.4.1 Policy: Reserved

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

2.4.2 Policy:

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

2.4.3 Policy:

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

2.4.4 Policy:

The following equestrian multi-use trails and greenways projects shall be pursued by the Town until such time that a plan pursuant to Policy 2.3.3 is completed:

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

### **Land Use/Transportation Coordination**

#### 2.5 *Objective:*

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

#### 2.5.1 Policy:

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

#### 2.5.2 Policy: Reserved

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

#### 2.5.3 Policy:

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

1. Transportation facilities and services shall be planned and located in a manner which minimizes the potential impacts on adjacent land uses with consideration given specially to existing residential areas;
2. ~~Intermodal facilities shall be located so as to maximize the efficiency of the transportation system; and,~~

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

### **Right-of-Way Protection**

2.6 *Objective:*

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

2.6.1 *Policy:*

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

2.6.2 *Policy:*

Future right-of-way requirements for State and County roads, illustrated on Map TRN 1 Major Roads Functional Classification Map, shall be established in conformance with Palm Beach County Standards to meet future needs, while maintaining the rural character of the Town.

2.6.3 *Policy:*

The Town shall continue to obtain additional survey data on the Town roads as the basis for implementing future road improvements.

### **Safety, Maintenance and Improvement of Local Roadways**

2.7 *Objective:*

*The Town shall maintain a safe local roadway network.*

2.7.1 *Policy:*

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

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

~~1. A. – Paved local public roads;~~

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

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

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

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

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

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

## 2.7.2 Policy:

The Town shall continue to encourage joint use of driveways and cross access agreements among adjoining property owners to allow circulation between sites and reduce the number of vehicular trips along roadways.

## 2.7.3 Policy:

The Town shall ensure that proper traffic signage is provided on local roads including speed limit, warning, guide, and street name signs.

## 2.7.4 Policy:

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

**Table TRN 1**  
**Local Roads Functional Classification System**

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

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

2.7.5 Policy: Reserved2.7.6 Policy: Reserved

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

## 2.7.7 Policy:

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



## 2.7.8 Policy:

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

## 2.7.9 Policy:

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

2.7.10 Policy: Reserved

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

## 2.7.11 Policy:

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

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

2.7.12 Policy:

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

## Transit

- 2.8 *Objective:*  
*The Town of ~~Loxahatchee Groves~~ shall support and coordinate with Palm Beach County to provide safe, efficient, and convenient accessibility and availability to transit for all users.*
- 2.8.1 Policy:  
 The Town shall coordinate with Palm Tran and the MPO Transportation Planning Agency to provide convenient service and access to intermodal terminals and facilities, including Palm Beach International Airport and other generators and attractors.
- 2.8.2 Policy:  
 The Town of ~~Loxahatchee Groves~~ shall coordinate with Palm Tran, and the MPO Transportation Planning Agency to identify programs and policies that will assist in the provision of a convenient, public transit network that will provide both local and regional connections and that will accommodate the physically disabled.
- 2.8.3 Policy:  
 Require all applicants for site plan approval of all non-residential development on a property fronting Southern Boulevard to ~~conform~~ comply with the need for a Bus Stop Boarding and Alighting Area (BSBAA), as determined by Palm Tran.

## Greenhouse Gas Reduction

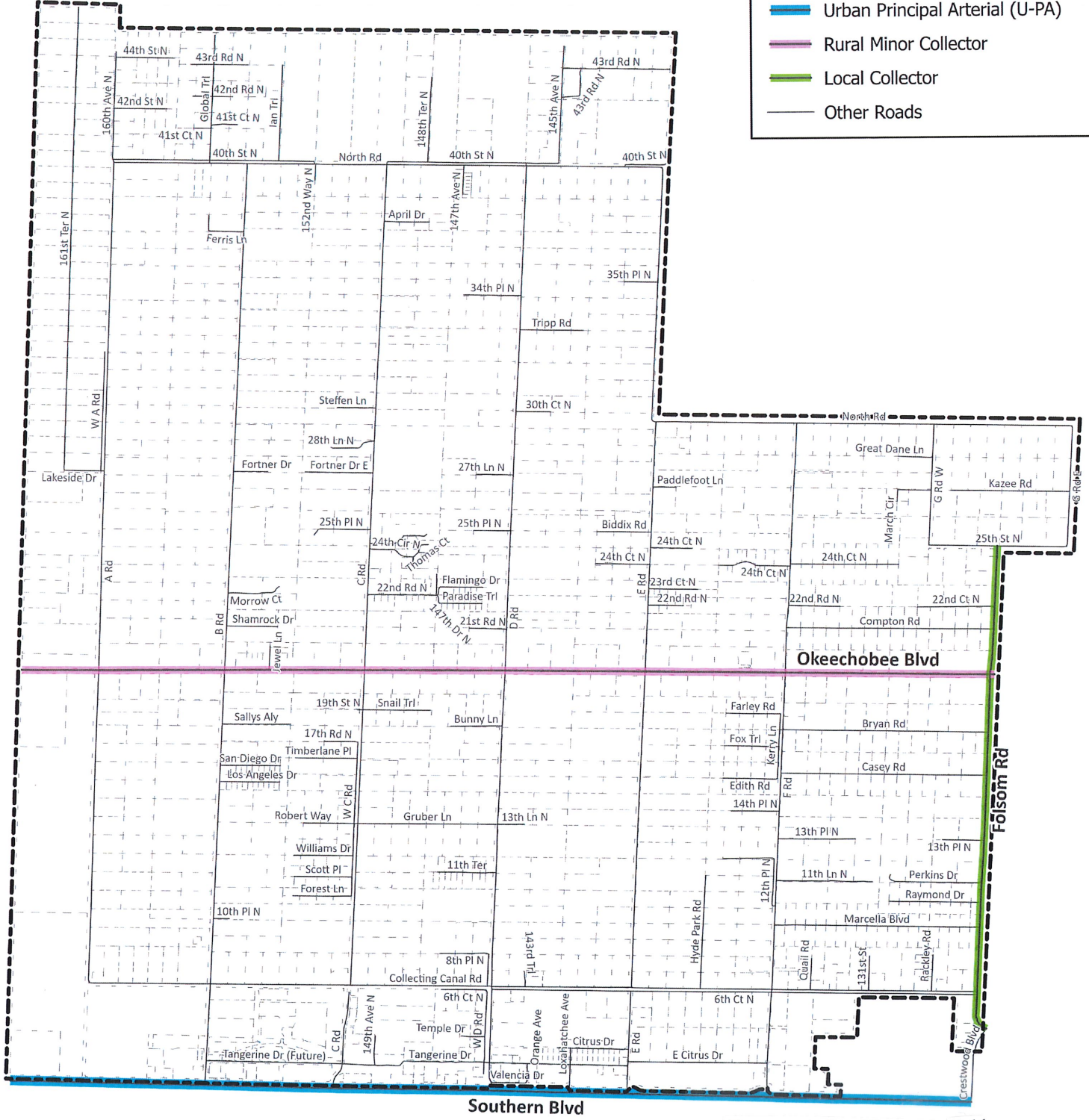
- 2.9 *Objective:*  
*The Town of ~~Loxahatchee Groves~~ shall support and coordinate with Palm Beach County to reduce greenhouse gas emission by promoting alternative modes of transportation.*
- 2.9.1 Policy:  
 The Town will strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution. The Town will promote alternative forms of transportation by solidifying a ~~greenways/equestrian~~ multi-use trails and greenways plan and cooperating with Palm Beach County for new and improved transit. ~~The Town will also plan internal roadways and cross access between parcels that will allow for more efficient travel.~~
- 2.9.2 Policy:  
 The Town shall ensure redevelopment is transit-ready along major transportation corridors.



Municipal Boundaries  
 Parcels

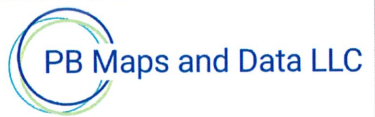
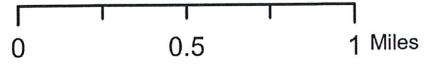
**Functional Classification**

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



Transportation Element 2-11

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



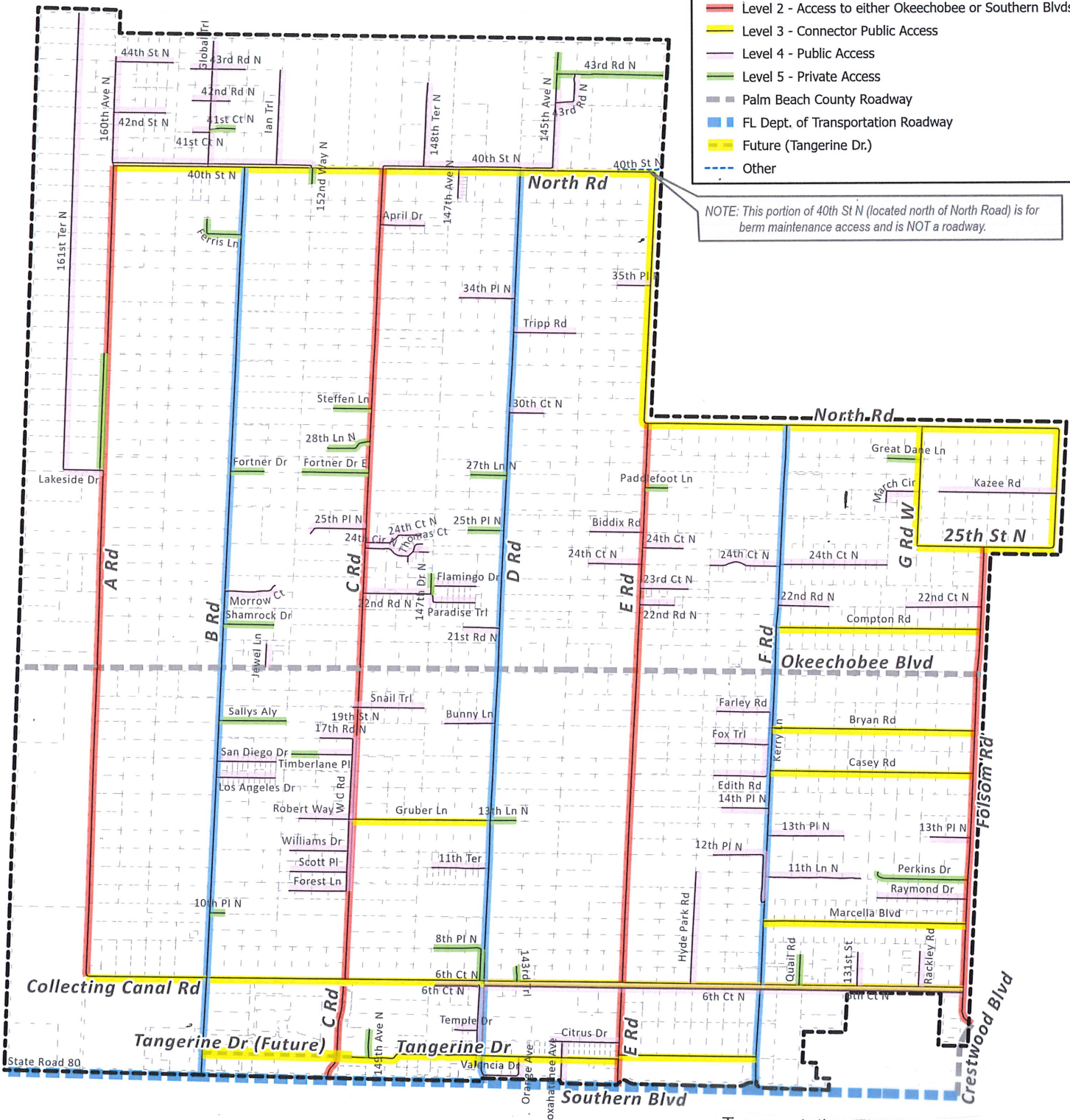


# MAP TRN-2 - Local Roads Classification Map

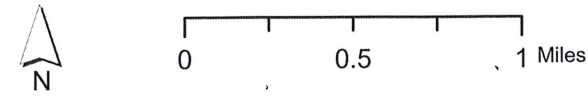
**Legend**

- Municipal Boundaries (dashed line)
- Parcels (dotted line)
- Level of Service**
  - Level 1 - Access to both Okeechobee and Southern Blvds (blue line)
  - Level 2 - Access to either Okeechobee or Southern Blvds (red line)
  - Level 3 - Connector Public Access (yellow line)
  - Level 4 - Public Access (purple line)
  - Level 5 - Private Access (green line)
  - Palm Beach County Roadway (grey line)
  - FL Dept. of Transportation Roadway (blue line with white center)
  - Future (Tangerine Dr.) (yellow line with white center)
  - Other (dashed line)

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



Transportation Element 2-12



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

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**GOAL 3: INFRASTRUCTURE**

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

**DRAINAGE GOAL 3A: DRAINAGE**

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

3A.1 *Objective:*

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

3A.1.1 Policy:

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

3A.1.2 Policy:

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

- a. Minimum roadway and parking lot elevations; shall be at least at the highest elevation that may occur at the peak of the 10-year one-day storm event;
- b. Minimum site perimeter elevations shall be at least the 25-year-3-day stage. so that Site site runoff up to such stage level may not overflow into any adjacent property, unless a permanent drainage easement is obtained;
- c. Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year,

- ~~one day, 25-year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;~~
- ~~d. Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps or calculations following the latest SFWMD methodology, whichever is greater;~~
  - ~~e. Off-site discharge shall be limited to pre-development runoff based on the 25-year-3-day storm event calculated by SFWMD methods;~~
  - ~~f. All roof runoff shall be detained on site;~~
  - ~~g. Storm sewers shall be designed to convey the 5-year, 1-day storm event;~~
  - ~~h. Prior to discharge to surface or groundwater, BMP's of SFWMD shall be used to reduce pollutant loading from storm water runoff from non-agricultural uses; and,~~
  - ~~i. Prior to discharge to surface or groundwater, BMPs of the DEP and USDA shall be used to reduce pollutant loading from storm water run-off from agricultural uses.~~

3A.1.3 Policy:

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

3A.1.4 Policy:

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

3A.1.5 Policy:

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

3A.1.6 Policy:

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

3A.1.7 Policy:

The Town shall support the SFWMD in maintaining and protect ground water recharge of the Surficial Aquifer system so as to maintain all of the functions of the Aquifer, including the reduction of saltwater intrusion. ~~LGWCD capital~~ Capital projects shall be incorporated within the Town's Five-Year Schedule of Capital Improvements on an annual basis.

3A.1.8 Policy:

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

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

3A.1.9 Policy:

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

3A.1.10 Policy:

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

3A.1.11 Policy:

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

3A.1.12 Policy:

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

3A.1.13 Policy:

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

3A.1.14 Policy:

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

3A.1.15 Policy:

The Town of Loxahatchee Groves shall investigate the creation of grading and drainage standards for residential properties.

**NATURAL GROUNDWATER AQUIFER RECHARGE GOAL 3B: NATURAL GROUNDWATER AQUIFER RECHARGE**

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

3B.1 *Objective:*

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

3B.1.1 Policy:

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

3B.1.2 Policy:

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

3B.1.3 Policy:

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



3B.1.4 Policy:

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

3B.1.5 Policy:

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

3B.1.6 Policy:

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

3B.2 *Objective:*

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

3B2.1 Policy:

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

3B2.2 Policy:

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

### **POTABLE WATER GOAL 3C: POTABLE WATER**

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

#### 3C.1 *Objective:*

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

##### 3C.1.1 Policy:

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

#### 3C.2 *Objective:*

*Potable water facilities, currently depicted on MAP INF-1, shall be provided to meet the Town's short-term and long-term future needs.*

##### 3C.2.1 Policy:

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

##### 3C.2.2 Policy:

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

##### 3C.2.3 Policy:

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

##### 3C.2.4 Policy:

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

## 3C.2.5 Policy:

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

## 3C.2.6 Policy:

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

## 3C.2.7 Policy:

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

## 3C.2.8 Policy:

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

## 3C.3 Objective:

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

## 3C.3.1 Policy:

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

### 3C.3.2 Policy:

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

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

### 3C.3.3 Policy:

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

### 3C.3.4 Policy:

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

### 3C.3.5 Policy:

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

### 3C.3.6 Policy:

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

## **SANITARY SEWER GOAL 3D: SANITARY SEWER**

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

### 3D.1 Objective:

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

### 3D.1.1 Policy:

In the absence of legal constraints on the use of revenues, the Town shall cooperate with PBCWUD to maintain system improvements identified in the

Capital Improvements Element to alleviate public sanitary sewer systems deficiencies within the Town.

3D.1.2 Policy:

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

3. D.2 Objective:

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

3D.2.1 Policy:

The level of service (LOS) standard for sanitary sewer facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the facility. The LOS standard for wastewater treatment plants shall be measured by average daily flow.

3D.2.2 Policy:

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

3D.2.3 Policy:

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

3D.2.4 Policy:

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

3D.2.5 Policy:

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

3D.2.6 Policy:

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

## 3D.2.7 Policy:

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

## 3. D.3 Objective:

*Maximize the use of existing sanitary sewer facilities.*

## 3D.3.1 Policy:

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

## 3D.3.2 Policy:

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

## 3D.3.3 Policy:

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

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

## 3D.3.4 Policy:

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

## 3D.3.5 Policy

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

## 3. D.4 Objective:

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

## 3D.4.1 Policy:

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

## 3D.4.2 Policy:

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

## 3D.4.3 Policy:

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

## 3. D.5 Objective:

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

## 3D.5.1 Policy:

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

## 3D.5.2 Policy:

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

## 3D.5.3 Policy:

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

**SANITARY SEWER GOAL 3E: SOLID WASTE**

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

**3E.1 Objective:**

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

## 3E.1.1 Policy:

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

## 3E.1.2 Policy:

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

## 3E.1.3 Policy:

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

## 3E.1.4 Policy:

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

3E.2 *Objective:*

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

## 3E.2.1 Policy:

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

## 3E.2.2 Policy:

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

## 3E.2.3 Policy:

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

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

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

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

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



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

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

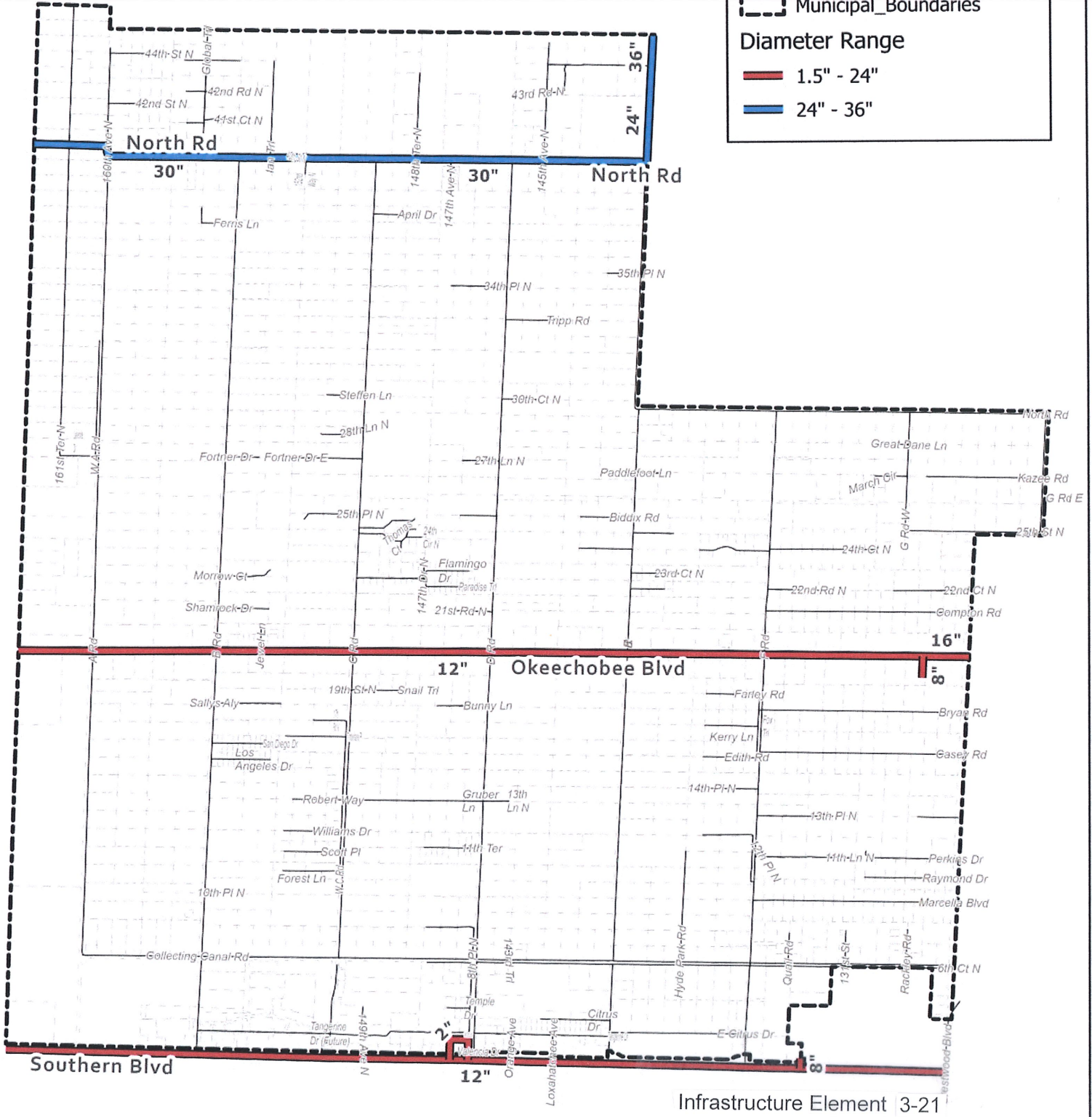
E.3.3 Policy: (moved from Conservation Policy 4.3.3)

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



# MAP INF-1 Water Mains

[Dashed Line] Parcels  
 [Solid Line] Roads  
 [Dashed Line] Municipal\_Boundaries  
**Diameter Range**  
 [Red Line] 1.5" - 24"  
 [Blue Line] 24" - 36"



Infrastructure Element 3-21

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

