

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

AUGUST 17, 2023



William Ford, Chair (Seat 1)

Brett Raflowitz, Vice Chair (Seat 2)

Audrey Friedrich (Seat 3)

Neil O'Neal III (Seat 4)

Lisa El-Ramey (Seat 5)

Administration

Town Manager Francine L. Ramaglia

Town Planning Consultant Jim Fleischmann

Town Clerk Lakisha Burch

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

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

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

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

CALL TO ORDER

ROLL CALL

ADDITIONS, DELETIONS AND MODIFICATIONS OF AGENDA

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

REGULAR AGENDA

1. Swear in William Ford
2. Introduction to the Evaluation and Appraisal Report Comprehensive Plan Review Process and Schedule.
3. Evaluation and Appraisal Report (EAR) Comprehensive Plan Elements Review

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

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

COMMENTS FROM COMMITTEE MEMBERS

ADJOURNMENT

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

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

Month	Date	Comp Plan Element(s)	Task
August	17	Introduction, Conservation, Recreation/Open Space, Housing, Intergovernmental Coordination, Capital Improvements, and Property Rights Elements – Revised Comprehensive Plan	Planning and Zoning Board review
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)

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.

CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 4: CONSERVATION

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

- 4.1 *Objective:*
Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.
- 4.1.1 Policy:
The Town shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.
- 4.1.2 Policy:
Through the site plan approval process, the Town shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.
- 4.1.3 Policy:
The Town shall continue to coordinate, as appropriate, with Palm Beach County 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.

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

GOAL 5A: RECREATION AND OPEN SPACE

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

5A.1 *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..~~

HOUSING ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 6: HOUSING

To provide safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated on ~~in~~ 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.

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 7: INTERGOVERNMENTAL COORDINATION

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

7.1 *Objective:*

~~Continue and improve initiated semi-annual contact through~~ Attend formal and informal meetings with Palm Beach County 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.

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

GOAL 8: CAPITAL IMPROVEMENTS

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

8.1 *Objective:*

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

8.1.1 *Policy:*

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

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

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

- 8.1.2 Policy:
Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private contributions, including dedications and/or funds.
- 8.1.3 Policy:
Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect 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
Totals	7,394	375	275	275	34,775	43,094,000

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

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

B. Non-LOS Comprehensive Plan-Directed Improvements

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

* - Refer to Table 9-1C.

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

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

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

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

PROEPRTY RIGHTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Property Rights

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

Chapter 163.3177(6)2, 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.