



**Members Present:**

Dave Browning, Mayor  
Marge Herzog, Vice-Mayor  
Dave Autrey, Council Member  
Dennis C. Lipp, Council Member  
Dr. J. William Louda, Council Member

**Members Absent:**

None

**Others Attending:**

Dr. Irv Rosenbaum, Town Manager (NCS)  
Matthew Lippman, Town Clerk (NCS)  
Michelle Kantor, Assistant Town Clerk (NCS)  
Jacob Horowitz., Town Attorney  
Members of the Public

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**I. Opening**

- a. Pledge of Allegiance
- b. Invocation
- c. Town Clerk Opening Statement
- d. Council Members Opening Statements

**II. Introduction of the Planning Team at Calvin Giordano:**

- a. Lorraine Tappen (*Senior Planner*)
- b. Shelley Eichner (*Vice President of Calvin-Giordano*) (*FLU Element*)
- c. Patrick Figurella (*Infrastructure Element*)
- d. Jeff Maxwell (*Transportation Element*)
- e. Lisa Dykstra (*Transportation Element*)
- f. James Fleishman (*Housing Element*)
- g. Sandra Lee (*Conservation Element*)

### **III. Presentation on Entire Comprehensive Planning Process**

- a. A slide show presentation was presented. The slide show is available for viewing and download on the town's website at

[www.loxahatcheegroves.org](http://www.loxahatcheegroves.org)

- ### **IV. Information Group Sessions:**
- There will be six (6) focus groups set up for the public to participate in. There will be a facilitator for each group that will direct the questions and answers. Each session will last 20 minutes. The public will rotate to all six (6) focus groups by the end of this segment of the meeting. This segment of the meeting will take approximately two (2) hours). These are the notes from each of the sessions:

#### **a. Future Land Use Element:**

- i. Preserve existing plats
- ii. What type of exotics and livestock is allowed
- iii. Address existing non-conforming uses
- iv. Master future plan for Okeechobee Boulevard
- v. Eliminate 1.2.2 (no desire for transitional zoning)
- vi. Keep 1 per 5 (don't allow for a 1 per 2.5 residential zoning in area that is indicated on FLU map)

#### **b. Transportation Element:**

- i. When will the Unified Land Development Codes for the Town be developed?
- ii. Does the "typical" section include sidewalks and bike paths?
- iii. Focus on eliminating cut through traffic
- iv. Equestrian Trails:
  - 1. Consider conservation easements through land trusts
  - 2. Public vs. Private
  - 3. Easements vs. Right of Ways
  - 4. Who has the liability for trails?
  - 5. Focus on enforcement of ATV's using equestrian trails.
  - 6. Accessibility to the public is important. Doesn't need to be owned by the town, but needs to be accessible to the public.
  - 7. Consider a bridge over Okeechobee Boulevard to connect the North and South part of the Town.
- v. Limit future roadway connectivity
- vi. Control speed limits (especially on Okeechobee Boulevard)
- vii. Consider a bike path on Okeechobee Boulevard and Southern Boulevard (SR 80)

- viii. Consider properly designed speed humps to discourage cut through traffic
- ix. More policies on multi-use trails
  - x. When paving F Road, there should have been some type of agreement with respect to the equestrian trails
- xi. Lower speed limit on dirt roads
- xii. Level of Service Standards (LOS): C vs. D (C is acceptable)
  - 1. **LOS C-** Traffic flow is stable but drivers are more restricted in their choice of speeds and ability to maneuver as compared to LOS B.
  - 2. **LOS D-** Traffic flow is unstable; speeds are tolerable for short periods of time but subject to sudden variance.
- xiii. Consider deleting the extension of Tangerine
- xiv. Come up with a contingency plan for the E Road /140<sup>th</sup> Extension. Perform a study to discuss alternatives
- xv. Consider adopting “safety policies”
- xvi. Consider round-abouts on letter roads
- xvii. Consider design standards to our roads different than the green book standards provided by the Florida Department of Transportation

**c. Infrastructure Element:**

- i. Focus more on what the Town can do with respect to recycling
- ii. Clarify single family home drainage requirements
- iii. Clarify agricultural drainage requirements
- iv. Write rules to satisfy SFWMD in this element. Get ahead of the game right away by doing this.
- v. Control the seepage of our canals into neighboring communities

**d. Conservation Element:**

- i. Would like to see a water quality testing program conducted by the town incorporated into the Plan.
- ii. Relating to policy 4.4.6, would like to see a stronger statement of commitment and involvement by the Town, would like to have the policy reflect that the Town would facilitate a public/private enterprise.
- iii. Wants to see the Town acquire land for conservation purposes, not just rely on private ownership.
- iv. Create a policy to establish the Town as a Bird Sanctuary, just as Palm Beach has done.

- v. Relating to Policy 4.5.4, would like to see the open space standards ‘tiered’ to reflect a smaller percentage or required open space to accommodate small lots such as ½ or ¼ acres parcels.
- vi. Relating to Policy 4.5.5, concern was expressed over the use of the phrase “*known or suspected to provide habitat*”. Felt there was some ambiguity to this and wants to see a more definitive statement. Also, concern was expressed over the utilization of the word “listed”. Felt this was not definitive enough and wants to see the species specifically identified as “Threatened, Endangered or Species of Special Concern”.
- vii. Relating to Policy 4.6.6, wants assurance that “new development” is defined to only apply to vacant, previously undeveloped lands.
- viii. Wants to see the establishment of a Tree Preservation/Landscape Advisory Board.

**e. Housing Element:**

- i. What size parcel is necessary to allow for a mobile home (consider allowing a mobile home as an accessory to the permanent home for other living arrangements)
- ii. Create incentives for “green buildings.”
- iii. Clearly define “over-crowding.”

**f. Other Elements:**

- i. Intergovernmental Element: Ensure coordination with surrounding communities
- ii. Consider getting involved with the Intergovernmental Plan Amendment Review Committee (**IPARC**)
- iii. Capital Improvements Element: Concern about 9.3.5 Policy: Debt payment shall not exceed the anticipated useful life of an improvement and, in no case, shall exceed thirty years.

**V. Break for Lunch**

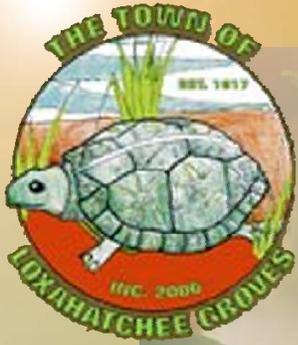
**VI. Review of Comprehensive Planning Work Schedule:** The Comprehensive Plan schedule has been amended to reflect a Public Workshop on August 9.:

Town of Loxahatchee Groves Calendar of Comprehensive Planning			
Week of 7-7-08	-----	Draft Comprehensive Plan distributed to Council and Public for review	The document will be available on this website, by e-mail, or a copy can be picked up at the Town office.
Sat, 7-12-08	10:00 a.m.	Public Workshop	Lox. Groves Elementary School Cafeteria
Sat, 8-2-08	10:00 a.m.	Town Council Retreat <i>(open to the public)</i>	Palms West Hospital
<b>Sat, 8-9-08</b>	<b>10:00 a.m.</b>	<b>PUBLIC WORKSHOP</b>	<b>Lox. Groves Elementary School Cafeteria (this has been updated from the previous calendar)</b>
*Tues, 9-16-08	7:00 p.m.	Transmittal Hearing	Loxahatchee Groves Water Control District ( <i>Regular Town Council Meeting</i> )
*9-22-08 to 11-22-08	-----	Dept. of Communities and Affairs Review of Comp. Plan	At the end of the review the Town will receive an Objections Review and Comments report (O.R.C.)
*Tues, 1-6-08	7:00 p.m.	Adoption Hearing	Loxahatchee Groves Water Control District ( <i>Regular Town Council Meeting</i> )

**VII. Implementation of Comprehensive Plan: See slide show presentation**

**VIII. Future Planning (Land Development Codes, Zoning Codes, etc.):** It was indicated that if the proposed 2008-2009 fiscal year budget is adopted as is, it would allow for the development of the U.L.D.C. to commence in June of 2009.

**IX. Conclusion**



# Loxahatchee Groves Comprehensive Plan

**Stakeholders' Workshop**  
**July 12<sup>th</sup>, 2008**

# Planning to Date

- Loxahatchee Groves Neighborhood Plan
- Rural Vista Guidelines
- Town Charter
- Strategic Plan
- Business Plan



*Florida's Last Frontier*

# Comprehensive Plan

- Public guide to community decision-making
- Assessment of community needs
- Statement of community values
- Blueprint for physical development
- Public document adopted by government



# Comprehensive Plan

- Preserve and enhance present advantages
- Encourage appropriate use of land, water and resources – consistent with the public interest
- Overcome present handicaps
- Deal with future problems



# Comprehensive Plan

- Comprehensive Plan elements:
  - Future Land Use
  - Transportation
  - Infrastructure
  - Conservation
  - Recreation and Open Space
  - Housing
  - Intergovernmental Coordination
  - Public Schools Facilities Element
  - Capital Improvements



# Comprehensive Plan

- Each element consists of
  - Data Inventory and Analysis
  - Goals, Objectives, and Policies
- Governed by Chap 163, F.S. and 9J-5, Florida Administrative Code



# Group Sessions

## Break Out Groups:

1. Future Land Use
2. Transportation
3. Infrastructure
4. Conservation
5. Housing
6. Other Elements
  - Recreation and Open Space
  - Intergovernmental Coordination
  - Public Schools Facilities Element
  - Capital Improvements





# Comprehensive Plan

Hot Topics and Discussion

# Next Steps

- Aug. 2-Town Council Retreat
- Aug. 9- Final Public Workshop
- Sept. 16- Town Council Transmittal Hearing
- Sept. to Nov.- DCA Review and Objections Recommendations and Comments Report (O.R.C.)
- Jan.- Town Council Adoption Hearing



# Next Steps

- Land Development Code
- Annual Capital Improvement Element Update
- Evaluation and Appraisal Report (EAR)
  - Every seven years
- EAR-based Amendments



# Continuing Participation

- Website  
[www.loxahatcheegroves.org](http://www.loxahatcheegroves.org)
- Email comments  
[clerk@loxahatcheegroves.org](mailto:clerk@loxahatcheegroves.org)

