



TOWN OF LOXAHATCHEE GROVES
UNIFIED LAND DEVELOPMENT CODE
COMMITTEE AGENDA
FRIDAY, AUGUST 5, 2016

Chair Mary McNicholas

Vice-Chair Karen Piesley

Member Christine St. John

Member Thais Gonzalez

Member Lawrence Corning

Member Phillis Maniglia



Town of Loxahatchee Groves
UNIFIED LAND DEVELOPMENT CODE
Comprehensive Plan

Friday, August 8, 2016 at 9:00 a.m.

Meeting Location: Town Hall, 155 F Road

Chairperson: Mary McNicholas

Vice Chairperson: Karen Piesley

Committee Member: Christine St. John

Committee Member: Lawrence Corning

Committee Member: Thais Gonzalez

Committee Alternate: Phillis Maniglia

Town Manager William F. Underwood II

Town Clerk Virginia M Walton

AGENDA

1. OPENING

- a. Call to Order & Roll Call
- b. Approval of Agenda

2. Approval of Minutes: July 28, 2016

3. ORDER OF BUSINESS

- a. Sunshine Law and Public Records Presentation by Town Attorney
- b. Review of Section 20, Unified Land Development Code
 - 1. Permitted Principal Uses
 - 2. Permitted Accessory Uses
- c. Committee Recommendations for Code Amendments
- d. Discussion of related amendments to Comprehensive Plan

5. CLOSING COMMENTS

- a. Public
- b. Set next meeting date and time

8. ADJOURNMENT

Comments Cards: Anyone from the public wishing to address this Committee must complete a Comment Card before speaking. This must be filled out completely with your full name and address and given to the Town Clerk. During the meeting, before public comments, you may only address the item on the agenda in which is being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of this Committee with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk's Office (561-793-2418), at least 48 hours in advance to request such accommodation.

Section 20-005. - Purpose and intent of districts.

- (A) Agricultural Residential (AR). Agricultural Residential zoning districts are intended to apply to areas of the Town designated as Rural Residential on the Future Land Use Plan Map of the Comprehensive Plan. The purpose is twofold. First, it is to protect, preserve and enhance the rural and agricultural character and life-style of existing very low density areas. Second, it is to protect the existing tree canopy and natural environment, promote and enhance wildlife habitat and natural systems, and reinforce the unique character of the Town through the establishment of native landscapes.

Section 20-010. - General provisions.

The following requirements shall apply to the Agricultural Residential (AR) Zoning District.

- (A) Accessory dwelling units. One accessory dwelling unit is permitted per parcel of land subject to the following standards:

- (1) Parcel size. Parcels shall be five acres or greater.
- (2) Maximum floor area. Accessory dwelling units shall contain no greater than 1,200 square feet of livable, floor space.
- (3) Ownership. The accessory dwelling unit shall remain accessory to and under the same ownership as the principal dwelling.
- (4) Electric utilities. Both the principal single family dwelling and the accessory dwelling shall be connected to the same electric utility meter.
- (5) Compatibility. An accessory dwelling unit shall be architecturally compatible in character and subordinate in size to the principal dwelling unit.

- (B) Animals and livestock. The breeding raising, and/or keeping of animals and livestock as an accessory use to a permanent dwelling shall be subject to the following standards:

- (1) Number. The number of animals and livestock permitted shall be based on parcel size as follows.
 - a. Livestock. Four livestock, not including swine, are permitted per every one acre of land, except that parcels of at least five acres are permitted eight livestock per every acre of land and parcels over ten acres in size shall have no limit to the number of livestock per acre.
 - b. Small domesticated farm animals. Fifteen small domesticated animals are permitted per every one-half acre of land.
 - c. Large domesticated farm animals. Two large domesticated animals are permitted per every one acre of land.
 - d. Poultry. Parcels under one acre shall be limited to four birds per every one-quarter acre.
 - e. Swine. One swine is permitted per property of one acre or greater, except for pot bellied pigs, which shall be considered livestock.
 - f. Wildlife pets. Ten wildlife pets are permitted on properties of five acres or greater provided that the wildlife pets are permitted and licensed by the State of Florida.
 - g. Household pets. A maximum of ten household pets are permitted on a property.

- (2) Fences. All animals shall be kept within a fence to prevent the animals from accessing streets or adjacent properties. It shall be the responsibility of each animal owner to ensure that the fence is maintained in a state of good repair and that the animal is confined to the property.

- (1) Generally. All outdoor storage shall only be permitted when incidental to the use located on the premises or explicitly permitted as a primary use in Section 20-015, "Permitted uses."
 - (2) Location. Outdoor storage of merchandise and inventory, vehicles and equipment, refuse or similar materials shall not be located in any required setbacks, easements, or rights-of-way, except as permitted below:
 - a. Construction Vehicles, equipment and fill. Construction Vehicles, equipment, and fill may be temporarily stored in required setbacks, easements, or rights-of-way during construction in easements or rights-of-way.
 - b. Nursery plants and trees. Nursery plants and trees may be permanently stored in all required setbacks.
 - (3) Screening. All outdoor storage shall not be visible from roadways or neighboring properties except as permitted below:
 - a. Farm and land cultivation equipment. Farm and land cultivation equipment necessary for conducting a permissible agricultural use does not need to be screened from view provided that the vehicles are operable for immediate use, located on the plot upon which they are used, and are registered to an owner or lessee of said plot.
 - b. Equestrian transports. Equestrian transports do not need to be screened from view provided that the aggregate capacity of equestrian transports does not exceed the number of stables or horses kept on the property, whichever is greater.
 - c. Nursery plants and trees. Nursery plants and trees do not need to be screened from view.
 - d. Construction vehicles, equipment and fill. Construction vehicles, equipment, and fill do not need to be screened from view provided that the related construction activity is permitted, continuous and on-going.
 - e. Commercial and recreational vehicles. A maximum of two commercial or recreational vehicles may be stored on a plot of land without screening, provided that the vehicles are routinely operated/maintained by a permanent, full-time resident of the property.
 - f. Inactive vehicles and equipment. Vehicles and equipment that are in need of repair may be stored on a plot of land without screening provided that the vehicle or equipment has not been in a disassembled state or incapable of immediate use for more than seven consecutive days.
 - (4) Fluids. Vehicles and equipment that have been disassembled or incapable of immediate use for more than 28 consecutive days shall have all of its fluids drained and properly disposed.
- (H) Swimming pools. Swimming pools are permitted provided that the pool is located on the same plot as a primary use and it is fully enclosed with a fence or wall a minimum of four feet in height above the ground, measured adjacent to the fence or wall from the lowest grade on either side of the fence or wall. Screen enclosures which meet all requirements of the Florida Building Code shall also constitute compliance with this provision. Fences or walls shall be of such a design and material as will prevent unauthorized access to the pool area. All gates must be equipped with self-closing, self-latching mechanisms. All fences and gates shall comply with all requirements of the Florida Building Code pertaining to required barriers around public swimming pools.

Section 20-015. - Permitted uses.

Plots located in the Agricultural Residential (AR) zoning districts may be used for the following specified uses.

Bona Fide Agriculture	Permitted
Wireless Communication Facilities	Permitted w/Special Exception Category A
Rodeo Events	Permitted w/Special Exception Category A

Accessory Uses	Agricultural Residential (AR)
Accessory Dwelling	Permitted
Groom's Quarter	Permitted
Caretaker's Quarter	Permitted
Home Offices	Permitted subject to Article 80
Residential Enterprise	Permitted subject to Article 80
Wholesale Nursery	Permitted
Retail Nursery	Permitted w/Special Exception Category B
U-Pick Farms	Permitted w/Special Exception Category B
Private Kennels	Permitted
Private Stables	Permitted
Yard Sales	Permitted subject to Article 80
Veterinarian Services	Permitted
Dog Boarding	Permitted
Temporary Events	Permitted w/Special Exception Category C

All buildings and structures in the Agriculture Residential (AR) zoning district shall comply with the following minimum required setbacks:

- (A) Front setback. One hundred feet.
- (B) Side setback. Fifty feet.
- (C) Rear setback. Fifty feet.
- (D) Side street setback. For properties that abut a street on more than one side, a side street setback of a minimum of 80 feet shall be provided.
- (E) Exceptions. A nonconforming residential lot may utilize the following setbacks for a single-family dwelling unit only.
 - (1) Minimum setback requirements:
 - (a) If the minimum depth dimension is nonconforming:
Front: Thirty percent of lot depth.
Rear: Twenty percent of lot depth.
 - (b) If the minimum width dimension is nonconforming:
Side interior: Fifteen percent of lot width.
Side street: Twenty percent of lot width.
 - (c) Nonconforming lots that are 100 feet or less in width and 100 feet or less in depth may apply a 25-foot setback from the affected property line.
 - (2) The maximum lot coverage is 40 percent of the total lot area or the maximum allowed coverage, whichever is more restrictive.
 - (3) Accessory structures shall comply with all applicable Code requirements.
 - (4) To the extent that an applicant desires to decrease the required setback or increase the height of a structure to more than 35 feet for a bona fide agricultural use, the applicant shall obtain a Special Exception pursuant to Article 170, and demonstrate that the requirement prohibits, restricts, or otherwise limits a generally accepted farming practice.

Section 20-040. - Height.

No buildings or structure, or part thereof, shall be erected or maintained to a height exceeding 35 feet in the Agriculture Residential (AR) zoning district except for those specifically excepted from height limitations are identified in Section 15-015, "Exceptions from height limitations."

HOUSING
ELEMENT

CHAPTER SIX

HOUSING ELEMENT

INTRODUCTION

This Element presents an overview of the existing and projected future conditions pertinent to the preparation of the housing goal, objectives and policies for the Town's Comprehensive Plan. The best available data is provided by the 2000 Census, and Traffic Analysis Zone (TAZ) data for the Town prepared by the Palm Beach County Planning Division. Florida Housing Data Clearinghouse information has not been compiled by the Shimberg Center for the Town of Loxahatchee. As a result, the affordable housing assessment cannot be fully completed at this time.

EXISTING HOUSING CONDITIONS

Existing population and housing conditions are described using 2000 Census data. Standard File 1 (SF1) data, available at the Block level, is used to describe basic Town housing characteristics such as population, dwelling units, households, families, vacant units and households by tenure. Although unincorporated at the time, a characterization of the Loxahatchee Groves in 2000 can be prepared using SF1 Block level data.

The area that became incorporated as Loxahatchee Groves in 2006 contained 2,991 residents and 1,051 housing units in 2000. Of the 1,051 housing units, 1,002 were occupied and 49 were vacant. Families were predominant, as 836 households, or 80% of the total housing units were family-occupied. Only 15% of the housing units were occupied by non-family households, while 5% were vacant and unoccupied.

Due to their limited nature, SF1 data does not include data essential to the analysis of the Town's housing stock and households. As a result, Standard File 3 (SF3) data, which is available at the Block Group level, are used to estimate key characteristics. Total population, dwelling unit and household controls are established using the SF1 Block level data summarized above. For the purposes of this exercise, it is assumed that household characteristics of Block Group 3 of Census Tract 78.16 are representative of the Town as a whole. Block Group 3 is located entirely within the current corporate limits of Loxahatchee Groves and represented approximately 35% of the population residing within the current corporate area, as of 2000.

Housing and Household Characteristics

Per the 2000 Census, the City's housing stock consisted primarily of single-family (i.e. one-unit detached) units.

**Table 6-2
LOXAHATCHEE GROVES HOUSING UNITS BY AGE**

Year Structure Built	Number Of Units	Percentage Of Total
1999 - 3/2000	0	0.0
1995 - 1998	66	6.3
1990 - 1994	148	14.1
1980 - 1989	257	24.5
1970 - 1979	454	43.2
1960 - 1969	126	12.0
1950 - 1959	0	0.0
1940 - 1949	0	0.0
1939 or earlier	0	0.0
Totals	1,051	100.0

Source: U.S. Bureau of the Census, 2000: SF 3.; and Calvin Giordano.

Characteristics of housing within the Town, including type, tenure, rent, value, monthly cost and cost-to-income ratio are examined in this section and compared with those exhibited countywide. The most current statistics available for an inventory and analysis of this type are presented in the 2000 Census.

Comparative tenure statistics are presented in Table 6-3. Of the 1,051 housing units reported in 2000 by the U.S. Census, 931 units, or 89% were owner-occupied, while 71 units or 7% were renter-occupied. The balance (49 units, or 5% of the total) were classified as vacant. Owner-occupied plus renter-occupied units represent year-round occupancy, while the remainder is vacant or held for seasonal or occasional use.

In relation to total housing stock, the Town has a higher year-round housing unit occupancy rate (95%) than Palm Beach County (85%) as a whole. Further, the Town has a substantially higher rate of owner-occupancy (89%) than the county (64%).

**Table 6-3
2000 HOUSING TENURE CHARACTERISTICS**

	Loxahatchee Groves		Palm Beach County	
	Units	Percent	Units	Percent
Year-round housing units	1,051	100.0	556,428	100.0
Occupied housing units	1,002	95.0	474,175	85.2
Owner-occupied units	931	89.0	354,024	63.6
Renter-occupied units	71	7.0	120,151	21.6
Vacant housing units	49	5.0	82,253	14.8
Vacant for-sale	14	1.0	7,664	1.4
Homeowner vacancy rate	-	1.0	-	2.1
Vacant for-rent	0	0.0	11,412	2.1
Renter vacancy rate		0.0	-	8.7

**Table 6-5
2000 VALUE OF SPECIFIED* OWNER-OCCUPIED HOUSING UNITS**

Value Range	Loxahatchee Groves		Palm Beach County	
	Units	Percent	Units	Percent
Less than \$50,000	0	0.0	45,727	12.9
\$50,000 - \$99,000	85	9.2	107,696	30.4
\$100,000 - \$149,999	345	37.1	80,177	22.7
\$150,000 - \$199,999	175	18.8	48,130	13.6
\$200,000 - \$299,999	298	32.0	35,406	10.0
\$300,000 And More	27	2.9	36,888	10.4
Totals	931	100.0	354,024	100.0
Median value	\$155,100	-	\$115,000	

* - One or more homes on less than 10 acres with no business on the property.
Source: U.S. Bureau of the Census, 2000: SF 3; and Calvin Giordano.

**Table 6-6
2000 MONTHLY HOUSING COSTS - OWNER-OCCUPIED UNITS**

A. Mortgaged Units	Palm Beach County		Loxahatchee Groves	
	Units	Percent	Units	Percent
Monthly Costs (\$/month)				
Less than \$500	4,461	1.8	0	0.0
\$500 - \$699	14,634	6.0	29	3.1
\$700 - \$999	42,585	17.5	266	28.6
\$1,000 - \$1,249	32,819	13.5	162	17.3
\$1,250 - \$1,499	26,212	10.8	38	4.1
\$1,500 - \$1,999	26,540	10.9	162	17.3
\$2,000 and more	25,605	10.5	63	6.8
Sub-Total	172,856	71.0	719	77.2
Median per month	\$1,189	-	\$1,100	-

B. Units Without A Mortgage	Palm Beach County		Loxahatchee Groves	
	Units	Percent	Units	Percent
Monthly Costs (\$/month)				
Less than \$200	4,760	1.9	32	3.4
\$200 - \$299	13,942	5.7	29	3.1
\$300 - \$399	16,227	6.7	32	3.4
\$400 - \$499	10,889	4.5	60	6.5
\$500 and more	24,739	10.2	60	6.5
Sub-Total	70,557	29.0	212	22.8
Median per month	\$403	-	\$424	-

Source: U.S. Bureau of the Census, 2000: SF 3; Calvin Giordano.

the average household size in Loxahatchee Groves, is used as the basis to estimate the distribution of households among very-low, low and moderate income groups.

The median income for Palm Beach County (1999), as established by the U.S. Department of Housing and Urban Development, was \$55,600 for a family of four persons. Benchmarked to a typical Loxahatchee Groves household size of three persons, the median income of \$50,100 per year is used as the basis for distributing Town households among the various income groups.

**Table 6-8
2000 ANNUAL HOUSEHOLD INCOME DISTRIBUTION**

Income Range	Palm Beach County		Loxahatchee Groves	
	Households	Percent	Households	Percent
Less than \$15,000	63,260	13.3	21	2.0
\$15,000 - 24,999	59,414	12.5	71	7.0
\$25,000 - \$34,999	60,280	12.7	105	10.0
\$35,000 - \$44,999	53,876	11.4	139	14.0
\$45,000 - \$59,999	65,496	13.8	221	22.0
\$60,000 - \$74,999	47,222	10.0	94	9.0
\$75,000 - \$99,999	47,767	10.1	71	7.0
\$100,000 - \$124,999	27,234	5.7	183	18.0
\$125,000 and more	49,746	10.5	97	10.0
Totals	474,295	100.0	1,002	100.0
Median Per Year	\$45,062	-	\$55,509	-

Source: U.S. Bureau of the Census, 2000: SF 3; Calvin Giordano

The following definitions are used and applied to the Town estimated median annual income of \$50,100 per year: Very-low income = 0 to 50% of the median income; Low income = 51% to 80% of the median income; and Moderate income = 81% to 120% of the median income. Using this methodology, the following Town income group definitions are established in Table 6-9.

**Table 6-9
2000 INCOME GROUP DEFINITIONS**

Income Group	Annual Income Range*
Very-Low	0 - \$25,100
Low	\$25,101 - \$40,100
Moderate	\$40,101 - \$60,100
Moderate +	\$60,101 and more

* - Figures are rounded to the nearest \$100 increment.

Source: Calvin Giordano

Code Violations - The Town has not formally adopted its land development regulations as of this date. However, the Florida Building Code (FBC) will eventually become part of the Town's code of ordinances. The FBC includes the following definition of unsafe structure:

"Any building or structure that has any of the following conditions, such that the life, health, property or safety of its occupants or the general public are endangered:

1. Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic.
2. Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or nonworking condition such that the means of egress could be rendered unsafe in case of fire or panic.
3. The stress in any material, member or portion thereof, due to all imposed loads including dead load exceeds the stresses allowed in the Standard Building Code for new buildings.
4. The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirement established by the Standard Building Code for new buildings.
5. Any exterior appendage or portion of the building or structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the Standard Building Code for new buildings.
6. If for any reason the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.
7. The building, structure or portion thereof as a result of decay, deterioration or dilapidation is likely to fully or partially collapse.
8. The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the Standard Codes or of a municipal, county or state law.
9. Any building, structure or portion thereof that is in such a condition as to constitute a public nuisance.
10. Any building, structure or portion thereof that is unsafe, unsanitary or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment."

GROUP FACILITIES AND HOMES

The Florida Department of Health and Rehabilitative Services (FDHRS) licenses group homes through three of its divisions; Aging and Adult Services (Adult Congregate Living Facilities), Division of Developmental Services (Long Term Residential Care Facilities and Centers for Independent Living), and Children, Youth and Families (Family Group Home and Family Foster Home facilities).

FDHRS also provides licensing to individuals or businesses that provide homes to individuals that are developmentally delayed. The individuals placed in homes are typically adults; however, a disability had to have occurred prior to the age of 18 to be eligible.

Licensed homes with capacities of less than three are considered foster homes, while those with capacities of 4 to 8 are termed group homes. There are currently no known foster or group homes in Loxahatchee Groves.

In addition to group homes licensed by DHRS, the Agency for Health Care Administration licenses assisted living facilities (ALFs). There are currently no known licensed ALFs in the City.

A determination of appropriate locations for foster care and group home facilities containing 7 or more residents will be made at the time that the Town's initial land development regulations are adopted. It is concluded that no further special measures are needed to accommodate group home uses. The expected minimal growth of the Town does not indicate that any special policies are needed to encourage large-scale facilities to accommodate the unique needs of special populations within the planning period. However, policies to incorporate small-scale special needs and seniors facilities should be encouraged.

MOBILE HOME AND RECREATIONAL VEHICLE PARKS

Loxahatchee Groves contains no mobile home condominiums or cooperatives.

NEIGHBORHOOD REDEVELOPMENT AND URBAN INFILL

The Town currently has no redevelopment or urban infill areas and/or programs. Further, the current rural character of development indicates that these programs are not necessary at this time.

TOWN HOUSING PROGRAMS

Loxahatchee Groves currently has no municipal housing programs available for Town residents.

HISTORIC RESOURCES

There are no known historically significant housing resources, including homes listed on the State Master Site File in Loxahatchee Groves.

**Table 6-13
Housing Stock Growth Projections by Type**

Residential Density	Projected Housing Units By Year			
	2006	2008	2013	2018
Single-Family *	1,043	1,072	1,209	1,366
Multiple-Family (2)	72	74	83	94
Total Units	1,115	1,146	1,292	1,460

* - Single-Family detached units

** - Includes multiple-family and mobile home units..

Source: Calvin Giordano

The above projections include the assumption of an adequate number of vacant units equivalent to the rate defined by the 2000 Census. Land requirements necessary to accommodate the above projections are presented in the Future Land Use Element.

HOUSEHOLD CHARACTERISTICS PROJECTIONS

Census household size and occupancy data are used to estimate that, in 2000, there were 1,002 resident households in the area that was to become incorporated as Loxahatchee Groves. Household and housing stock estimates and projections are presented in Tables 6-11 to 6-13 using TAZ data prepared by Palm Beach County. From these tables, the following observations are made:

- Of the total projected growth (300 households) during the 2008 - 2018 period, 280 households (93% of the total) are projected to be owners, as opposed to renters.
- Renters are projected to increase by 20 households during the 2008 - 2018 period.
- Of the total projected growth in housing stock (314 units) during the 2008 - 2018 period, 294 housing units (95% of the total) are projected to be single-family, as opposed to multiple-family or mobile homes.
- Multiple-family units and mobile homes are projected to increase by 20 units during the 2008 – 2018 period.

Population projections, by age group, are presented in Table 6-14 using total population projections prepared by the Palm Beach County Planning Division. The distribution among age-groups, per the 2000 Census, was assumed to remain constant through 2018. From Table 6-14, the following observations are significant:

An analysis of vacant residential land, completed in the Future Land Use Element, leads to the conclusion that adequate vacant residential land remains to accommodate projected population growth. Future residential development will consist primarily of additional construction on platted lots and the subdivision of existing lots. It is anticipated that the private sector will continue to supply the small amount of additional rental housing demand in the Town.

The Town's role in the new housing delivery process will be to assure the provision of services necessary to facilitate housing delivery by the private sector. However, it is anticipated that the Town's role in code enforcement may need to increase in the future, as the housing stock continues to age.

ALTERNATIVE HOUSING ISSUES

An analysis of income group data from Table 6-10 leads to the following conclusions:

Relatively low percentages of the households in Loxahatchee Groves are within the very-low and low income groups. Of the total households, approximately 19% are very-low and low income owners and 7% are very-low and low income renters.

The balance of the households in Loxahatchee Groves (74%) are moderate and above income owner households.

The rental unit vacancy rate from Table 6-3 (i.e. 0%) indicates that there is some "pent-up" demand for additional rental units. (Note: a 5% vacancy rate is indicative of an equilibrium situation where supply meets demand, accounting for a normal turnover of tenants.) However, the low number of renter households indicates that the availability of rental housing stock is not an over-riding concern in the Town. The relative incidence of renters (i.e. 7% of households) in Loxahatchee Groves is low, and the rate is not projected to dramatically increase. Zoning to permit accessory dwelling units and mobile homes should be considered.

AVAILABILITY OF SERVICES

Loxahatchee Groves has sufficient infrastructure in place to accommodate the modest projected growth, while maintaining the desired rural lifestyle. Services will be provided directly by special district or indirectly through interlocal agreement with nearby service providers to accommodate development demands.

At this time, Palm Beach County has sufficient capacity to accommodate the potable water demand of projected development in the Town, while septic tanks are expected to be the preferred means of treating and disposing of wastewater. Further, a majority of the local streets in Loxahatchee Groves are unpaved. Within a year of the adoption of the Comprehensive Plan, a Master Road, Greenway and Equestrian Trail Plan will be developed which will speak to the future of all roads and greenways in Loxahatchee Groves in such a manner that will maintain the current rural lifestyle. This process will require substantial public input.

Sufficient solid waste capacity is available at the County's facilities for the disposal of both processable and non-processable solid waste. A contractual agreement exists between Loxahatchee Groves and a private hauler for the collection and transport of all solid waste to the County facilities. The Town has sufficient acres in local parks to serve its residents.

B. Renter-Occupied Households					
Year	Very-Low	Low	Moderate	Moderate +	Total
2000	24	47	0	0	71
2006	25	50	0	0	75
2008	26	51	0	0	77
2013	29	58	0	0	87
2018	33	64	0	0	97
2008-2018	7	13	0	0	20

* - Need = Projected household growth.
Source: Table 6-10 and Calvin Giordano

D. Recommendation

Housing goals, objectives and policies should be tailored principally to maintaining the condition of the Town’s housing stock, while facilitating the private sector in the provision of housing to accommodate demand generated by population growth, including the accommodation of accessory apartments and mobile homes. In addition, policies to incorporate small-scale special needs and seniors facilities should also be included.

It is further recommended that the Town prepare the required affordable housing assessment, to include Shimberg data, at the time of the initial Evaluation and Appraisal Report. This will allow a more direct comparison of the Town’s housing stock, by price-range, to the ability of households to afford related housing costs.

6.1.3 Policy:
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.

6.2 Objective:
Adequate and affordable housing, consistent with the current character of the Town, shall be provided for existing residents and anticipated population growth, including housing to accommodate any defined specialized needs of very-low, low and moderate income, elderly or handicapped or displaced residents. 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 character is maintained.

6.2.3 Policy:
Provide for innovative housing alternatives (e.g. single-room occupancy, accessory residential structures, and congregate living alternatives) oriented to facilitating reduced housing costs.

6.2.4 Policy:
Require 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 manufactured homes 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 in residential developments south of Collecting Canal Road.

6.2.7 Policy:
Encourage congregate living facilities as a permitted use south of Collecting Canal Road.

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:

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.

FLUME

CHAPTER ONE

FUTURE LAND USE ELEMENT

THE TOWN

The Town of Loxahatchee Groves is a small community encompassing 12.5 square miles (7,800 acres). It is located in Palm Beach County about 15 miles west of I-95 near Royal Palm Beach on the north side of Southern Blvd (US-441/SR-80). The Village of Royal Palm Beach lies to the east, the Village of Wellington is to the south, and areas of unincorporated Palm Beach County referred to as "The Acreage" lie to the north and west.

INCORPORATION

Loxahatchee Groves (sometimes referred to as "The Groves") had its origins in 1917 and was primarily oriented around large home sites for those that desire a rural setting. Loxahatchee Groves is characterized by its rural, agricultural, and residential nature. Considered Palm Beach County's last frontier, the Groves has been surrounded by urban development. Residents of the Town voted to incorporate in 2006 with the objective of having more control over their future.

VISIONING PROCESS

Strategic Plan

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

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

The vision for the future of the community as stated in the Strategic Plan is as follows:

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

The values, goals, and strategies have been incorporated into this Comprehensive Plan for the Town of Loxahatchee Groves.

Business Plan

To carry out the strategic plan, the Town developed an implementation schedule for specific actions and will adhere to stated principles as delineated below. Many comprehensive plan policies reflect action statements in the Business Plan.

Population and Household Growth Projections

	<u>2000</u>	<u>2006</u>	<u>2008</u>	<u>2013</u>	<u>2018</u>
Population	2,991*	3,161**	3,261*	3,749*	4,340***
Housing Units	1,051	1,115	1,146	1,292	1,460
Households	1,002	1,063	1,092	1,231	1,392

* Palm Beach County Planning Division

** Bureau of Business and Economic Research, University of Florida.

*** Calvin Giordano trend extrapolation.

EXISTING LAND USE CONDITIONS

Residential land uses make up more than 33% of the total land area of the Town. Commercial land uses make up less than 1% of the Town. Slightly more than 11% of the Town is vacant.

**Table 1-1
Existing Land Uses**

Existing Land Use	Acreage	% of Total Area
Agriculture	3892.07	48.98%
Commercial	21.78	0.27%
Institutional	112.21	1.41%
Recreation/Open Space	94.43	1.19%
Residential Single Family	2626.78	33.06%
Vacant	900.92	11.34%
Right of Way	297.32	3.74%
Totals	7945.50	100.00%

Source: Palm Beach County Property Appraiser, Calvin, Giordano & Associates, 2008

Future Land Use Designations

The Town's Future Land Use Map provides for a predominantly rural residential setting with Rural Residential 5 (1 dwelling unit per 5 acres) making up 98.7% of the total land area respectively. Commercial uses make up just 0.5% of the total land area.

**Table 1-2
Future Land Uses**

Future Land Use	Acreage	% of Total Land Area
Commercial Office Uses - Commercial Low (CL-O)	13.50	0.17%
Commercial Low Uses (CL)	23.84	0.30%
Institutional and Public Facilities (INST)	31.06	0.39%
Parks and Recreation (PARK)	31.31	0.39%
Rural Residential 5 (RR-5)	7845.79	98.7
Totals	7945.50	100.00%

Source: Palm Beach County Property Appraiser, Calvin, Giordano & Associates, 2008

Currently, the Town does not have an extensive network of sidewalks or bike paths and plans to engage in a major roadway plan and a greenway/equestrian trail plan within one year of adoption of the Comprehensive Plan.

Existing Roadway Needs

The peak hour peak direction level of service analysis for existing conditions indicates that segments of major roadways within the Town of Loxahatchee Groves, such as Okeechobee Boulevard and SR-80/Southern Boulevard, are currently operating below the adopted LOS D standard. Roadway improvements along Okeechobee Road and Southern Boulevard/SR-80 are planned in the Palm Beach County’s Five Year and Long Range Transportation Plan and Florida Department of Transportation’s Work Program respectively. The Town should coordinate with FDOT and Palm Beach County for acceptable improvements to address the deficient roadways.

Removal of E Road from the County Thoroughfare Right-of-Way Identification Map

To preserve the unique character of the Town, and to keep non-resident traffic away from the Town’s roads, the Town has coordinated with Palm Beach County and other agencies in the removal of E Road from Palm Beach County’s Thoroughfare Right-of-Way Identification Map.

SR 80/Southern Boulevard Access Management Study

The Town is planning to concentrate any new commercial development within the Town between East Citrus Road border to border and SR-80/Southern Boulevard in order to minimize impacts to residential areas. There are several options under study and the final Access Management Plan for the SR-80 corridor will be utilized by the Town to guide growth along SR-80, while coordinating access along SR-80 with the planned widening.

Existing Hurricane Evacuation Routes

The hurricane season is from June 1 to November 30. It is recommended that the Town continue to coordinate with the county to maintain and improve hurricane evacuations times, although the Town is not in a primary storm surge zone.

Existing Public Transit

Bus Service is provided by Palm Tran, a Palm Beach County provider for public transportation service. There are no fixed routes that run into or through the Town of Loxahatchee Groves. However, there is one fixed route (Route#40) that runs along Southern Boulevard. All Palm Tran buses are equipped with wheelchair ramps and automatic stop announcement systems. Paratransit is also available from the County.

Infrastructure

The following table outlines service providers for the Town:

**Table 1-4
Service Providers**

Sanitary Sewer	Palm Beach County Water Utilities Department (PBCWUD)
Solid Waste	Solid Waste Authority of Palm Beach County (SUA) Waste Pro (Pick up)
Drainage	Loxahatchee Groves Water Control District (LGWCD)
Potable Water	Palm Beach County Water Utilities Department (PBCWUD)
Ground Water Aquifer Recharge	Loxahatchee Groves Water Control District (LGWCD)

Map 1.5 *FEMA Flood Zones* identifies the flood zones within the Town. Most of the Town of Loxahatchee Groves is a X500 zone.

Potable Water Analysis

A majority of the Town does not have potable water service available and operates on domestic self supply water wells. Along Southern Boulevard, Okeechobee Boulevard and 40th Street, water mains are operated by PBCWUD. Property owners adjacent to these mains may request connection with the permission of the Town Council. The Level of Service (LOS) PBCWUD provides is 126 GPD per capita. PBCWUD operates 5 Water Treatment Plants. The Town has not yet entered into a franchise agreement with a utility provider and the majority of the Town is expected to remain on private wells for the foreseeable future.

Parks and Recreation

The Town has adopted a Level of Service of six (6) acres of recreation and open space per 1,000 residents. The Town will continue to meet this level of service through 2015. The existing park space is based upon the one park that lies within the Town, the Loxahatchee Groves County Park consisting of 30.12 acres. The Town would like to attract a private equestrian facility to enhance recreational activities.

Public Schools

Public school facilities within the Town of Loxahatchee Groves are operated by the Palm Beach County School Board. The Town has entered into an interlocal agreement for school concurrency with the Palm Beach County School Board and a Public Educational Facilities Element has been included in this Comprehensive Plan.

Students from Loxahatchee Groves attend the following schools:

1. Loxahatchee Groves Elementary, 16020 Okeechobee Blvd., Loxahatchee Groves, FL 33470
2. Western Pines Middle, 5949 140th Ave., N., Royal Palm Beach, FL 33411
3. Seminole Ridge High, 4601 Seminole Pratt Whitney Road, Loxahatchee Groves, FL 33470

Capital Improvements

The Town does not plan to undertake its own capital improvements at this time. The Town will undergo extensive roadway and greenway/equestrian trail planning within one year of adopting the Comprehensive Plan. Annual updates to the Capital Improvements Element will allow adjustment based upon these plans.

HISTORIC PRESERVATION

Remaining historic sites include George Benzel's house, a silo, and ranger station. The 1936 Loxahatchee Groves schoolhouse is now in Yesteryear Village at the South Florida Fairgrounds east of the Town.

There are no officially designated historic sites- or homes listed on the State Master Site File in Loxahatchee Groves. However, the Town would like to acknowledge its history and rural character in future Town facilities, greenway/equestrian trail facilities, and local events. The Town may wish to undertake a survey of historic properties in order to aid preservation of the Town's history.

shrub swamp at 514.13 acres are the predominant habitats present, and represent remnants of these historic natural habitats. However, currently these native areas are greatly fragmented due to development and the encroachment of invasive exotic vegetation.

Water Resources

Map 1.7 *Water Bodies Map* identifies the water bodies within the Town. There are no natural lakes, rivers or streams within the Town. The canal systems within the Town are man made. There are many small ponds within the Town, though most are man made surface water ponds. Some, however, are naturally occurring depressional ponds that are remnant habitat of historic ecosystems. The Canal systems within the Town are maintained by the Loxahatchee Groves Water Control District.

Natural Groundwater Aquifer Recharge Analysis

Palm Beach County and the Town of Loxahatchee Groves are within the South Florida Water Management District. The Town falls within the SFWMD Lower East Coast (LEC) Planning Area. The principal ground water resources for the LEC Planning Area are the Surficial Aquifer System, including the Biscayne aquifer, and the Floridian Aquifer System. The Surficial and Biscayne aquifers provide most of the fresh water for public water supply and agriculture within the LEC Planning Area.

Wellfields

Palm Beach County County Environmental Resource Management (PBC ERM) began the Wellfield Protection Program in 1988. It regulates activities in wellfield protection areas including the storage, handling, use, and production of regulated substances at hazardous material facilities. The water supply is vulnerable to the introduction of chemicals from business and residential uses. Chemicals improperly used by citizens on their property could pose a risk to the public drinking water supply. In order to provide protection to the water supply, Palm Beach County established zones of influence around each wellfield. Zones are delineated by the theoretical time it takes for contaminants to travel from the point they enter the ground water to the wellfield. Palm Beach County has four delineated protective zones: Zone 1, Zone 2, Zone 3 and Zone 4. Restrictions are highest in Zone 1. These protected areas act as safety buffers against accidental contaminant releases wherein known contaminants can be reduced before they reach the public supply well. Per PBC ERM, Zone 1 is the land between the well and the 30-day travel time contour line. Zone 2 is the distance between the 30-day and the 210-day contours. Zone 3 is the area between the 210-day and 500-day contours. Zone 4 is the area within the 1-foot drawdown contour. Map 1.6 designates the wellfield protection zones in the Town of Loxahatchee Groves.

Hazard Mitigation

Hurricane Wilma in 2005 and storms in 2004 highlighted the need for emergency management coordination in South Florida. ~~Palm Beach County provides debris removal and emergency management planning until October 1, 2008. From then, the Town will apply its own debris removal services and develop a *Comprehensive Emergency Management Plan (CEMP)*.~~ Also within the Town is a Community Emergency Response Team. The Loxahatchee Groves CERT (Community Emergency Response Team) is a group of neighbors who have been trained to respond to emergency situations in the event of disaster.

- f) Ensure safe and convenient on-site traffic flow and vehicle parking needs; and
- g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.
- h) Create codes allowing diverse low impact home-based businesses.
- i) Establish codes to regulate uses that create large scale places of assembly.
- j) Buffer residential uses from non-residential uses using mechanisms to promote and enhance the rural natural environment.

1.1.6 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.

1.1.7 Policy:

The Town shall encourage the use of innovative land development regulations such as mixed use land development techniques where appropriate.

1.1.8 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.

1.1.9 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 permitted by the land development code;
2. Provide for zoning districts, which appropriately accommodate residential and/or agricultural uses, which are consistent with the Rural Residential Future Land Use designation;
3. Provide assurances that allowed agricultural uses shall be compatible with a rural residential neighborhood in the land development code;
4. Guarantee the keeping of livestock;

- 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.

1.1.17 Policy:

Owners of non-conforming lots of record that are less than five acres legally established prior to the date of incorporation may construct one single family home on their property.

1.1.18 Policy:

Existing naturist resorts legally established prior to the date of incorporation may remain.

<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
PARKS AND RECREATION			
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.
CONSERVATION			
Conservation (CON)		0.05	Natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/preservation. The Town shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.

Notes:

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

development by utilizing a variety of mechanisms to access and collect impact fees, dedications and/or contributions from private development.

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

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

1.5.1 Policy:
The Town shall allow public schools in the Institutional and Public Facilities land use category.

1.5.2 Policy:
To the extent possible, the Town shall support the collocation of school sites with public facilities such as parks, libraries, and community centers.

1.6 Objective:
The Town shall maintain an emergency management plan to reduce or eliminate the exposure of human life and public and private property to natural hazards.

1.6.1 Policy:
The Town shall prepare a Comprehensive Emergency Management Plan to ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions by March 2009.

1.6.2 Policy:
The Town shall coordinate their Comprehensive Emergency Management Plan with the County Emergency Management Office for compliance with the County Emergency Management Plan.

1.6.3 Policy:
The Town shall ensure level of service standards for public facilities are returned to pre-storm levels as soon as possible after a storm event.

1.6.4 Policy:
The Town shall prepare a post-disaster redevelopment plan by December 2010.

1.7 Objective:
Provide identification, protection and awareness of historic resources in order to preserve the Town's unique history.

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.