

TO: Mayor and Councilmembers

FROM: Jim Fleischmann, Town Planning Consultant

DATE: February 13, 2023

SUBJECT: Pre-Council Workshop Update of Comprehensive Plan Elements

Background

Current Goals, Objectives & Policies for the individual elements of the Town's Comp Plan were distributed in a 3-ring binder at the November 15, 2022 Council meeting. The binder will be used as the basis for future discussions.

The following information is provided for Council's review:

1. Summary of Council action/direction at the January 30, 2023 Workshop.
2. Revised schedule of Comp Plan Amendment activities (attached).

Recommendation:

Staff seeks Council input and direction with respect to the current language in the Transportation (commencing with Objective 2.6 on page 2-18), Capital Improvements and Property Rights Elements, as well as other major issues to be included.

Summary of Council Revisions/Direction at the January 30, 2023 Workshop:

A. Infrastructure Element

1. Objective 3A.1: Revise to read:
To optimize the utilization of water resources through provision of stormwater management for the Town which reduces damage and inconvenience from flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and groundwater and protects the functions of wetlands. ~~in urban areas.~~
2. Policy 3A.1.2.a - i: Request review by Public Works Department and, if necessary, the Town's Engineer to determine in requirements are current.
3. Policy 3A.1.14: Revise to read:
The Town of Loxahatchee Groves shall investigate the need to acquire a National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) and the implementation of the permit conditions including monitoring of outfalls and improving stormwater management practices ~~by December 2009.~~

4. Policy 3A.1.15: Delete Policy.

5. Policy 3C.2.4: Revise to read:

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

6. Policy 3C.3.6: Revise to read:

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

B. Transportation Element

1. Directed Staff to obtain and forward to Council the following: (1) the current roadway classification of Okeechobee Boulevard, including its CRALLS classification; (2) recent historical traffic counts on Okeechobee Boulevard; (3) count maximums by LOS category; and (4) justification for “Rural Collector” classification for Okeechobee Boulevard.

5. Policy 6.2.4: Delete Policy

6. Policy 6.2.5: – Revise to allow existing and replacement manufactured homes to remain subject to ULDC requirements.

7. Policies 6.2.6, 6.2.7, and 6.2.8: Delete Policies.

8. Objective 6.3 and Policies 6.3.1, 6.3.2, 6.3.3, 6.3.4, and 6.3.5: Delete policies.

9. Policy 6.4.1: Revise to read:

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 modular~~ homes, and (3) investigating innovative housing alternatives such as ~~single room occupancy~~, accessory dwelling units, ~~and congregate living.~~

10. Policy 6.4.2: Revise to read:

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.~~

11. Policy 6.4.4: Delete Policy

REVISED EAR-BASED AMENDMENTS SCHEDULE (3)
Commencing January 9, 2023

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	20	Future Land Use #1	1. Review of February 13th 2. Discussion and Staff Direction
February	27	Future Land Use #2 and Introduction	1. Review of February 20th 2. Discussion and Staff Direction
To be determined(TBD)	TBD	Summary and discussion of changes to date and additional revisions	1. Review of February 27th 2. Discussion and Staff Direction
To be determined(TBD)	TBD	Council Workshop #1 All Elements	1. Review of TBD 2. Discussion and Staff Direction
To be determined(TBD)	TBD	Council Workshop #2 All Elements	1. Review of TBD 2. Discussion and Staff Direction
To be determined(TBD)	TBD	Public Hearing - All Elements	Local Planning Agency Hearing and recommendation to Council
To be determined(TBD)	TBD	Public Hearing - All Elements	Second Local Planning Agency Public Hearing – If necessary
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	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

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

Goal 9: 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.

9.1 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.

9.1.1 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.

9.1.2: 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.

9.1.3: Policy:

Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4: Policy:

Aggressively seek all realistic grant opportunities to fund projects in the Five-Year Schedule of Capital Improvements.

9.1.5 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.

9.1.6 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) Public involvement in Capital Improvement Program and Budget.
- 4) Existing land development and Town plans.
- 5) Plans of local, county, state agencies including the Loxahatchee Groves Water Control District.
- 6) Accommodation of new development and redevelopment.
- 7) Financial feasibility.

- 9.2 *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.
- 9.2.1 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 CIP updates basis.
- 9.2.2 Policy:
The annual update of the Five-Year Schedule of Capital Improvements shall reflect proportionate fair-share and other developer contributions.
- 9.2.3 Policy:
The Five-Year Schedule of Capital Improvements shall be financially feasible.
- 9.2.4 Policy:
The Five-Year Schedule of Capital Improvements shall be consistent with objectives and policies of Comprehensive Plan elements.
- 9.2.5 Policy:
Coordinate proportionate fair share mitigation procedures and payments with Palm Beach County, and the Florida Department of Transportation, and the Palm Beach County School District.
- 9.2.6 Policy:
Coordinate planning for the Town improvements with the plans of state agencies, the South Florida Water Management District (FWMD), Palm Beach County, the Loxahatchee Groves Water Control District and adjacent municipalities when applicable.
- 9.2.7 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.
- 9.2.8 Policy: Reserved
- 9.2.9 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.

- 9.2.10 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.
- 9.2.11 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.
- 9.2.12 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 trails and greenways, schools and roadways.
- 9.2.13 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.
- 9.2.14 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.
- 9.2.15 Policy:
For public school facilities, a proportionate share mitigation agreement is subject to approval by Palm Beach County School District and the Town.
- 9.2.16 Policy: Reserved
- 9.2.17 Policy: Reserved
- 9.2.18 Policy: Reserved
~~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~~

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

9.3.1 Policy:
Provided the Town Charter allows such an activity, Loxahatchee Groves 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.

9.3.2 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.

9.3.3 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.

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

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

9.4 *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.

9.4.1 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.

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

9.4.3 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 (10) year Water Supply Facility Work Plan (WSFWP).

9.5 *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 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.

9.5.1 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.

9.5.2 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;
 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.

9.5.3 Policy:

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

9.5.4 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.

9.5.5 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.

9.6 *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~~ **to the Five-Year Schedule of Capital Improvements** shall be made by Town Council Ordinance and not subject to the comprehensive plan amendment process.*

9.6.1 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.

9.6.2 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.

9.7 Objective:

The Five-Year Schedule of Capital Improvements consists of Tables 9-1 to 9-3.

**Town of Loxahatchee Groves Comprehensive Plan — Capital Improvement Element
Adoption — February 2009 — 9-15**

Table 9-1 – 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

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 Dist.	5-Year Capital Budget (FY 2013 – 2017) Incorporated By Reference					

* – Refer to Table 9-1C.

Table 9-3 – 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

13 – PROPERTY RIGHTS

Added: Ordinance 2021-10

13.0 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: 13.0 The Town of Lake Clarke Shores shall respect judicially acknowledged and constitutionally protected private property rights.

Objective: 13.1 The Town shall ensure that private property rights are considered in local decision making.

Policy: 13.1.1 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.

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

TRANSPORTATION ELEMENT (Rev: Ord. 2013-08; Ord. 2017-01; Ord. 2018-10)

GOAL 1

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

Concurrency Management

2.1 *Objective*

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

2.1.1 Policy:

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

2.1.2 Policy:

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

2.1.3 Policy:

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

2.1.4 Policy:

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

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

Intergovernmental Coordination

2.2 *Objective*

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

2.2.1 Policy:

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

2.2.2 Policy:

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

2.2.3 Policy: Reserved.

2.2.4 Policy:

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

Greenways and Equestrian Trails

2.3 *Objective*

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

2.3.1 Policy:

The Town shall create a map of existing equestrian riding trails.

- 2.3.2 Policy:
The Town shall work toward establishing equestrian trails and greenways within the existing canal maintenance easements on all Letter Roads. In addition, the Town shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, or equestrian circulation throughout the Town.
- 2.3.3 Policy:
A plan for a cohesive internal trail system with connections to neighboring communities may be completed , under the direction of the Roadway, Equestrian Trails and Greenways (RETAG) Committee.
- 2.3.4: Policy
Annually, the (RETAG) Committee shall assess whether the greenway and equestrian trail system is sufficient for the needs of the residents. As part of its annual assessment, RETAG shall recommend projects to be included in the Five-Year Schedule of Improvements.
- 2.3.5 Policy:
The greenway and equestrian trails system, wherever feasible, shall provide connections between residential homes, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.
- 2.3.6 Policy:
All vehicular parking for land uses which are adjacent to the greenway and equestrian trail system should provide the parking on a side away from the trail.
- 2.3.7 Policy:
The Town, in cooperation with LGWCD and the RETAG, shall develop minimum design standards for greenway and equestrian trails for inclusion in its Land Development Regulations. The Town shall coordinate the application of its minimum design standards with the LGWCD whenever a proposed greenway or equestrian trail falls within an LGWCD right-of-way. Further, the RETAG shall work cooperatively with the Loxahatchee Groves Water Control District to develop trail design documents.
- 2.3.8 Policy:
The greenway and equestrian trail system shall be maintained and improved to be consistent with the Town's minimum design standards.
- 2.3.9 Policy:
The Town shall use landscaping and signs to visually identify crossings and trail access points. Safe and controlled crossings shall be provided.
- 2.3.10 Policy:
The Town shall ensure sufficient right-of-way is preserved to construct and maintain the multiuse trails.

2.3.11 Policy:

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

2.4 *Objective:*

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

2.4.1 Policy:

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

2.4.2 Policy:

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

2.4.3 Policy:

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

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

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

Land Use/Transportation Coordination

2.5 *Objective*

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

2.5.1 Policy:

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

2.5.2 Policy:

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

2.5.3 Policy:

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

1. Transportation facilities and services shall be planned and located in a manner which minimizes the potential impacts on adjacent land uses with consideration given specially to existing residential areas.
2. Intermodal facilities shall be located so as to maximize the efficiency of the transportation system.
3. All opportunities to provide adequate bus shelters will be explored.

Right of Way Protection

2.6 *Objective*

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

2.6.1 Policy:

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

2.6.2 Policy:

Future Right-of-Way requirements for State and County roads shall be established in conformance with and Palm Beach County Standards to meet the future needs, while maintaining the rural character of the Town.

2.6.3 Policy:

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

Safety, Maintenance and Improvement of Roadways

2.7 Objective

The Town shall maintain a safe local roadway network.

2.7.1 Policy:

For the purpose of allocating maintenance and capital improvements projects funds, the Town's local roads shall be classified as follows:

1. Category 1 – Surfaced local public roads under the jurisdiction of the Town.
 - 1.A. – Paved local public roads.
 - 1.B. – OGEM-surfaced local public roads.
2. Category 2 – Unsurfaced local public roads.
 - 2.A. - Loxahatchee Groves Water Control District roads.
 - 2.B. – Town of Loxahatchee Groves roads
3. Category 3 – Private local roads (public access).
4. Category 4 – Private local roads (no public access).

For the purposes of state funding eligibility, maintaining existing Town local road capacity shall be deemed to be construction of new Town local roads, reconstruction, resurfacing or paving of existing surfaced or paved Town local roads, or paving or surfacing of existing graded Town local roads.

2.7.2 Policy:

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

2.7.3 Policy:

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

2.7.4 Policy:

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

2.7.5 Policy:

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

1. Address traffic operational deficiencies at Southern Boulevard intersections.
2. Reduce speeding on Okeechobee Boulevard.
3. Implement Town Okeechobee Boulevard policies stated in Objective 1.1A of the Future Land Use Element.

2.7.6 Policy:

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

2.7.7 Policy:

The Town shall utilize the Road, Greenway, and Equestrian Trail Plan to guide future roadway and equestrian trail maintenance and safety improvements.

2.7.8 Policy:

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

2.7.9 Policy:

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

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

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

Transit

2.8 Objective

The Town of Loxahatchee Groves shall support and coordinate with Palm Beach County to provide safe, efficient, and convenient accessibility and availability to transit for all users.

2.8.1 Policy:

The Town shall coordinate with Palm Tran and the MPO to provide convenient service and access to intermodal terminals and facilities, including Palm Beach International Airport and other generators and attractors.

2.8.2 Policy:

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

2.8.3 Require all applicants for site plan approval of all non-residential development on a property fronting Southern Boulevard to conform with the need for a Bus Stop Boarding and Alighting Area (BSBAA), as determined by Palm Tran.

Greenhouse Gas Reduction

2.9 Objective

The Town of Loxahatchee Groves shall support and coordinate with Palm Beach County to reduce greenhouse gas emission by promoting alternative modes of transportation.

2.9.1 Policy:

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

2.9.2 Policy:

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