

**RESOLUTION NO. 2024-45**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING THE COMPREHENSIVE PLAN EVALUATION AND APPRAISAL AMENDMENTS 2024 DATA AND ANALYSIS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS** Florida Statutes 163.3191(1) requires each local government to evaluate its Comprehensive Plan at least once every seven years; and

**WHEREAS**, the Town of Loxahatchee Groves has determined that the Comprehensive Plan needs to be amended to reflect certain changes in state requirements and local conditions; and

**WHEREAS**, The Town of Loxahatchee Groves has prepared data and analysis necessary to support the needed amendments to the Comprehensive Plan; and

**WHEREAS**, the Town has compiled the data and analysis in the document entitled Comprehensive Plan Evaluation and Appraisal Amendments 2024 Data and Analysis (2024 Data and Analysis); and

**WHEREAS**, Pursuant to Florida Statutes 163.3184(4)(e)2 the Town will submit the 2024 Data and Analysis to the state land planning agency and other agencies that provided comments during the transmittal stage of the amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:**

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

**Section 2.** The Town Council of the Town of Loxahatchee Groves hereby approves the 2024 Data and Analysis, attached hereto as Exhibit "A".

**Section 3.** This Resolution shall become effective immediately upon its passage and adoption.

Councilmember Maniglia offered the foregoing Resolution. Councilmember Shorr seconded the Motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
ANITA KANE, MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARGARET HERZOG, VICE MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROBERT SHORR, COUNCILMEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAURA DANOWSKI, COUNCILMEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILLIS MANIGLIA, COUNCILMEMEBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS 2 DAY OF July, 2024.**

ATTEST:

Valerie Oakes  
Town Clerk Valerie Oakes

APPROVED AS TO LEGAL FORM:

Elizabeth V. Lukan  
Office of the Town Attorney

TOWN OF LOXAHATCHEE GROVES,  
FLORIDA

Anita Kane  
Mayor Anita Kane

Margaret Herzog  
Vice Mayor Margaret Herzog

Robert Shorr  
Councilmember Robert Shorr

Laura Danowski  
Councilmember Laura Danowski

Phillis Maniglia  
Councilmember Phillis Maniglia

**Exhibit A**

**COMPREHENSIVE PLAN**

**EVALUATION AND APPRAISAL AMENDMENTS**

**2024 Data and Analysis**



**Town of**

**Loxahatchee Groves**

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## I. INTRODUCTION

The Loxahatchee Groves Evaluation and Appraisal Report (EAR) comprehensive plan amendments are submitted in response to the provisions of Section 163.3191, Florida Statutes (F.S.), which requires that the planning program be an ongoing process.

In order to ensure the ongoing process, F.S. Section 163.3191(1) requires each local government to prepare a formal evaluation of its comprehensive plan each seven years and notify the state land planning agency of the results. The purpose of the evaluation is to identify amendments to the comprehensive plan necessary to reflect relevant changes in state requirements since the last update. In addition, local governments are encouraged to update comprehensive plans to reflect changed local conditions.

In response to F.S. Section 163.3101(1) requirements, the Loxahatchee Groves Evaluation and Appraisal Notification Letter (Notification) was submitted to the Florida Department of Economic Opportunity (FDEO) on June 16, 2021. (Ref: Exhibit 1). The Town received confirmation of the Notification from the Florida Department of Economic Opportunity (FDEO) in a letter dated July 15, 2021 (Ref: Exhibit 2).

The following principal amendment categories are included in the EAR review process to meet state comprehensive planning requirements per the FDEO confirmation letter and changed local conditions:

### **A. Notification Letter Comprehensive Planning Requirements.**

1. Coordination with the Lower East Coast and Palm Beach County 10-Year Water Supply Plans (F.S. 163.3177 (4)(a); and
2. Update of the Five-Year Schedule of Capital in the Capital Improvements Element (F.S. 163.3177 (3)(a).

### **B. Additional Florida Statutes Based Amendments**

1. Updates to the planning period and population projections.
2. Addition of a Property Rights Element to the Comprehensive Plan.
3. Deletion of the Public Schools Element from the Comprehensive Plan.
4. Update of the data and analysis and Objectives and Policies of the Housing Element of the Comprehensive Plan.

### **C. Changes in Local Conditions Amendments:**

1. Reformatting of the 2009 Loxahatchee Groves Comprehensive Plan, as amended, to consist of two separate documents: Evaluation and Appraisal Amendments 2023 Data and Analysis (2023 Support Documentation) and 2023 Evaluation and Appraisal Amendments Goals, Objectives, and Policies (2023 Goals, Objectives and Policies).

As part of the reformatting, an Introduction Element has been added to the 2023 Goals, Objectives and Policies document.

2. Minor text amendments.
3. Local issue amendments including redesignation of Okeechobee Boulevard as a Rural Minor Collector and creation of a local roads classification system.

All of the following EAR-based revisions to the current adopted Comprehensive Plan are identified by underline (additions to current text) or ~~striketrough~~ (deletions of current text) format.

## **II. NOTIFICATION LETTER AMENDMENTS**

### **A. Ten-Year Water Supply Facilities Work Plan Update**

#### **1. Support Documentation**

The Town's Evaluation and Appraisal Notification Letter identified an update of the Town's Ten-Year Water Supply Facilities Work Plan as an item to be completed as a component of the EAR-based Comprehensive Plan amendments.

A majority of the Town does not have central potable water service available and operates primarily on domestic self-supply water wells. The water supply wells draw from the Surficial Aquifer.

For areas centrally served, the Town entered a Potable Water, Wastewater, and Reclaimed Water Utilities Franchise and Service Area Agreement (Service Agreement) with Palm Beach County in 2009. The Agreement is currently in effect.

Areas served by central potable water systems are located along Southern Boulevard, Okeechobee Boulevard and 40<sup>th</sup> Street North. Water mains are operated by Palm Beach County Water Utilities Department (PBCWUD). Property owners proximate to these mains may request connection with the permission of the Town Council. The daily Level-of-Service (LOS), per the current Palm Beach County 10-Year Water Supply Facilities Work Plan, is 111 gallons per day (GPD) per capita.



Residential and non-residential users purchase retail water directly from PBCWUD which has exclusive rights to operate a potable water distribution system within the Town. Specifically, PBCWUD has the right to erect, maintain and operate a potable water distribution system in order to provide potable water service to customers within the Town.

Per the Florida Department of Economic Opportunity Division of Community Development Bureau of Community Planning document entitled: "A Guide to the Preparation of the Water Supply Facilities Work Plan", local governments with no water supply responsibility need only compile the following data and analysis:

"Population and Water Demand Projections for at least a 10-year period, and a discussion of reuse and conservation methods to reduce demand during the projection period".

PBCWUD has included population and water use projections within its most current 10-Year Water Supply Facilities Work Plan, prepared in 2020. PBCWUD Served and Self-Served population and potable water use projections for the Town of Loxahatchee Groves are presented in Tables 1 and 2, assuming a consumption rate of 111 gallons per capita per day (gpcd).

**Table 1**  
**Town of Loxahatchee Groves Water Service Area**  
**PBCWUD Served Population and Potable Water Consumption Projections**

<b>Year</b>	<b>Population Projection</b>	<b>Potable Water Consumption (mgd)</b>
2020	235	0.0261
2025	774	0.0856
2030	1,333	0.1480

Source: Palm Beach County 10-Year Water Supply Facilities Work Plan (2/5/2020)

**Table 2**  
**Town of Loxahatchee Groves**  
**Self-Served Population and Potable Water Consumption Projections**

<b>Year</b>	<b>Population Projection</b>	<b>Potable Water Consumption (mgd)</b>
2020	3,180	0.3530
2025	2,980	0.3308
2030	2,780	0.3086

Source: Palm Beach County 10-Year Water Supply Facilities Work Plan (2/5/2020)

Per Section 8 of the PBCWUD Water Supply Facilities Work Plan, implementation of water conservation is key to maintaining the health and productivity of the Surficial and Floridan Aquifer systems. Promoting water conservation equipment, techniques and practices will benefit customers economically and maintain a realistic water demand picture for utilities.

Policy 3C.2.6 of the Infrastructure Element of the current Loxahatchee Groves Comprehensive Plan supports Palm Beach County's efforts to conserve water supply from the Surficial Aquifer, as follows:

**"3C.2.6 Policy:**

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

In addition, updated Policy 4.2.9 and current Policy 4.2.10 of the Conservation Element of the 2023 Goals, Objectives, and Policies document promote water conservation and quality, as follows:

**"4.2.9 Policy (to be revised by the EAR-based amendments; as underlined):**

The Town shall work towards the further education of the public regarding various methods of water conservation at the household and small business level. In this regard, the Town shall procure publications from the South Florida Water Management District for distribution to residents and posting on the Town's website."

**"4.2.10 Policy:**

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

## **2. Comprehensive Plan Amendments:**

The following EAR-based amendments are incorporated in the Infrastructure Element of the accompanying 2023 Goals, Objectives, and Policies document:

**3C.1 Objective:**

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

3C.1.1 Policy:

~~The Town shall assist the County with capacity surpluses and deficiencies for the long-term planning horizon and any other relevant issues. in planning for the Town's potable water supply needs by participating in the preparation of periodic PBC 10- Year Water Supply Facility Plan updates.~~

3.C.1.2 Policy: The Town shall continue to participate in the Palm Beach County/Town of Loxahatchee Groves Potable Water, Wastewater, and Reclaimed Water Utilities Franchise and Service Area Agreement as a means to provide potable water supply service to Town residents.

3C.2 Objective:

Potable water facilities, currently depicted on MAP INF-1, shall be provided to meet the Town's short-term and long-term future needs. Long-term needs shall be addressed in the PBC 10-Year Water Supply Facilities Work Plan updates.

3C.2.1 Policy:

~~The level of service (LOS) standard for potable water facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the County facility that serves the Town. The LOS standard for water treatment plants planning shall be measured by maximum average daily flow. The level of service (LOS) standard for potable water facilities provided by PBCWUD in the current PBC 10-Year Water Supply Facilities Work Plan is 111 426- GPD per capita.~~

3C.2.3 Policy:

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

## **B. Capital Improvements Element Update**

Florida Statutes Section 163.3177(3)(a) requires a local government comprehensive plan to include a Capital Improvements Element. Section 163.3177(3)(b) requires the Capital Improvements Element to be reviewed on an annual basis. However, modifications to the 5-Year Schedule of Improvements may be accomplished by local government ordinance rather than by amendment to the comprehensive plan.

The Town Council has elected to amend the Five-Year Schedule of Improvements by ordinance as part of its annual budget process in order to increase its planning efficiency. The following EAR-based amendments are incorporated in the Capital Improvements Element of the accompanying 2023 Goals, Objectives, and Policies document:

**8.6 Objective:**

The Five-Year Schedule of Capital Improvements shall be reviewed by the FAAC on an annual basis as part of the Town budget process. Any revisions and/or amendments to the Five-Year Schedule of Capital Improvements shall be made by the Town Council at that time. Annual updates to ~~Tables 9-1 to 9-3~~ the Five Year Schedule of Capital Improvements shall be made by Town Council Ordinance and not subject to the comprehensive plan amendment process.

**8.7 Objective**

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

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

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

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

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

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

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

Agency	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Lox Groves Water Control Dist	DR 2: 40-foot Long Front Backhoe lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element
Lox Groves Water Control Dist	DR 3: Long Reach Mower lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element



Palm Beach County School District	PSF-1 Palm Beach County School District 5-Year Capital Budget (FY 2013—2017) By Reference (3)	Policy 8A.3 A Public School Facilities Element
Florida Department of Transportation	FDOT-1: #4282391 Bridge #930402 repair and rehab. West of "D" Road (1)*	Policy 2.2.4 Transportation Element; Policy 9.2.10 Capital Improvements Element
Florida Department of Transportation	FDOT-2: #4193452 Add lanes and reconstruct Southern Boulevard (3)*	Policies 2.2.4 and 2.6.2 Transportation Element; Policy 9.2.10 Capital Improvements Element

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

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

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

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

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

Key: ROS—Recreation and Open Space

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

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

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

Key: TRAN—Transportation.

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

**Table 8-2 FY 2014—2018**

#### **Schedule and Cost of Capital Improvements Projects**

##### **A. Necessary to Maintain LOS Standards**

Project Number <sup>a</sup>	Fiscal Year Cost (\$ 000's)					Total Cost (Dollars)
	2013/14	2014/15	2015/16	2016/17	2017/18	
TRAN 1	100	100	0	0	0	200,000
TRAN 2	944	0	0	0	0	944,000
TRAN 3	250	0	0	0	0	250,000
TRAN 4	100	0	0	0	0	100,000
TRAN 5	300	0	0	0	0	300,000

TRAN-6	29	29	29	29	29	145,000
TRAN-7	106	0	0	0	0	106,000
DR-1	150	150	150	150	150	750,000
DR-2	62	62	62	62	62	310,000
DR-3	34	34	34	34	34	170,000
FDOT #4282391	119	0	0	0	0	119,000
FDOT##4193452**	5,200	0	0	0	34,500	39,700,000
<b>Totals</b>	<b>7,394</b>	<b>375</b>	<b>275</b>	<b>275</b>	<b>34,775</b>	<b>43,094,000</b>

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

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

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

Project Number*	Fiscal Year Cost (\$'000's)					Total Cost (Dollars)
	2013/14	2014/15	2015/16	2016/17	2017/18	
1. ROS-1	2. 80	3. 0	4. 0	5. 0	6. 0	7. 80,000
8. ROS-2	9. 0	10. 100	11. 100	12. 0	13. 0	14. 200,000
<b>15. Totals</b>	<b>16. 80</b>	<b>17. 100</b>	<b>18. 100</b>	<b>19. 0</b>	<b>20. 0</b>	<b>21. 280,000</b>
22. PBC School District	23. 5-Year Capital Budget (FY 2013 - 2017) Incorporated By Reference					

\* Refer to Table 9-1C.

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

Project Number*	Revenue Source	Fiscal Year Budget (\$'000)					Total Cost (Dollars)
		2013/14	2014/15	2015/16	2016/17	2017/18	
TRAN-1	GF/GT	100,000	100,000	0	0	0	200,000
TRAN-2	GE/GT	844,000	0	0	0	0	844,000
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	GE	80,000	0	0	0	0	80,000
ROS-2	GE	0	100,000	100,000	0	0	200,000
<b>Town Totals</b>	<b>GF/GT/P</b>	<b>2,059,000</b>	<b>379,000</b>	<b>279,000</b>	<b>179,000</b>	<b>179,000</b>	<b>3,075,000</b>

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

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

## III. ADDITIONAL FLORIDA STATUTES BASED AMENDMENTS

### A. Planning Period Update and Population Projections

The Town's comprehensive plan must include a planning period for at least a ten-year period and population projections of at least 10 and 20-year periods. The 2020 Census population of Loxahatchee Groves was established at 3,355 residents. Future Town population generated by the Palm Beach County Planning Division, a professionally accepted source, is projected at 4,322 residents by 2035 and 4,908 residents by 2045.

It is necessary to update the Future Land Use Map to indicate the planning period of at least 10 years. Per this requirement, the 2023 – 2035 period is utilized in the 2023 Goals, Objectives and Policies document as the planning period.

## **B. Addition of a Property Rights Element**

Florida Statutes Chapter 163.3177(6)(i)(1) requires a Property Rights Element to be included in the Town's Comprehensive Plan. The Property Rights Element has been added as Element 8 to the Comprehensive Plan as in the accompanying 2023 Goals, Objectives and Policies document as follows:

### **GOAL 9: PROPERTY RIGHTS**

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

#### **9.1 Objective:**

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

#### **9.1.1 Policy:**

The following rights shall be considered in local decision making.

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

(b) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any 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.

## **C. Deletion of the Public School Facilities Element**

Florida Statutes Chapter 163.3177(6) no longer requires a Public School Facilities Element to be included in the Comprehensive Plan. On this basis, the Town Council has deleted the current Element 8 Public Schools Facilities Element from the accompanying 2023 Goals, Objectives and Policies document.



## D. Affordable Housing

Florida Statutes Chapter 163.3177(6)(f)1.d includes Comprehensive Plan requirements for very-low, low and moderate income workforce housing, mobile homes, group homes and foster care.

The Town currently relies upon the private sector to provide affordable housing opportunities for its residents. Private sector affordable housing opportunities are principally defined in the Unified Land Development Code (ULDC) as follows:

1. Minimum residential unit size of 400 sq. ft.
2. Allowance for permanent housing alternatives including accessory dwelling units, grooms quarters, modular and truck trailer and container conversion homes, and continuance and replacement of existing manufactured homes.
3. Use of a recreational vehicle and manufactured home on a temporary basis during new residence construction.
4. Use of recreational vehicles as temporary residences for a portion of the year

Housing Element Objective 6.2, modified in the accompanying 2023 Goals, Objectives, and Policies document, summarizes and supports the Town's housing policy:

### 6.2 Objective:

*Adequate and affordable housing, consistent with the current rural character of the Town, shall be provided for existing residents and anticipated population growth, including housing to accommodate any defined specialized needs of very-low, low and moderate income households. ~~elderly households, EH-~~ modular homes and Community Residential Homes*

*~~handicapped or displaced residents. and farmworkers; Also, provisions shall be made for displaced residents, and Community Residential Homes foster care housing, as well as and manufactured or and modular mobile homes.~~*

### 6.2.3 Policy:

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

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

6.3 Objective:

*Provision shall be made for the location of Community Residential Housing daycare, foster care and group home facilities regulated by the Town's ULDC and licensed by the state of Florida, in a manner consistent with state law and the character of existing residential neighborhoods.*

6.3.1 Policy:

The Town shall ~~permit~~ support the location of Community Residential Homes of 6 or fewer residents licensed by the state of Florida, ~~different classes of group home facilities~~ in appropriate residential neighborhoods that foster non-discrimination and encourage the development of community alternatives to institutionalization. Further, ~~no appropriate residential neighborhoods shall be closed to such facilities.~~

6.3.2 Policy:

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

6.3.3 Policy:

~~"Foster Care Facility" and "Group Home Facility"~~ Community Residential Home shall be defined as a residential unit, otherwise meeting the requirements of the Chapter 419, Florida Statutes and the Town Zoning

Code, where a family living environment is provided for individuals not related by blood or legally to the householder.

6.4.1 Policy:

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

#### IV. CHANGES IN LOCAL CONDITIONS AMENDMENTS

The Town Council and Local Planning Agency went through an extensive ten-month, page-by-page review of the current Comprehensive Plan Element Goals, Objectives and Policies. A schedule of workshops and meetings topics is presented in Exhibit 3.

The workshops and LPA recommendation resulted in three categories of Comprehensive Plan Amendments; Reformatting of the Comprehensive Plan; minor text amendments; and local issue amendments.

##### A. Reformatting of the Comprehensive Plan

Due to the unwieldy size and format of the existing Comprehensive Plan, the Town has opted to separate the document into 2023 Support Documentation and 2023 Goals, Objectives and Policies documents. The 2023 Support Documentation as well as additional future revisions will be approved by Town Council Resolution, as opposed to Ordinance, in order facilitate the update process. Future 2023 Goals, Objectives and Policies updates will continue to be approved by Town Ordinance, per statutory requirements.

As part of the EAR-based review a new Introduction Element has been added to the 2023 Goals, Objectives and Policies document. The Element addresses basic comprehensive plan requirements per the Florida Statutes. In addition, the following specific vision (i.e. Community Character Goal) of the Town's future based upon its historical past is included:

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.

Development of plans, enforcement of regulations, and operations of the Town are directed toward this end.

## **B. Minor Text Amendments**

The following minor amendments are indicated by underline and ~~striketrough~~ text in the accompanying 2023 Goals, Objectives and Policies document.

- Grammer and format revisions.
- Movement of objectives and/or policies to a more appropriate location(s).
- Use of consistent terminology throughout the Comprehensive Plan.
- Updating of implementation timing for certain objectives and policies.
- Updating, where necessary, of Florida Statutes references and deleting Florida Administrative Code references.

## **C Local Issue Amendments**

Local issue amendments, including text and map revisions, are included in the accompanying 2023 Goals Objectives and Policies document. The following paragraphs comprise a data and analysis summary of each issue. Related map revisions are presented in Exhibit 4.

### **1. Designation of Okeechobee Boulevard as a Rural Minor Collector**

The current designation of Okeechobee Boulevard through the Town, by both the Town and Palm Beach County, is County Urban Collector. This designation is not consistent with the nature of the Town, as described by the Community Character Goal included in the new Introduction Element which describes the Town as a rural residential and agricultural community. Consistent with its character, the Town has proposed a change in the designation of Okeechobee Boulevard to Rural Minor Collector.

Implementing the Community Character Goal is the Town's Rural Residential 5 (RR 5) Future Land Use category and Agricultural Residential (AR) zoning district which encompass more than 95% of the Town's land area and limit residential density to a maximum of 5 units per acre.

Supporting the Town's Community Character Goal are Palm Beach County Comprehensive Plan policies and planning maps and the designation of Loxahatchee Groves as a rural community by the Florida Department of Commerce (Ref: Exhibit 5).

Per Map LU-1.1 (Ref: Exhibit 5), the Town is within the Rural Tier of Palm Beach County's Managed Growth Tier System. Objective 1.4 *Rural Tier* of the Future Land Use Element of the County Comprehensive Plan, the Rural Tier is characterized as follows:

"The Rural Tier includes agricultural land and rural settlements that range in density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres. These areas support large agricultural operations as well as single-family homes with small family -owned agricultural businesses, including equestrian related uses. Due to the declining availability of land and the increase in population in the Urban and Exurban Tiers, the Rural Tier is beginning to experience pressure for urban densities and nonresidential intensities normally associated with a more urban area. The strategies in the Rural Tier are established to protect and enhance rural settlements that support agricultural uses and equestrian uses while also providing an alternative style of development in specific areas that further the goals of the Rural Tier"

County Future Land Use Element Policy 1.4-a states the following Rural Tier land use policy:

"The County shall protect and maintain the rural residential, equestrian and agricultural areas within the Rural Tier by:

1. Preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources.
2. Providing facilities and services consistent with the character of the area.
3. Preserving and enhancing natural resources; and,
4. Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the rural community".

Per Map LU-2.1 (Ref: Exhibit 4), the Town is also within the County Rural Service Area. Objective 3.4 *Rural Service Area* of the Future Land Use Element summarizes the required service level as follows:

"Palm Beach County shall require a rural level of service, which meets the needs of rural development and uses without encouraging the conversion of rural areas to more intense uses.

Policy 3.4-a: The Rural Service Area shall include those areas of the County where the extension of urban levels of service is neither foreseen during the long-range planning horizon nor warranted by the development patterns or densities or intensities allowed. The official boundaries of the Rural Service Area shall be depicted on the Service Areas Map in the Map Series.

Policy 3.4-b: Development on a parcel in the Rural Tier that is adjacent to water and/or sewer lines which existed prior to the adoption of the Comprehensive Plan in 1989 shall be allowed an urban level of service when required by the Public Health Department”.

To assist in maintaining its rural character while addressing its infrastructure needs and improving economic conditions, the Town applied for, and was designated a rural community, per F.S. Section 288.0656(2)(e)4, by the Florida Department of Commerce (FDOC). Documentation of the FDOC designation is included in Exhibit 5.

The following supportive text amendments are incorporated in the Transportation Element in the accompanying 2023 Goals Objectives and Policies document:

2.2.5 Policy:

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

2.2.6 Policy:

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

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

2.2.8 Policy:

On an annual basis, work with Palm Beach County to incorporate future roadway improvements that implement the Town’s Okeechobee Boulevard planning policy Policies 2.2.5 and 2.2.6 within the Five-Year Transportation Improvement Program (TIP). In this regard, the Town Council shall be represented at Transportation Planning Agency meetings in preparation of the TIP.

## 2. Creation of a Local Roads Classification System

The Town's current classification system consists of three roadways: Okeechobee Boulevard, Southern Boulevard and Folsom Road. In order to facilitate and prioritize its local roads maintenance and improvements program it is necessary to create a related classification system. The Town's Roadway Equestrian Trails and Greenways (RETAG) Advisory Committee developed the classification system and map to be incorporated in the Comprehensive Plan.

To establish a classification system, following text amendments and map are incorporated in the Transportation Element of the accompanying 2023 Goals Objectives and Policies document:

### 2.7 Objective:

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

#### 2.7.1 Policy:

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

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

~~1. A.—Paved local public roads;~~

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

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

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

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

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

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

#### 2.7.4 Policy:

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



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

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

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

## **V. SUMMARY OF REVIEW AGENCY COMMENTS AND STAFF RESPONSES**

The proposed EAR-based amendments to the comprehensive plan were submitted to the Florida Department of Commerce (FDC) and other required reviewing agencies on February 12, 2024. Although the Town received comments from several agencies, there were no objections to the proposed amendments. The following agencies submitted comments to the Town and FDC: Treasure Coast Regional Planning Council (TCRPC); South Florida Water Management District (SFWMD); Florida Department of Transportation (FDOT) District 4; and the Palm Beach County School District.

The Town Council convened a workshop on June 18, 2024, to discuss final EAR-based revisions and the need for further amendments to the Comprehensive Plan prior to consideration of second reading. The following is a summary of Comprehensive Plan revisions made by the Council in response to agency comments.

**A. Florida Department of Commerce (Florida Commerce)**

**1. Objections:** None.

**2. Comments:** The following two comments were offered: with Staff responses:

**Planning Horizons:** Florida Commerce staff encourages the Town to amend the comprehensive plan to reflect the new statutorily required planning periods pursuant to Florida Statutes Sections 163.3177(5)(a) and 163.3191. The planning periods include the first 10-year period after the plan's adoption and an additional period of at least 20-years.

Staff Response: The 2024 Evaluation and Appraisal Report Support Documentation (Support Documentation Section III.A)) and the 2024 Evaluation and Appraisal Report Goals Objectives and Policies (Goals, Objectives and Policies Population Introduction Element Population Projections Section) documents both contain population projections to 2035 and 2045. These projections are used as they are prepared by the Palm Beach County Planning Division and used by the county and various planning agencies. Since they are used as the basis for planning coordination in Palm Beach County and meet the 10 and 20-year planning periods, they will continue to be incorporated within Town planning documents.

**Coordinate with External State Agencies:** Florida Commerce strongly encourages the Town to work with staffs from Florida Department of Transportation, South Florida Water Management District, and Treasure Coast Regional Planning Council to address the comments that were provided in their correspondence.

Staff Response: Comments by each of these agencies are summarized in the paragraphs that follow as well as Town responses. It should be stated that there were no objections submitted by any of these agencies.

**B. Treasure Coast Regional Planning Council (TCRPC)**

**1. Objections:** None.

**2. Comments:** The following official TCRPC comments were offered:

**Regional Impacts:** No adverse effects on regional resources or facilities have jurisdictions by the Palm Beach County Intergovernmental Plan Review Committee Clearinghouse Coordinator.

Staff Response: No response necessary

**Additional Suggestions:** The following additional TCRPC suggestions were offered: along with Staff responses:

**Public School Facilities:** Since the Public Schools Facilities Element is to be eliminated, at a minimum, the language in Objective 7.3 and associated Policies in the Intergovernmental Coordination Element should be retained to state that the Town will work with the School District on population projections and school siting in accord with Section 163.3177(6)(h)(2) of the Florida Statutes. In addition, the Town is encouraged to join as a signatory to the Coordinated School Planning Interlocal Agreement

Staff Response: Staff recommends that Objective 7.3 of the Intergovernmental Coordination Element, rather than being deleted, be revised to establish consistency with Section 163.3177(6)(h)(2) of the Florida Statutes which requires coordinating the Town's comprehensive Plan with plans of the school district, as well as other listed agencies. Staff recommends that Intergovernmental Coordination Element Objective 7.3 be retained in its original form, and Policy 7.3.1, in its original form, be revised, as follows and incorporated within the Comprehensive Plan:

**7.3 Objective:**

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

**7.3.1 Policy:**

~~The Town of Loxahatchee Groves, in cooperation with appropriate local, county, and state governments and agencies, shall continue to utilize the following collaborative planning process~~ will work with the School District on population projections and school siting in accord with Section 163.3177(6)(h)(2) of the Florida Statutes.

**Infrastructure Element:** Consider not deleting the stormwater management criteria in Policy 3.1.2 since these establish a Level-of-Service standard for this important aspect of the Town's infrastructure and help manage the impact of new development.

Staff Response: Infrastructure Element Drainage Policies 3.1.2 a to i are proposed to be deleted, as the criteria are currently within the Town's Unified Land Development Code (ULDC) and used to guide the Town's infrastructure development and maintenance. Including the criteria in the ULDC is the most efficient way to administer and revise, if necessary, the specifics of the Policy 3.1.2 directive. Staff recommends no change to the proposed revision.

**Intergovernmental Coordination Element:** In policy 7.1.4, the reference to Council should be revised as follows in strikethrough and underline:

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

Staff Response: Staff recommends that the proposed TCRPC revision to Intergovernmental Coordination Element Policy 7.1.4 be incorporated within the adopted Comprehensive Plan.

### **C. South Florida Water Management District (SFWMD)**

**1. Objections:** None.

**2. Comments:** The following two "Advisory Comments" comments were offered: along with Staff responses:

#### **Infrastructure Element – Natural Groundwater Aquifer Recharge:**

Policy 3.2.1 states: "The town shall enforce the landscape regulations which shall address the SFWMD's xeriscape guidelines." The term "Xeriscape" is dated language that has been replaced by Florida-Friendly Landscaping. The District recommends that the Town update this language to reflect the current Florida Statutes. There are resources available if the Town would like to consider adopting a local Florida-Friendly Landscaping ordinance (Chapter 373.185 Florida Statutes).

Staff Response: Staff recommends that Natural Groundwater Aquifer Recharge Policy 3.2.1 be revised to read:

Policy 3.2.1:

The Town shall enforce ~~landscape~~ regulations which shall address ~~the SFWMD's xeriscape guidelines~~ require quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant.

**Regional Water Supply Planning:** The Town is required to revise its Water Supply Facilities Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the Town's Work Plan needed to be updated and adopted by May 2020. To date, we have not received the updated Work Plan. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands.

Staff Response: The Town's Ten-Year Water Supply Facilities Work Plan Update is presented in Section II.A.1 of the 2024 Evaluation and Appraisal Report Support Documentation. The Update was prepared pursuant to the document entitled: "A Guide to the Preparation of the Water Supply Facilities Work Plan" and is consistent with the most recent Palm Beach County Water Supply Plan Update. The Lower East Coast Water Supply Facilities Work Plan is currently being updated. The Town will coordinate with Palm Beach County in the preparation of its next Update consistent with Infrastructure Element Potable Water Policy 3.4.1 and update the Town's Ten-Year Water Supply Facilities Work Plan, as necessary.

#### **D. Florida Department of Transportation (FDOT) District 4**

**1. Objections:** None.

**2. Comments:** Three Technical Assistance Comments were offered: by FDOT District 4. The following is a summary of the comments and recommendations along with Staff responses:

**Transportation Element Policies 2.2.5 and 2.2.6:** The Town is proposing to constrain Okeechobee Boulevard to two lanes and encourage traffic calming features to be incorporated as part of future transportation projects. For instance Policy 2.2.5(2) which reads: "(2) annual exclusion of that portion of Okeechobee Boulevard from Folsom Road to west of A Road from consideration of expansion to four lanes from the County's 5-Year Road Program:'

The Town should reconsider the adoption of policies (2.2.5 and 2.2.6) that will constrain the future number of lanes on Okeechobee Boulevard. Alternatively, the Town should allow for needed capacity improvements to occur but at a speed consistent with the Town's rural character and controlled through appropriate roadway design elements.

Staff Response: \_\_All Town-related planning documents, commencing with the Loxahatchee Groves Neighborhood Plan (1996), and including the Strategic Vision Plan (2008) and initial Comprehensive Plan (2011) have stressed maintenance of the existing quality of life and preservation of the natural environment and rural atmosphere. Further, the Florida Department of Commerce (FDC) has recently (2023) determined that the Town is a "rural community" as the term is defined by Section 288.0656(2)(a)4, Florida Statutes.

The local consistent historical planning directives and FDC determination support maintaining Transportation Element Policies 2.2.5 and 2.2.6 in their current proposed form. Staff proposes no revision to Transportation Element Policies 2.2.5 and 2.2.6.

**Future Land Use Element 1.2 and Related Policies:** The Town is proposing a revised Objective 1.2 and related policies 1.2.1 and 1.2.3 that will direct rural style commercial center development consisting of accessible shopping, recreation and employment opportunities for Town residents and substantial equestrian land uses away

from Okeechobee Boulevard and specifically target all this activity within the Town along the Southern Boulevard/State Road 80 Corridor.

Implementation of this objective and policies has the potential to create adverse impacts to SR 80, a Strategic Intermodal System (SIS) facility. The Department projects that SR 80 will not have sufficient capacity in the future to serve the demand created by existing and future development. The proposed objective and policies may result in a diversion of local trips within the Town to the SR 80 Corridor to satisfy local home-based shopping trips.

The Town should consider the implementation of strategies to offset the impacts of local trips on SR 80. For example, the Town could update the comprehensive plan to identify additional roadway connections between A Road and F Road and between Okeechobee Boulevard and SR 80 on Map TRN 2. Additionally, language regarding Tangerine Drive in Policy 1.2.4 could be strengthened relating to the roadway's function as a parallel reliever to SR 80 local trips.

Staff Response: The vast majority of development potential along Southern Boulevard (Palm Beach Community College, Loxahatchee Groves Commons, Groves Town Center, Lockhart Self-Storage, AG Market, Palms West Plaza, Southern Lawn Care, Groves Medical Office and Everglades Farm Equipment) have already been built or approved. Remaining development opportunities with the potential to generate additional traffic impacts on Southern Boulevard capacity are minimal. Implementation of Policy 1.2.4, as written, would complete the Tangerine Drive/East Citrus east-west link between the Community College and Town Hall located on F Road as proposed by FDOT. Staff proposes no revision to Future Land Use Element 1.2 and related Policies.

**Transportation Element Policies:** The Transportation Element includes a policy (2.2.6A) to designate Okeechobee Boulevard as a Rural Minor Collector in the Town's Comprehensive Plan. This designation is inconsistent with the Federal Functional Classification assigned to Okeechobee Boulevard as an Urban Collector. Census designated urban boundaries, not the character of an area, form the basis for designating if a roadway segment is within a rural or urban area. The Town is located within the Miami-Fort Lauderdale Urban Area. Only roadways functionally classified as urban minor collector or above are eligible for Federal Surface Transportation Funds. Future funding for roadway infrastructure that the Town may rely on in the future could be jeopardized by the inconsistency.

It is recommended that the Town consider amending Policy 2.2.6.a and applicable Transportation Element Functional Classification Maps to display the correct and official Federal Functional Classification of Okeechobee Boulevard in the Town's Comprehensive Plan.

Staff Response: The Town's proposed assignment of a "Rural Minor Collector" Functional Classification designation to Okeechobee Boulevard is consistent with all current and



previous local planning efforts, as well as the recent Florida Department of Commerce (FDC) determination that the Town is a “rural community”. In further support of this conclusion, Erdman Anthony prepared an Urban Area Study (2011) which concluded that only 11% of the area of the Loxahatchee Groves Water Control district met the criteria for designation as an Urban Area under Florida Statutes 189.4051. Staff concludes that the proposed “Rural Minor Collector” Functional Classification of Okeechobee Boulevard is appropriate and recommends that no revisions to proposed Policy 2.2.6a and Map TRN-1 be made. Alternatively, in order to support eligibility for federal funding, the Town may revise Map TRN-1 to classify Okeechobee Boulevard as an “Urban Minor Collector.”

#### **E. Palm Beach County School District (PBCSD)**

**1. Objections:** None.

**2. Comments:** No official comments were offered.

Staff Response: An email was received from PBCSD with attachments related to the Countywide School Planning Coordination Interlocal Agreement. The Florida Legislature passed growth management legislation that made school concurrency optional in 2011. However, local governments are still required to enter participate in an Interlocal Agreement that describes a joint process for collaborative planning and decision making on population projections and school siting.

A Coordinated Planning Interlocal Agreement (ILA) was approved by the School Board and Palm Beach County Commission in 2015. The Coordinated Planning ILA adopts a School Capacity Adequacy Determination (SCAD) for the planning and construction of public schools. In Palm Beach County

The PBCSD has suggested that the Town include a policy in the Intergovernmental Coordination Element that supports the maintenance and enhancement of joint planning processes and procedures for coordination of public education facilities for planning and decision-making, including participation in the Countywide School Planning Coordinated Interlocal Agreement (ILA). Staff recommends including Policy 7.3.2 in the Intergovernmental Coordination Element that supports joint planning processes through the ILA, as follows:

##### **7.3.2 Policy:**

The Town shall abide by, and participate in, the “Interlocal Agreement between the School Board of Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning”, adopted by the Palm Beach County Board of County Commissioners through Resolution 2015-1864.



**EXHIBIT 1  
LOXAHATCHEE GROVES  
EVALUATION AND APPRAISAL NOTIFICATION**



## Town of Loxahatchee Groves

155 "F" Road • Loxahatchee Groves, Florida 33470 • Telephone (561) 793-2418 • Fax (561) 793-2420 • [www.loxahatcheegrovesfl.gov](http://www.loxahatcheegrovesfl.gov)

June 18, 2021

Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
Caldwell Building  
107 East Madison Street  
Tallahassee, Florida 32399

Re: Submittal of Evaluation and Appraisal Notification for the Town of Loxahatchee Groves (Palm Beach County).

Dear Mr. Eubanks:

Pursuant to the requirements of F.S. 163.3191(1), please accept this letter as the Evaluation and Appraisal Notification (Notification) for the Town of Loxahatchee Groves. In completing the Notification, the Town has researched changes in state comprehensive planning requirements since the date of the adoption of the Comprehensive Plan.

Based upon the Town's research into the matter, the principal amendments necessary to reflect updated state comprehensive planning requirements are those included in F.S. 163.3177 (4)(a) (coordination with the Lower East Coast and Palm Beach County 10-year Water Supply Plans) and F.S. 163.3177(3)(a) (update of the 5-Year Capital Improvements Plan).

In addition to a review of updated state requirements, the Town has determined that the Comprehensive Plan requires the following additional amendments to appropriately reflect current conditions:

1. Editing statutory and administrative code references in the Comprehensive Plan, and updating the planning period and population projections; and
2. Additional updates resulting from the recently completed 2019 FDEO Technical Assistance Planning Grant No P0361 (currently under review for Second Reading).

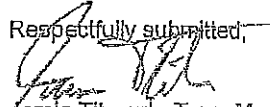
The Town will review the above items and transmit appropriate Comprehensive Plan amendments to the State Land Planning Agency.

Any questions regarding this submittal may be addressed to:

Jamie Titcomb  
Town Manager  
Town of Loxahatchee Groves  
155 F Road  
Loxahatchee Groves, FL 33470

Tel: (561) 793-2418  
E-Mail: [jtitcomp@loxahatcheegrovesfl.gov](mailto:jtitcomp@loxahatcheegrovesfl.gov)

Respectfully submitted,

  
Jamie Titcomb, Town Manager  
Town of Loxahatchee Groves

**EXHIBIT 2**  
**FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY**  
**CONFIRMATION LETTER**

Ron DeSantis  
GOVERNOR



Dane Eagle  
SECRETARY

July 15, 2021

Mr. Jamie Titcomb, Town Manager  
Town of Loxahatchee Groves  
155 F Road  
Loxahatchee Groves, Florida 33470

RE: Loxahatchee Groves Evaluation and Appraisal Notification Letter

Dear Mr. Titcomb:

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter which was due on August 1, 2021 and received by the Department on July 13, 2021.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by July 13, 2022, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), Florida Statutes.

Please be aware that Chapter No. 2021-195 Laws of Florida, creates a new Section 163.3177(6)(i), Florida Statutes. Effective July 1, 2021, each local government is now required to adopt a property rights element into its comprehensive plan.

Ms. Kelly Corvin of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850) 717-8503.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Mr. Ray Eubanks, Plan Processing Administrator, at (850) 717-8483.

Sincerely,

D. Ray Eubanks  
Plan Processing Administrator

DRE/me

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7106 | [www.FloridaJobs.org](http://www.FloridaJobs.org)  
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**EXHIBIT 3**  
**EAR WORKSHOPS AND MEETINGS SCHEDULE**

**EXHIBIT 3**  
**EAR WORKSHOPS AND MEETING AND SCHEDULE**  
**January 9, 2023 to July 2, 2024 (13<sup>th</sup> Revision)**

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

Month	Date	Comp Plan Element(s)	Task
August	17	Introduction, Conservation, Recreation/Open Space, Housing, Intergovernmental Coordination, Capital Improvements, and Property Rights Elements – Revised Comprehensive Plan	Planning and Zoning Board review
September	21	Future Land Use, Transportation and Infrastructure Elements – Revised Comprehensive Plan	Planning and Zoning Board review
October	24	Public Hearing - All Elements – Revised Comprehensive Plan	Local Planning Agency Public Hearing and Recommendation
February 2024	6	Public Hearing - All Elements – Revised Comprehensive Plan	Council Public Hearing and Approval of Adoption Ordinance on First Reading
June Council Workshop	18	All Elements – Revised Comprehensive Plan	Public Workshop - Final Review and Comment on proposed EAR Amendments
July	2	Public Hearing - All Elements – Revised Comprehensive Plan, Including Agency Comment Responses	Council Public Hearing and Consideration of Adoption Ordinance on Second Reading
July	12	All Elements – Revised Comprehensive Plan	Submittal of Adopted Plan to FDC



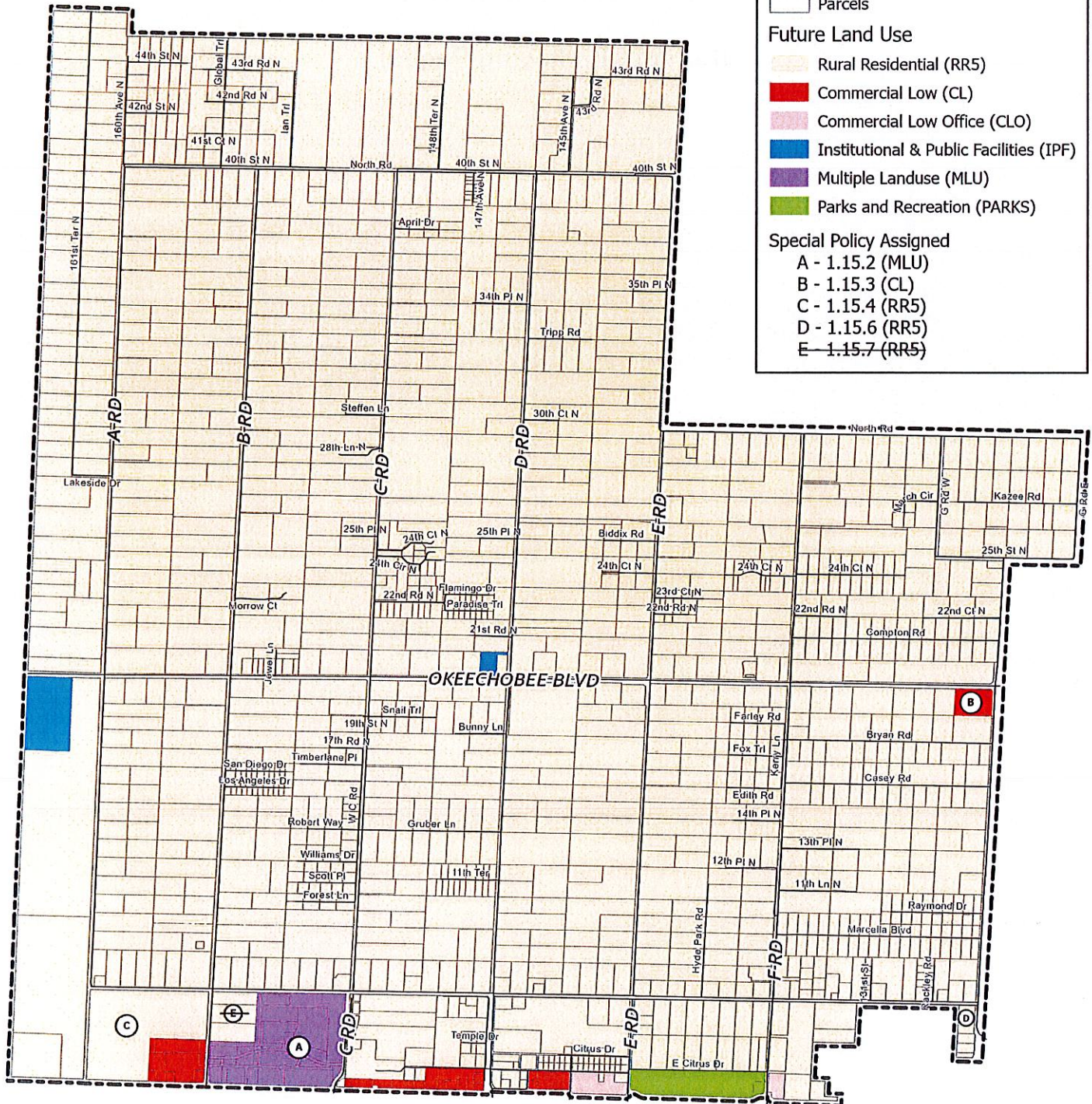
**EXHIBIT 4  
LOCAL ISSUE  
COMPREHENSIVE PLAN MAP AMENDMENTS  
(Refer to Following Pages)**



**LOXAHATCHEE  
GROVES  
FLORIDA**

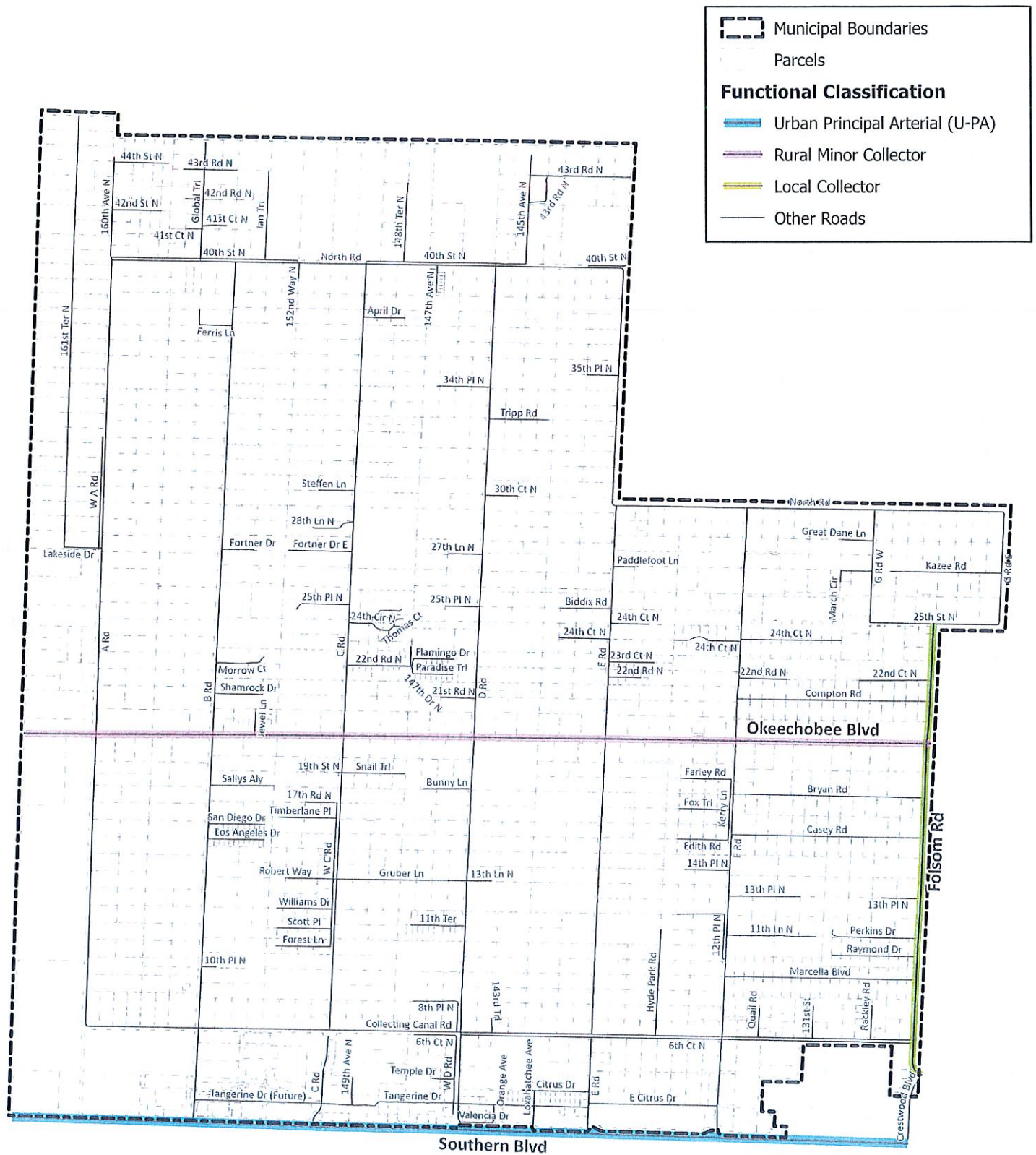
# MAP FLU-1 2035 Future Land Use Map

- Municipal Boundaries  
 Roads  
 Parcels
- Future Land Use**
- Rural Residential (RR5)
  - Commercial Low (CL)
  - Commercial Low Office (CLO)
  - Institutional & Public Facilities (IPF)
  - Multiple Landuse (MLU)
  - Parks and Recreation (PARKS)
- Special Policy Assigned**
- A - 1.15.2 (MLU)
  - B - 1.15.3 (CL)
  - C - 1.15.4 (RR5)
  - D - 1.15.6 (RR5)
  - E - 1.15.7 (RR5)





## MAP TRN-1 - Major Roads Functional Classification Map





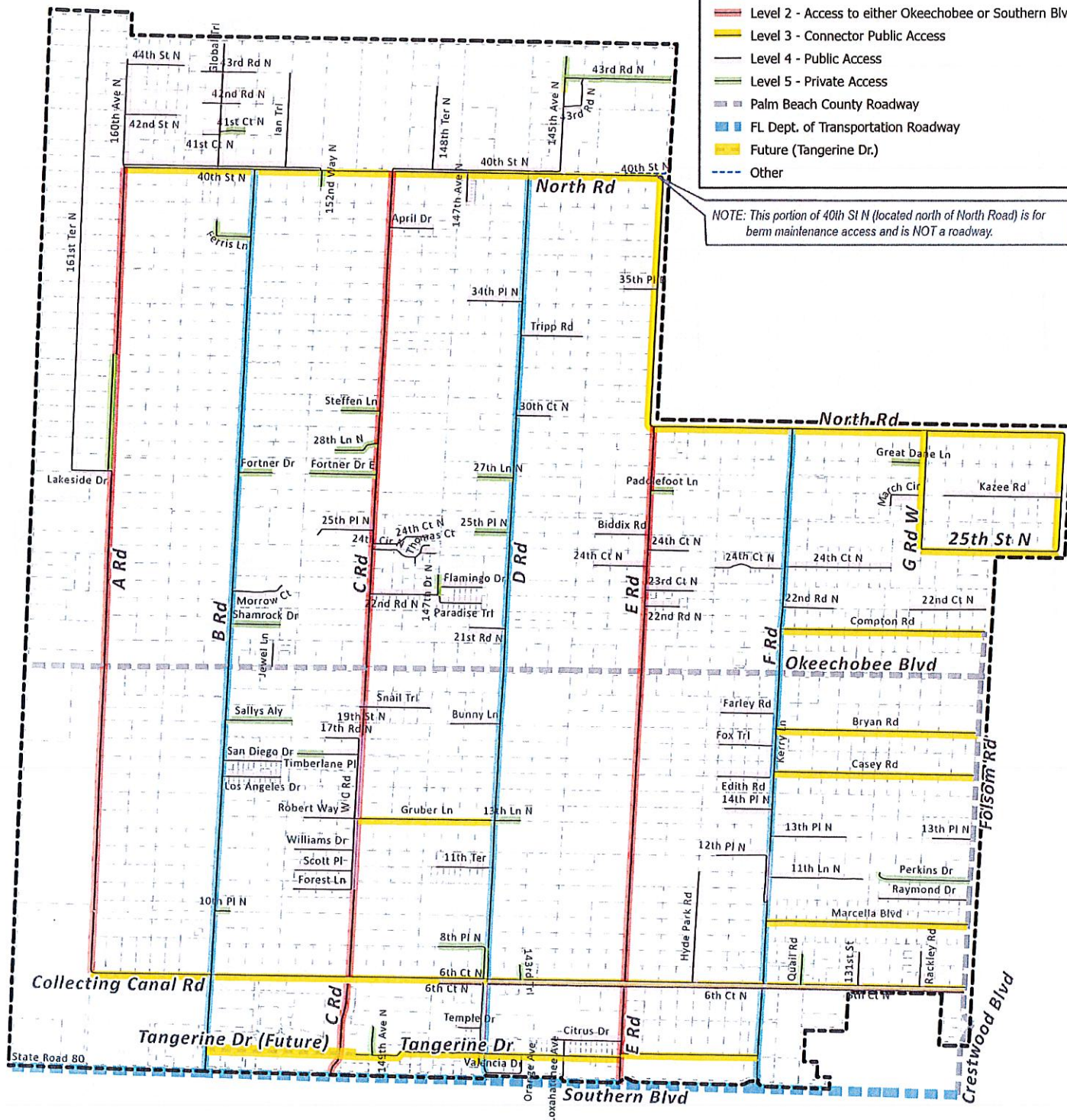


# LOXAHATCHEE GROVES FLORIDA

## MAP TRN-2 - Local Roads Classification Map

- Municipal Boundaries
- Parcels
- Level of Service**
  - Level 1 - Access to both Okeechobee and Southern Blvds
  - Level 2 - Access to either Okeechobee or Southern Blvds
  - Level 3 - Connector Public Access
  - Level 4 - Public Access
  - Level 5 - Private Access
- Palm Beach County Roadway
- FL Dept. of Transportation Roadway
- Future (Tangerine Dr.)
- Other

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

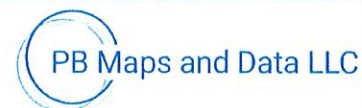
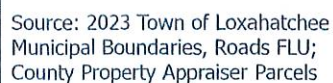






# MAP INF-1

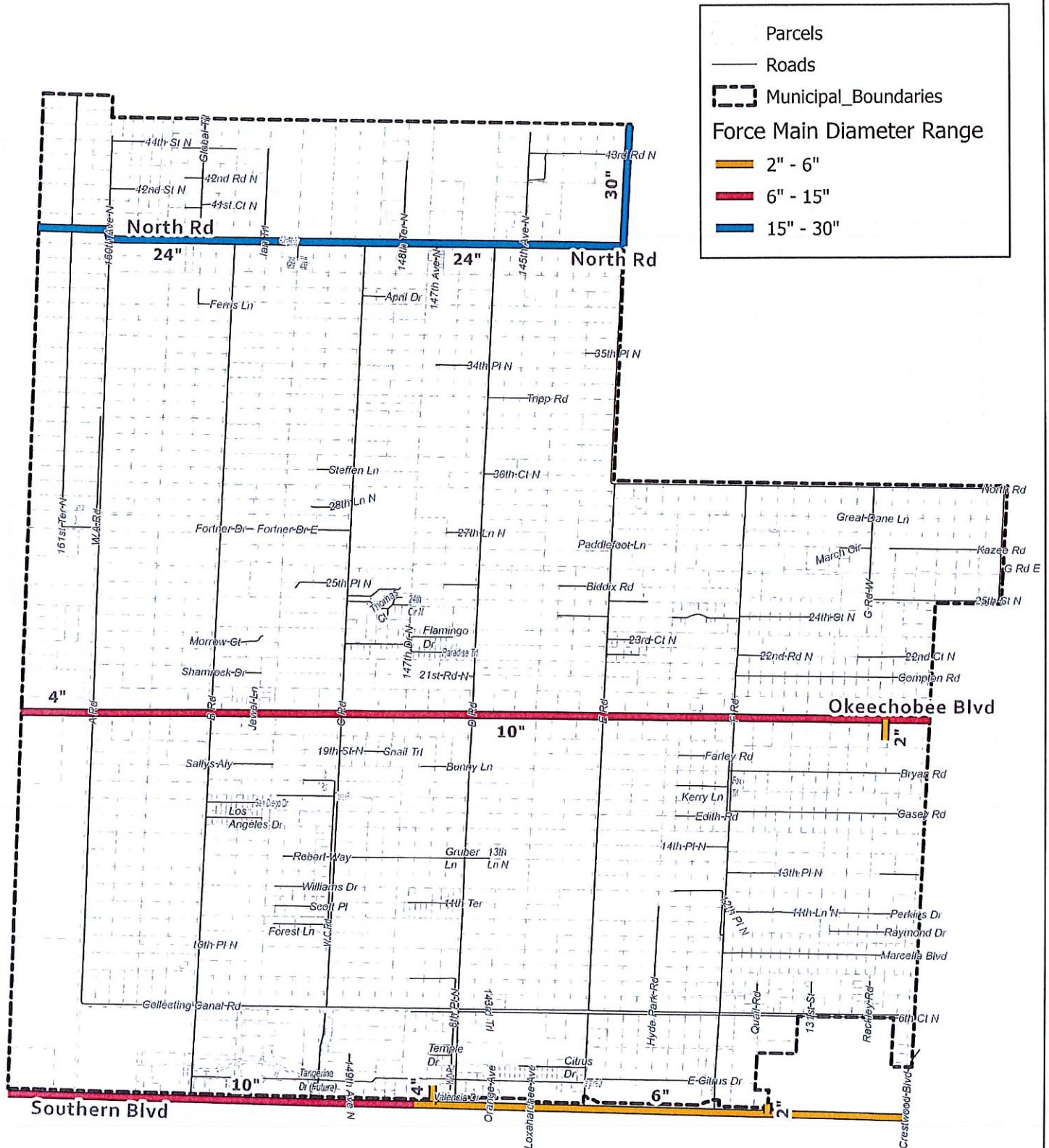
## Water Mains





# LOXAHATCHEE GROVES FLORIDA

## MAP INF-2 Sewer Mains



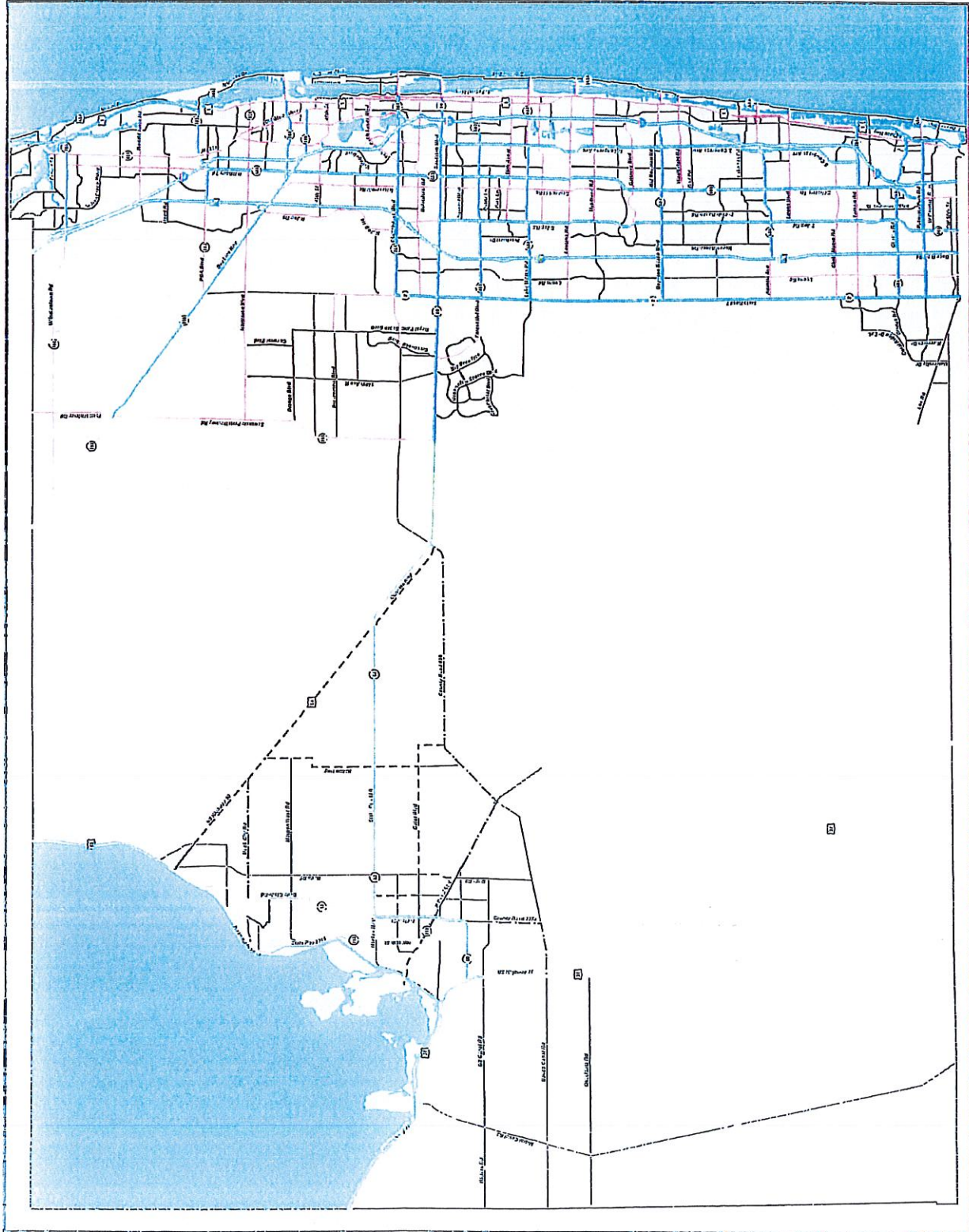
**EXHIBIT 5**  
**RURAL COMMUNITY SUPPORT DOCUMENTATION**  
**(Refer to Following Pages)**



## FUNCTIONAL CLASSIFICATION OF ROADS

- Urban Principal Arterial (U-PA)  
Rural Principal Arterial (R-PA)  
Urban Minor Arterial (U-MA)  
Rural Minor Arterial (R-MA)  
Urban Collector (U-COLL)  
Rural Major Collector (R-MAJ)  
Rural Minor Collector (R-MIN)  
Undefined

**SOURCES**  
Palm Beach County Planning Division  
Engineering & Public Works Dept., Comprehensive Smart  
Palm Beach County Metropolitan Planning Organization  
Federal Highway Administration, "Palm Beach County 2030 - 2010  
Federal Functional Classification and Unique Area Inventories," MAP  
L331 Amended in Round 00-1 by Oct. 2000-028





MAP LU 1.1  
MANAGED GROWTH  
TIER SYSTEM

- Urban/Suburban Tier
- Exurban Tier
- Rural Tier
- Agricultural Reserve Tier
- Glades Tier
- United Technologies Area Overlay
- United Technologies Area Overlay
- Glades Area Protection Overlay
- Limited Urban Service Area
- Rehabilitation & Redevelopment Infill Overlay
- Conservation
- Urban Service Area Boundary
- Municipalities

Administrative Notes:

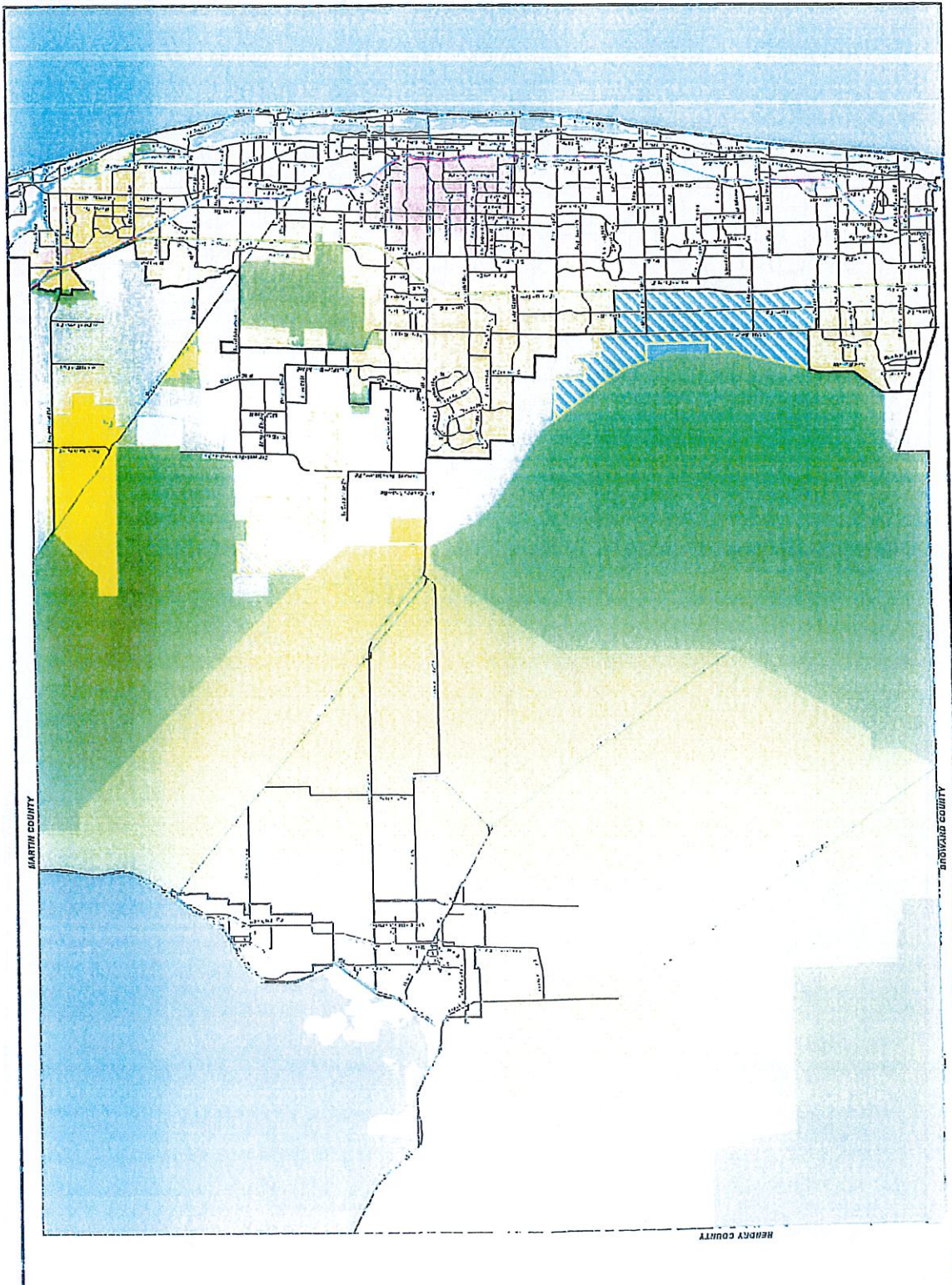
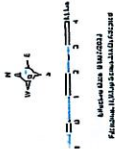
The official boundaries of each LUSA are outlined on Survey Plat Maps, LU 2.1. The boundaries of the LUSA, Urban Service Area, and Agricultural Reserve LUSA are depicted on this map for administrative purposes only.

The official boundaries of the Urban Service Area are identified on the Survey Plat Maps, Open Space System Map LU 8.1. The boundaries of the conservation areas are depicted on this map for administrative purposes only.

PREPARED BY:  
PDC Planning Division  
PDC Date of Environmental Resources Management  
Map Series: LU 1.1  
Map Series: LU 1.1  
Map Series: LU 1.1  
Map Series: LU 1.1



PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES





Urban Service Area  
Limited Urban Service Area  
Rural Service Area

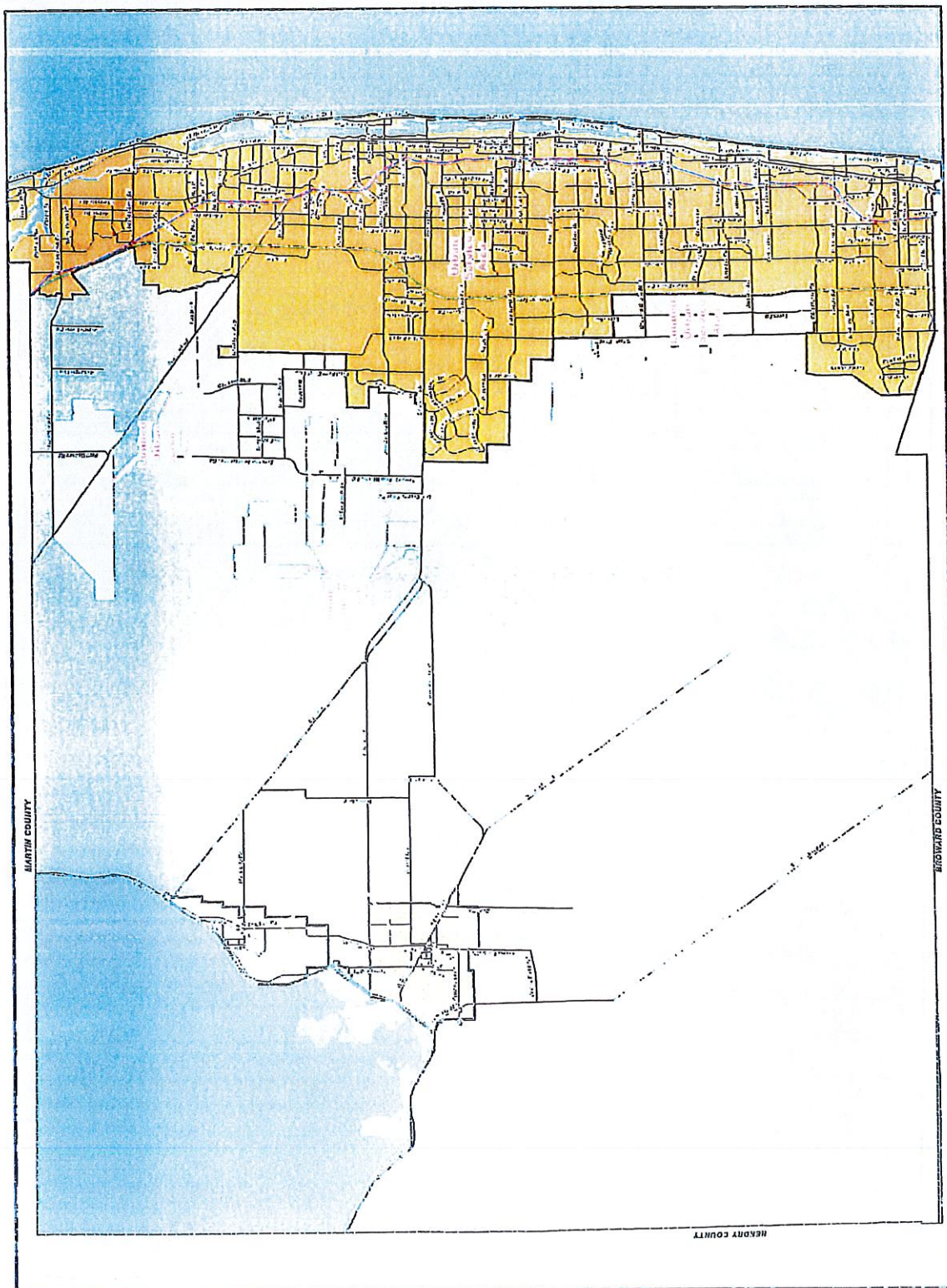
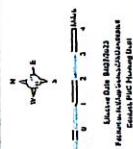
**LEGAL NEWS**  
 ... which is designated per Unit Express Party 2.3.4

**LEGAL NEWS**  
 ... that their former Area includes all land within the County  
 ... including within the Urban Sanction Area of the Local  
 ... 2000-2001

**SOURCES** ... PSC Planning Division  
 ... 2001 Approved in Round 13.4. 27 Oct. 2002 0800



**PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES**





## Town of Loxahatchee Groves

155 F Rd. • Loxahatchee Groves, Florida 33470 • (561) 793-2418 Phone • (561) 793-2420 Fax • [www.loxahatcheegrovesfl.gov](http://www.loxahatcheegrovesfl.gov)

Joshua Ashkey  
Florida Commerce  
Division of Community Development  
107 East Madison Street  
Tallahassee, Florida 32399

Joshua,

I am Writing to express my strong support for the designation of our rural community, The Town of Loxahatchee Groves, as an official rural community. I am confident that this designation will bring much-needed resources and support to our community, and I am excited about the potential benefits it will bring to our residents.

The Town of Loxahatchee Groves has a rich history and a deep sense of pride in our rural way of life. However, like many rural communities across the state, we face unique challenges and opportunities. Our community relies heavily on agriculture, with a plethora of bona fide agricultural and homestead designations. Yet, we recognize the need for investment in our infrastructure and economic development.

Designating The Town of Loxahatchee Groves as a rural community would enable us to access a wide range of federal and state resources that can help address these challenges. These resources could be used to improve our roads, stimulate economic growth, and provide funding for community development projects that will enhance our quality of life and preserve our unique rural character.

I kindly request that you consider our application for rural community designation and support our efforts to improve the lives of our residents. Attached is our narrative of considerations in determining our eligibility. I am available to provide any additional information or assistance that may be needed throughout the application process.

Thank you for your time and consideration. We are excited about the prospect of becoming an official rural community and committed to working diligently to make this designation a reality.

Sincerely,

Francine L. Ramaglia,  
Town Manager  
Town of Loxahatchee Groves, Florida

October 20, 2023

The Honorable Laura Donowski  
Mayor, Town of Loxahatchee Groves  
155 F Road  
Loxahatchee Groves, Florida 33470

Re: Eligibility for Waiver or Reduction of Match Requirements

Dear Mayor Donowski:

The Florida Department of Commerce has reviewed the information submitted on behalf of the Town of Loxahatchee Groves (Town) and has determined that the Town is a "rural community" as that term is defined by Section 288.0656(2)(e)4., Florida Statutes.

If you have any questions or wish to discuss this further, please contact Barbara Powell at (850) 717-8504 or via email at [Barbara.Powell@Commerce.fl.gov](mailto:Barbara.Powell@Commerce.fl.gov).

Sincerely,



Meredith Ivey, Deputy Secretary  
Division of Community Development

MI/bp